



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85139
Ph: 520.568.9098 Fx: 520.568.9120
www.maricopa-az.gov

Mailing Letter

PROJECT INFORMATION

Project Name and Case Number(s)
Mixed-use Heritage & Transportation
Overlay District Rezone Request
ZON23-03 and ZON23-04

Applicant Representative
City of Maricopa
Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov



Scan QR Code for more information

Project Description

The City of Maricopa has initiated two zoning map amendments to revise the Mixed-Use Heritage (MU-H) and the Transportation Corridor Overlay Districts. Each application is described in more detail below:

ZON23-03 Mixed Use Heritage District Amendment – This amendment would remove all parcels of land outlined in yellow (See Map or click QR code) from the overlay district. Parcels being removed would retain their underlying zoning.

ZON23-04 Transportation Corridor Overlay Amendment – This amendment would realign the overlay to be consistent with the current alignment of the John Wayne Parkway (See Map or click QR code).

Neighborhood & Public Meeting Dates

Neighborhood Meeting

June 14, 2023 @ 6:00pm
Copper Sky, Room B
44345 MLK Jr. Blvd.
Maricopa, AZ 85138

Special Planning Commission Meeting

June 29, 2023 @ 6:00pm
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

July 18, 2023 @ 6:00pm
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

How to learn more and comment

Project application materials may be viewed in person at:

Development Services Department
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Department

If you have an interest in this request, contact the following Planning and Zoning Department staff member:

Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov

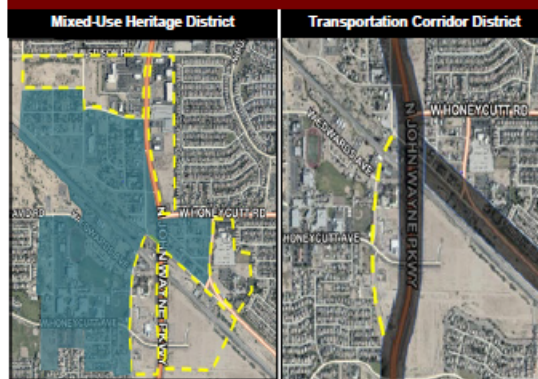
****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

NOTICE OF NEIGHBORHOOD MEETINGS

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

Overlay Vicinity Maps



Development Services
Department

Project Name and Location

Mixed-Use Heritage Overlay District Rezone
Transportation Overlay District Rezone

Case Number(s)

Rezoning Request: ZON23-03
Rezoning Request: ZON23-04

Turn card over for more information. ➡

Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch.

Public Notice Sign

NEWSPAPER NOTICE

PUBLIC HEARING AND PUBLIC MEETING Case # TXT23-03

Planning & Zoning Commission Meeting (PUBLIC HEARING)

June 29, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

July 18, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

The City of Maricopa is proposing revisions to the City of Maricopa Zoning Code Section(s) 18.05 – Introductory Provisions, Section 18.95.050 – Prohibitions and exemptions, Section 18.120.240 – Group Homes, Section 18.140.160 – Interpretations and Determinations, Section 18.160 – Variances, and Section 18.205.020 – List of Terms and Definitions.

You may download a copy of the draft changes on the City of Maricopa website, <http://www.maricopa-az.gov/meetingnotices>. Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Development Services Department, Attn: Rick Williams, at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Richard.williams@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact Rick Williams directly at (520) 316-6921.

June 6, 2023

Published in the Casa Grande Dispatch |
June 13, 2023

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Edison Rd & John Wayne Pkwy, in the City of Maricopa, on 05/26/23.

See attached photo exhibit.

For applicant:

City Of Maricopa

Dynamite Signs

Sign Company Name

Meghan Liggett
Sign Company Representative

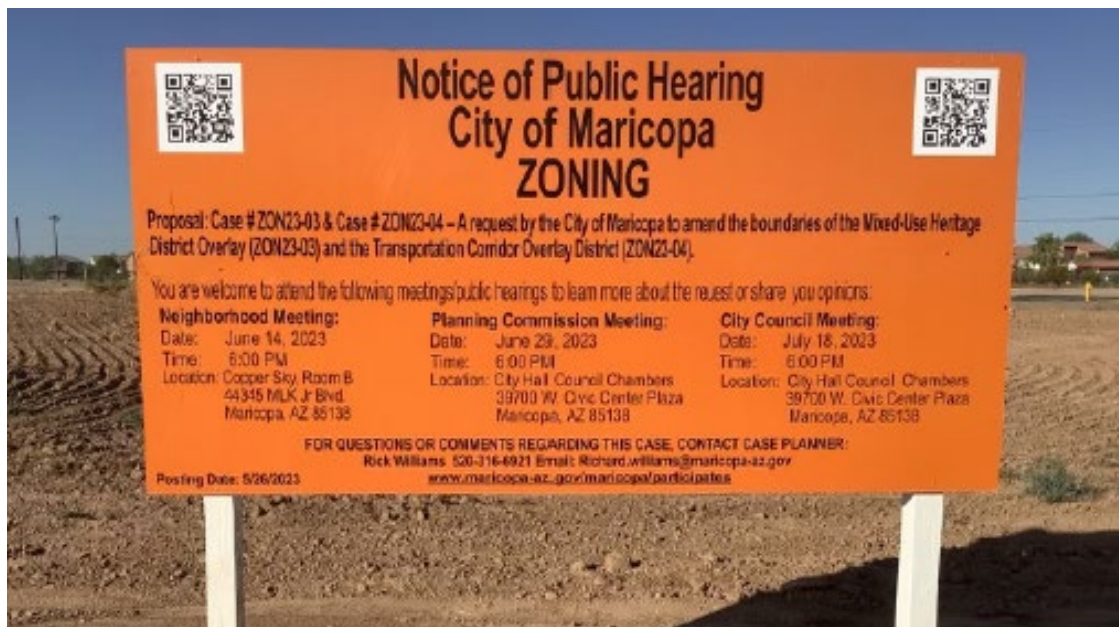
Subscribed and sworn to be on 05/26/23 by Meghan Liggett.

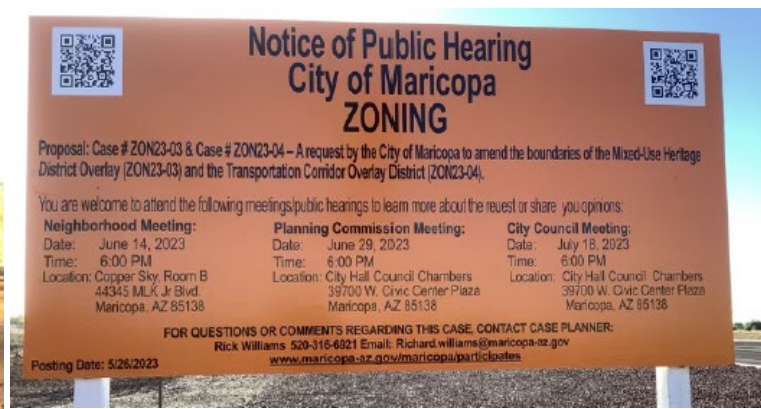
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-23-24





Neighborhood Meeting

June 14, 2023

Neighborhood Meeting Summary

ZON23-03 Heritage Mixed-use and ZON23-04 Transportation Corridor

6:00pm – Copper Sky

The applicant welcomed and thanked those who were in attendance. A brief discussion was held regarding the history and directives of both overlay districts.

Derek Scheerer provided timelines for the Redevelopment District noticing and update.

The meeting then moved into a questions and answer session with the group. A summary of question followed by applicant response is listed below:

1. With the approval of the request, will residential tax rates go up?

The applicant stated that rates would not go up and that there was no proposed development associated with either of the rezone requests.

2. What is the status of S3-BioTech?

The applicant stated that currently S3 had an at risk grading permit and that they were in the process of grading.

3. The yellow line is right behind my house. Is there going to be a new road there?

The applicant stated that there would be no new road proposed with the rezone. The yellow line is simply a border showing which properties were being removed from the Mixed-Use Heritage requirements.

4. It appears that all properties that remain in the blue section of the map are not being changed.

Yes, that is correct.

5. Will the Maricopa Station development create a parking problem for my house. The citizen indicated that they lived north of the railroad tracts.

The applicant stated that the future development will be required to meet minimum parking standards for the development and that the home was located north of the railroad tracks and shouldn't be affected by the future development.

6. There were several questions regarding the East-West Corridor and Interstate-11

The applicant answered the questions to the best of their ability.

MEETING SIGN-IN SHEET

Project:	Mixed-use Heritage Overlay ZON23-03 Transportation Corridor Overlay ZON23-04	Meeting Date:	June 14, 2023
Facilitator:	Rick Williams	Place/Room:	Copper Sky

Name	Address	Phone	E-Mail
Al Schwetzer	44837 W. Jackson Blvd. #101	520-705-1464	schwetzermail@gmail.com
Marlene Vazquez	19291 N. Dunsmuir DR	520-494-2655	—
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Schwartzinger	—	480 208 6635	dinglerisclaire@gmail.com
Miguel Vazquez	44511 Ridge Court	520/483/3835	
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DAVID PEREZ	43940 W. Cowpath	520-634-6353	PRPEREZ3@msn.com