

# General Plan Amendment, Rezoning, & DRP Citizen Participation Plan

GPA21-08, ZON21-08, & DRP22-09

# Roers

# Maricopa

Submitted to:

**City of Maricopa**  
39700 W. Civic Center Dr.  
Maricopa, AZ 85138

Submitted on Behalf of:

**Roers Companies**  
110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305

Prepared by:

**Iplan Consulting**  
3317 S. Higley Road, Suite 114-622  
Gilbert, AZ 85297

April - 2022



## **NOTIFICATION**

---

In order to provide effective citizen participation in regards to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A.  A contact list was created and submitted to the City for all property owners within 600 feet of the site for the purpose of mailing Public Hearing notifications.
- B.  A neighborhood meeting is scheduled for Thursday, May 5<sup>th</sup> which is 15-days prior to the planned Planning and Zoning Commission hearing. The meeting will be held at the Maricopa City Library and a letter will be sent out to all property owners within 600 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend. A sign posting and electronic advertisement will supplement the mailing to ensure interested parties are aware of the meeting. A summary of the meeting as well as a list of attendees will be provided to the City after the meeting is held.
- C.  A Notice of Public Hearing sign was posted per City regulations on the property on April 20<sup>th</sup> which is at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).
- D.  A Notice of Public Hearing newspaper advertisement was published on April 19<sup>th</sup> per City regulations which is at least 15-days prior to the Planning and Zoning Commission hearing.

## **SCHEDULE**

---

Formal Filing – 12/20/2021  
Citizen Participation Plan Initial Submittal – 12/20/2021  
Newspaper Advertisement Posted – 04/19/2022  
NOPH/Neighborhood Meeting Notification – 04/20/2022  
Post Property – 04/20/2022  
Neighborhood Meeting – 05/05/2022  
Citizen Participation Final Report – 05/06/2022  
Planning and Zoning Commission Meeting – 05/23/2022  
City Council Hearing – 06/21/2022

## **ATTACHMENTS**

---

Notification List - 600-foot radius

Notification Map - 600-foot radius

Neighborhood Meeting Letter

NOPH Sign Posting

Newspaper Notice

Neighborhood Meeting Summary

SEABROOKS DEMETRIUS & KY...  
17022 N ROSEMONT ST  
MARICOPA, AZ 85138

ROTHRA MICHAEL L II  
17017 N ROSEMONT ST  
MARICOPA, AZ 85138

CHUK JONATHON ANDREW  
17006 N ROSEMONT ST  
MARICOPA, AZ 85138

UERLING RYLAND & LEON YES...  
17075 N ALLEGRA DR  
MARICOPA, AZ 85138

KELLY OWEN & SHIRLEY  
PO BOX 213  
MARICOPA, AZ 85139

OFFERPAD SPE BORROWER A ...  
2150 E GERMAN RD STE 1  
CHANDLER, AZ 85286

EBERHARDT HOLLY LYNNE  
17041 N ROSEMONT ST  
MARICOPA, AZ 85138

MARICOPA UNIFIED SCHOOL D...  
45012 W HONEYCUTT AVE  
MARICOPA, AZ 85139

FOX LAURA N  
17033 N ROSEMONT ST  
MARICOPA, AZ 85138

VALLE MARCELO  
17082 N ALLEGRA DR  
MARICOPA, AZ 85138

ELLIOTT HOMES INC  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

SANTA ROSA SPRINGS HOA  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

ZARUDZKI ZBIGNIEW S & DANU...  
16998 N ROSEMONT ST  
MARICOPA, AZ 85138

HAZLETT PATRICIA  
17085 N ALLEGRA DR  
MARICOPA, AZ 85138

EEM HOLDINGS LLC  
PO BOX 1289  
MARICOPA, AZ 85139

RIGGS BRITTANY T  
17038 N ROSEMONT ST  
MARICOPA, AZ 85138

DAVIS-HALLMAN ALDINE S  
17093 N ALLEGRA DR  
MARICOPA, AZ 85138

LUCIO MONALISA  
16601 N LUNA DR  
MARICOPA, AZ 85138

CRISTY YVONNE  
17030 N ROSEMONT ST  
MARICOPA, AZ 85138

ILOG ZHENNER  
17089 N ALLEGRA DR  
MARICOPA, AZ 85138

KING SHERI N  
17014 N ROSEMONT ST  
MARICOPA, AZ 85138

DAVIS DANIEL M & DEANNA D  
17025 N ROSEMONT ST  
MARICOPA, AZ 85138

SHORETTE JAMES E & MARY L ...  
41891 W LAGO ST  
MARICOPA, AZ 85138

IRIZARRY SALVADOR  
16771 N QUINTO ST  
MARICOPA, AZ 85138

DODGE JAMES & CAROLINE  
18100 HILLSIDE CT  
WEST LINN, OR 97068

HENRY RICKY O NEAL & TONY...  
16754 N LUNA DR  
MARICOPA, AZ 85138

ROZSAVOLGYI CHRISTINE N & ...  
41834 W MANO PL  
MARICOPA, AZ 85138

RODRIGUEZ LUIS JORGE RAMI...  
41838 W MANDERAS LN  
MARICOPA, AZ 85138

HATORI MONICA & ALPER SCO...  
16737 N QUINTO ST  
MARICOPA, AZ 85138

VALENCIA LIDIA  
41818 W MANO PL  
MARICOPA, AZ 85138

WARREN DENISE L  
41731 W MANO PL  
MARICOPA, AZ 85138

SARNOSKI JAMES LEONARD & ...  
41780 W MANO PL  
MARICOPA, AZ 85138

WASHINGTON FAKITA T & WOO...  
41854 W MANDERAS LN  
MARICOPA, AZ 85138

JAMERSON LONDERICK  
41815 W MANDERAS LN  
MARICOPA, AZ 85138

STANLEY STEPHANIE T  
41799 W PLATA ST  
MARICOPA, AZ 85138

CARMAN SERENA GARROBO  
41905 W LAGO ST  
MARICOPA, AZ 85138

OVERTON REGINALD LAMON II  
41878 W MANDERAS LN  
MARICOPA, AZ 85138

FORBES IAN V TRS  
16680 N LUNA DR  
MARICOPA, AZ 85138

MELICHAR LARRY D  
7440 LUCILE CIR  
LINCOLN, NE 68516

JEPPERSON DAVID M & SHERY...  
16794 N LUNA DR  
MARICOPA, AZ 85138

MAPLES DANIEL P & OLINGER ...  
41812 W MANDERAS LN  
MARICOPA, AZ 85138

KOR KEITH & JOAN  
16780 N LUNA DR  
MARICOPA, AZ 85138

GAY VERONICA  
41854 W MANO PL  
MARICOPA, AZ 85138

THISTLE WAYNE  
23 EMPIRE AVE  
ST JOHNS, NL

EVANS MICHAEL & VELASQUEZ...  
16768 N LUNA DR  
MARICOPA, AZ 85138

LEVINGSTON EARL  
41772 W MANO PL  
MARICOPA, AZ 85138

KIRKGAARD ANDREA J  
41824 W MANDERAS LN  
MARICOPA, AZ 85138

JENKINS DARLENE M TRUST  
16763 N LUNA DR  
MARICOPA, AZ 85138

WONG NATHANIEL & LAUREN  
16721 N LUNA DR  
MARICOPA, AZ 85138

MCCRACKEN COLIN & SANDRA  
41779 W MANO PL  
MARICOPA, AZ 85138

GONZALEZ JESUS G  
41885 W MANDERAS LN  
MARICOPA, AZ 85138

LOPEZ DAMIAN F & SOFIE A  
16710 N LUNA DR  
MARICOPA, AZ 85138

DENNIS ADRIAN  
41763 W MANO PL  
MARICOPA, AZ 85138

RENZ VERA  
41901 W MANDERAS LN  
MARICOPA, AZ 85138

WALTERS EDWARD HARRISON  
16707 N LUNA DR  
MARICOPA, AZ 85138

SIMMONS GARY & CAROL  
PO BOX 6516  
EDSON, AB

ZAMORA LUIS MANUEL & SAND...  
16753 N QUINTO ST  
MARICOPA, AZ 85138

KNIP WILLIAM & HELEN  
16694 N LUNA DR  
MARICOPA, AZ 85138

RIVERA ANTONIO JR  
41839 W MANDERAS LN  
MARICOPA, AZ 85138

WHITE CHRISTOPHER L & LAC...  
16749 N LUNA DR  
MARICOPA, AZ 85138

GUTIERREZ JAZMIN L & EDGA...  
41821 W PLATA ST  
MARICOPA, AZ 85138

MARTINEZ AB GUZMAN  
41825 W MANDERAS LN  
MARICOPA, AZ 85138

MCH SFR PROPERTY OWNER ...  
14355 COMMERCE WAY  
MIAMI LAKES, FL 33016

OPENDOOR PROPERTY TRUST...  
410 N SCOTTSDALE RD STE 16...  
TEMPE, AZ 85281

ORTIZ OSWALD JR  
16791 N LUNA DR  
MARICOPA, AZ 85138

ROCHALL RENEE MARIE  
16735 N LUNA DR  
MARICOPA, AZ 85138

TALABI JOY  
43014 W WILD HORSE TRL  
MARICOPA, AZ 85138

WALLACE PATRICIA A & KYLE C...  
41855 W MANDERAS LN  
MARICOPA, AZ 85138

SFR JV-2 PROPERTY LLC  
PO BOX 15087  
SANTA ANA, CA 92735

BOOTE DENNIS G & KATHY M  
41853 W PLATA ST  
MARICOPA, AZ 85138

MCINTOSH BAILEY  
41869 W PLATA ST  
MARICOPA, AZ 85138

NACHO TAMARA  
43237 W BLAZEN TRL  
MARICOPA, AZ 85138

VENEGAS JUAN  
41876 W PLATA ST  
MARICOPA, AZ 85138

MORGAN RALPH & LORRAINE ...  
41885 W PLATA ST  
MARICOPA, AZ 85138

KOLAWOLE OLAOLUWA  
16679 N LUNA DR  
MARICOPA, AZ 85138

DAVIS TIANNA E  
16620 N LUNA DR  
MARICOPA, AZ 85138

SELLS MARTHA  
16666 N LUNA DR  
MARICOPA, AZ 85138

GAVIRIA JUAN  
41818 W ROSA DR  
MARICOPA, AZ 85138

CLARK AMALIA M  
44401 W YUCCA LN  
MARICOPA, AZ 85138

NEAL ROBERT  
16665 N LUNA DR  
MARICOPA, AZ 85138

OFFERPAD SPE BORROWER A ...  
2150 E GERMANN RD STE 1  
CHANDLER, AZ 85286

KDJJ ENTERPRISES INC  
PO BOX 12127  
CASA GRANDE, AZ 85130

YOTSUUYE ROY & TRACEY  
15903 NE 22ND AVE  
RIDGEFIELD, WA 98642

MCCRAY EDDIE WILLIAM & RO...  
41793 W ROSA DR  
MARICOPA, AZ 85138

SUMMERS SHERRY A  
16651 N LUNA DR  
MARICOPA, AZ 85138

YORBA BRITTANY MICHELLE  
41807 W ROSA DR  
MARICOPA, AZ 85138

FIELDS LAURENCE J  
16638 N LUNA DR  
MARICOPA, AZ 85138

COOK SUZANNE & GERALD  
41779 W ROSA DR  
MARICOPA, AZ 85138

TORRES MARIA  
41860 W ROSA DR  
MARICOPA, AZ 85138

RESENDIZ CARLOS D CARRILL...  
41765 W ROSA DR  
MARICOPA, AZ 85138

DELGADO ROY & CYNTHIA  
16637 N LUNA DR  
MARICOPA, AZ 85138

ORTIZ MARIA EULALIA & TORR...  
41745 W ROSA DR  
MARICOPA, AZ 85138

ROBY BRET  
41844 W ROSA DR  
MARICOPA, AZ 85138

TALABI OMONIYI TRUSTEE  
41832 W ROSA DR  
MARICOPA, AZ 85138







***Notice of Neighborhood Meeting  
Roers Maricopa  
Case #GPA21-08, ZON21-08, & DRP22-09***

**Dear Neighbor,**

You are invited to attend an informal meeting to discuss a proposed request to make a minor amendment to the City's General Plan land use map, an amendment to the City's zoning map, and a Major Development Review Permit on approximately 10-acres of vacant property at the southwest corner of Porter Road and Iron Point Road just south of the Maricopa – Casa Grande Highway. The parcel is zoned General Business (CB-2) with a General Plan land use classification of Public/Institutional (P) both of which are proposed to be changed to High Density Residential (RH) and High Density Residential (H) respectively. The intent of these requests is to develop a 200-unit multi-family housing project to serve the industrial development occurring in the Maricopa – Casa Grande Highway. A Site Plan is attached to this letter to illustrate the proposed development and as of the City's approval process, we are offering interested residents the opportunity to view and ask questions regarding the proposal.

**Neighborhood Meeting**

Date:	Thursday, May 05, 2022.
Time:	6:00 p.m.
Where:	Maricopa Public Library – Redwood Room A 18160 N. Maya Angelou Drive Maricopa, AZ 85138

For those that cannot attend the meeting but would still like information about the proposal, please contact me at [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com) or 480-227-9850; or Byron Easton at the City of Maricopa Planning Department at [byron.easton@maricopa-az.gov](mailto:byron.easton@maricopa-az.gov) or 520-316-6980. Please reference Roers Maricopa case #GPA21-08 & ZON21-08. This notice is being sent to all property owners on record with the Pinal County Assessor's office within 300-feet of the property under consideration via first class mail.

Following the neighborhood meeting, the project will be placed on a public hearing schedule which includes the Planning and Zoning Commission who will hear the case and make a recommendation to the City Council who will ultimately take final action on the case. Below are the projected future public hearings for this project.

<p><b>Planning and Zoning Commission:</b> May 23, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>	<p><b>City Council:</b> June 21, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>
--	---

On behalf of Roers Companies,

Greg Davis  
Entitlement Consultant



## **NOPH SIGN POSTING**

# **GENERAL PLAN AMENDMENT PAD REZONING**

**City of Maricopa – Planning Division**

***Proposal:*** REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 10 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PORTER ROAD AND IRON POINT ROAD FROM PUBLIC/INSTITUTIONAL (P) TO HIGH DENSITY RESIDENTIAL (H) AND A REZONING FROM GENERAL BUSINESS (CB-2) TO HIGH DENSITY RESIDENTIAL (RH) AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

**CASE NUMBER:** GPA21-08, ZON21-08, DRP22-09

**NEIGHBORHOOD MEETING**

Wednesday, May 04, 2022 @ 7:00pm  
Maricopa Public Library – Redwood Room A  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT**

**CASE PLANNER:**

Byron Easton,  
(520) 316-6980  
byron.easton@maricopa-az.gov

**PLANNING & ZONING**

**COMMISSION HEARING:**

Monday May 23, 2022 @ 6:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**CITY COUNCIL HEARING**

Tuesday, June 21, 2022 @ 6:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Posting Date:** April 18, 2022



## **NEWSPAPER NOTICE POSTING**

***NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING  
GPA21-08, ZON21-08, DRP22-09***

**REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 10 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PORTER ROAD AND IRON POINT ROAD FROM PUBLIC/INSTITUTIONAL (P) TO HIGH DENSITY RESIDENTIAL (H), REZONING FROM GENERAL BUSINESS (CB-2) TO HIGH DENSITY RESIDENTIAL (RH), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MULIT-FAMILY RESIDENTIAL PROJECT.**

Neighborhood Meeting  
May 5, 2022 @ 6:00pm  
Maricopa Public Library – Redwood Room A  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

Planning and Zoning Commission  
May 23, 2022 @ 6:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council Meeting  
June 21, 2022 @ 6:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138



## **Roers Maricopa Neighborhood Meeting Summary:**

City of Maricopa Public Library – May 05, 2022

### **Attendees:**

**Applicant:** Kevin Sturgeon & Ross Stiteley - Roers Companies  
Greg Davis & Jason Sanks – Iplan Consulting  
Brett Bieser – Gary Todd & Associates

**Neighbors:** Approximately 16 neighbors (see sign-in sheet)

**Meeting started at approximately 6:05PM.**

Mr. Sanks explained the purpose of the meeting and introduced the developer team present at the meeting. Mr. Stiteley and Sturgeon introduced themselves and the Roers Companies and began describing the proposal and invited questions during the presentation which are described below.

### **Q: Question**

### **C: Concern**

### **R: Response**

**C:** We are concerned about the impact to our access off Iron Point. Too many cars will make it difficult for us to get out of our neighborhood.

**R:** Mr. Sturgeon explained that the primary point of access is directly off Porter but he understood the concern and felt the gating of the entrance on Iron Point would help minimize the impact at that location.

**Q:** What is going to be done about traffic? It is already a problem going north.

**R:** Mr. Davis explained that a Traffic Study was prepared and submitted to the City for their review and comment and that will result in mitigation measures such as road improvements, signal improvements, etc. Mr. Davis also explained that much of the traffic generated by this project is intended to go south on Porter to utilize the new east-west highway.

Mr. Davis then spoke about the larger picture of regional development and the future improvements planned to help mitigate traffic in the long term. He also stated that this project was not intended for people working in Phoenix area...this was for the people in Maricopa and the future workers of the industrial development happening in the area.

**Q:** You state “future improvements”, will they be built before your project?

**R:** Mr. Davis indicated that we don’t have control over that but yes, we do intend for them to be built as they benefit our project and frankly, our residents need them to be ready.

Mr. Stiteley identified that this project wouldn’t be open for residents until at least summer of 2024.



**Q:** Do you own the land?

**R:** Mr. Stiteley indicated that no, they did not yet own the property.

**C:** I am concerned my property value will go down.

**R:** Property values are not impacted by adjacent uses that are kept up in nice condition which this project will be as Roers is a developer/owner...not a seller.

**Q:** Why are the buildings 3-stories with no elevators?

**R:** Mr. Davis stated it is a cost issue and 3-stories is the most people are comfortable climbing on a regular basis.

**C:** I am concerned my privacy will be negatively affected.

**R:** Mr. Stiteley mentioned that is why the garages were placed along the shared boundary. Mr. Davis offered that our team will prepare a line-of-sight exhibit to determine if that is going to be an issue. If it is, we can mitigate with larger and more landscaping.

Seeing no other questions or comments, Mr. Davis summed up the concerns which were privacy, access to Iron point, and overall traffic impact. Mr. Davis suggested residents contact himself or Mr. Byron Easton (City of Maricopa) with any additional questions and then thanked everyone for their attendance and adjourned the meeting.

**Meeting adjourned at approximately 7:15PM.**

Project: Roers Maricopa  
Time Started: 6:00pm

Meeting Date: 05/4/2022  
Time Ended: 7:00pm

Location: Maricopa Library

## ATTENDANCE SIGN-IN

NAME - (please print)	ADDRESS	ZIP
Sally & Lou Jolley	42009 W. Quintero Dr. Maricopa, AZ <small>1041-901348@5pacqohd.net</small>	85138
Maria Elena Valencia	16969 N Rosa Dr Maricopa, AZ	85138
Melance Schaar	16969 N Rosa Dr <small>schaar-melanie@hotmail.com</small>	85138
Kim Sutton	16938 N. Rose Dr <small>63ksutton@gmail.com</small>	85138
Von T. Freeze	17213 N Rosemont <small>FreezeV1@CMTel.com</small>	85738
Collette Tompkins Bell	42281 W. Ramirez <small>colletteb@comcast.net</small>	85138
Ron Wetzel's	42281 W. Ramirez	85138
Phillip Jundzay	43448 W. Rose	85138
Bill Lindsey	" " <small>bjlindseyjr@gmail.com</small>	85138
Maria Naranjo	41846 W. Chatham Pl <small>maranjo@msn.com</small>	85138
Rafael Rivera	41846 W Chatham Pl <small>ralph_rivera@yahoo.com</small>	85138
Tim and Mary Shorette	41891 W. Lago St. <small>lightrize@gmail.com</small>	85138
Shawna Y Arroyo	17275 N Bala Dr	85138
ALFONSO V. ARANJO	17275 N Bala Dr	85138
Lianne Delaney	42515 W Ramirez Dr. Maricopa	85138 →