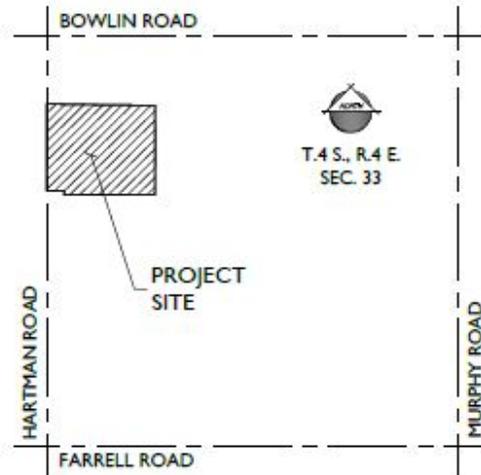


**Anderson Farms Phase 1B  
Citizen Participation Report  
ZON19-01**

Submitted: June 25, 2019



**DEVELOPER**

Marbella Homes  
18835 N. Thompson Park Parkway, Suite 215  
Scottsdale, AZ 85255

**CONSULTANT**

EPS Group, Inc.  
1130 N. Alma School, Suite 120  
Mesa, AZ 85210  
Contact: David Hughes  
Tel. 480-355-0616



**Submitted to the City of Maricopa**



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### Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for Anderson Farms Phase 1B, a proposed residential planned community. This site is located south of the southeast corner of E. Hartman Road and Bowlin Road, and the applicant is requesting a rezone for approximately 28.6 gross acres.

This request will allow for development of the Phase 1B portion of the larger Anderson Farms master planned community. The rezone request is to change the current zoning district of General Rural (GR) to the medium density residential zoning district of RS-5.

This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

### Contact:

David Hughes  
EPS Group, Inc.  
1130 N. Alma School, Suite 120  
Mesa, AZ 85201  
(480) 503-2250 (office)  
(480) 355-0616 (direct)  
[David.Hughes@epsgroupinc.com](mailto:David.Hughes@epsgroupinc.com)

### Pre-Application Meeting:

A pre-application meeting with the City of Maricopa was not held because of the similarities of Anderson Farms Phase 1B comments to the Phase 1A comments. Pre-application comments were posted to the City of Maricopa Portal on January 17, 2019.

### Action Plan:

In order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list will be developed for citizens and agencies who are located within 300 feet of the subject project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held at the City of Maricopa Council Chambers.
  - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes were provided to the City of Maricopa Planner assigned to this project and are attached to this Plan.
3. Notice of the neighborhood meeting shall be provided at least 15 calendar days prior to the neighborhood meeting in the following manner:

- a. Written notice shall be mailed to all owners and occupants within 300 feet of the subject property
  - b. A sign shall be posted on the property providing a description of the request and the neighborhood meeting date, time, and location.
  - c. A newspaper ad shall be published in the Tri-Valley Dispatch with description of the proposal and meeting information for the neighborhood meeting and following public hearings.
4. Attendees at the neighborhood meeting shall be added to the notification list.
  5. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Maricopa.)

### Schedule:

Pre-Application Meeting: Not Held  
Application Submittal: March 8, 2019  
Notice of neighborhood meeting: 15 days prior to neighborhood meeting  
Notification mailed: June 5, 2019  
Sign Posted: June 3, 2019  
Newspaper ad published: June 4 & 5, 2019  
Second Submittal: June 17, 2019  
Neighborhood meeting: June 20, 2019  
Submittal of Final Citizen Participation Report: June 25, 2019  
Planning and Zoning Commission hearing: July 8, 2019  
City Council hearing: August 6, 2019

### Attachments:

Notification Letter  
Notification Area Map  
Property Owners Within 300 Feet Mailing List  
Public Notice Sign Pictures and Affidavit  
Newspaper Affidavits of Publication  
Neighborhood Meeting Minutes



RE: ZON19-01 Anderson Farms Phase 1B. This site is general located south of the southeast corner of Bowlin Road and Hartman Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by EPS Group, Inc on behalf of Marbella Homes at the above-mentioned property to rezone the property from General Rural (GR) to RS-5 for a single-family residential development.

The meeting dates in regards to this request are as follows:

**Neighborhood Meeting**  
Thursday, June 20, 2019 at 6:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Planning & Zoning Commission:**

July 8, 2019 @ 6:00 PM  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

**City Council:**

August 6, 2019 @ 7:00 PM  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via First Class Mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at 520-568-9098. You can also email him at [Rodolfo.lopez@maricopa-az.gov](mailto:Rodolfo.lopez@maricopa-az.gov).

**Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at [www.maricopa-az.gov](http://www.maricopa-az.gov) for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.**

Sincerely,  
EPS Group, Inc.

Enc. Project Narrative and Conceptual Subdivision Layout



## Anderson Farms – Phase 1B

### Rezone Narrative

S/SEC of Bowlin Road and Hartman Road

1<sup>st</sup> Submittal: March 8, 2019



#### Developer

Marbella Homes  
18835 N. Thompson Peak Parkway, Suite 215  
Scottsdale, AZ 85255  
Tel: 480.420.3355  
Contact: Brian Hegardt

#### Consultant

EPS Group, Inc.  
2045 S Vineyard Ave, Suite 101  
Mesa, AZ 85210  
Tel: 480.355.0616  
Contact: David Hughes

#### Introduction

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 28.6 gross acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. This rezone request is to initiate the process for a single-family residential development.

Project Data	
<b>A.P.N.</b>	Portion of 502-03-015H
<b>Current Land Use</b>	Agricultural
<b>Existing General Plan Land Use Designation</b>	Master Planned Community
<b>Current Zoning District</b>	General Rural (GR)
<b>Proposed Zoning District</b>	RS-5
<b>Gross Area</b>	+/- 28.65 Acres
<b>Net Area</b>	+/- 27.41 Acres
<b>Lot Size</b>	50' x 115'
<b>No. of Lots</b>	111 Lots
<b>Gross Density</b>	3.9 DU/Acre
<b>Open Space Tract Area</b>	+/- 7.16 Acres (26% of Net Area)
<b>Useable Open Space Area</b>	+/- 5.88 Acres (82% of Total Open Space Area)
<b>Internal Local Streets</b>	Public

#### Current and Proposed Zoning

The Site is current zoned General Rural (GR). The General Rural district is intended to prevent urban residential and related uses from developing near agricultural operations. The proposed Zoning is RS-5. This is a zoning district consistent with Land Use Map in the City of Maricopa's General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet.



### **Surrounding Land Uses**

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north and east sides, and the future Anderson Farms Phase 1A single family subdivision to the south. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

<b>Surrounding Existing Use and Zoning Designations</b>			
	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>North</b>	Master Planned Community	General Rural	Agricultural
<b>South</b>	Master Planned Community	RS-5	Future Anderson Farms Phase 1A
<b>East</b>	Master Planned Community	General Rural	Agricultural
<b>West</b>	Master Planned Community	CR-3	Sorrento Residential Development
<b>Site</b>	Master Planned Community	General Rural	Agricultural

### **Development Plan**

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 111 residential lots which are a minimum lot size of 50' x 115'. The overall gross density for the proposed development is approximately 3.9 dwelling units per acre. There is also an estimated 7.17 acres of open space within the proposed development which is approximately 26% of the project's net acreage, and 5.88 acres of the total open space is useable open space for the residents of the community.

### **Conclusion**

This rezoning process is the next step in the development process to put this site to a contributing use and will initiate the development of single-family residential development that is in compliance with the City's land use designation for the site. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area. We look for to working closely with the City to gain all necessary approvals to build a successful project.

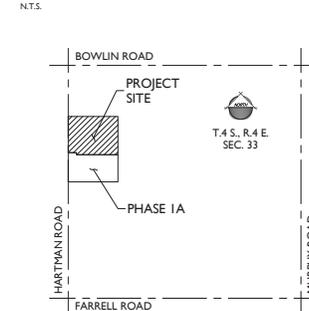




**KEYNOTES**

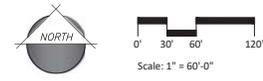
- 1 CORNER MONUMENT
- 2 8ft CONCRETE TRAIL
- 3 STABILIZED DG TRAIL
- 4 BENCH/ SEATING AREA
- 5 CHANNEL
- 6 TURF AREAS

**VICINITY MAP**



**PROJECT DATA**

A.P.N.	A PORTION OF 502-03-015H
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	GENERAL RURAL (GR)
PROPOSED ZONING:	RS-5
GROSS AREA:	± 28.65 ACRES
NET AREA:	± 27.41 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)
LOT SIZE:	50' x 115'
TOTAL LOTS:	111
GROSS DENSITY:	± 3.9 DU/AC
OPEN SPACE TRACT AREA:	± 7.17 ACRES (26% OF NET)
USEABLE OPEN SPACE AREA:	± 5.88 ACRES (82% OF TOTAL OPEN SPACE AREA)



**PLANT LEGEND**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Casalpinia caribaea 'Smoothie'</i>	Thornless Casahuate	24" Box
	<i>Chitalpa tashkentensis 'Pink Dawn'</i>	Chitalpa	24" Box
	<i>Ebenopsis ebanum</i>	Texas Ebony	24" Box
	<i>Eucalyptus Papuana</i>	Ghost Gum	20' Matched
	<i>Fraxinus velutina 'Fan West'</i>	Fan West Ash	24" Box
	<i>Olea europaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Olneya tesota</i>	Ironwood	24" Box
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	20' Matched
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia X 'Red Push'</i>	Red Push Pistacia	24" Box
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i>	Live Oak	24" Box
	<i>Ulmus parviflora</i>	Chinese Evergreen Elm	24" Box

**SHRUBS/ACCENTS**

SYMBOL	COMMON NAME	SIZE
	Blue Elf Aloe	5 Gal
	Century Plant	5 Gal
	Thompson Baccharis	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Red Bird of Paradise	5 Gal
	Baj Fairy Duster	5 Gal
	Little John	5 Gal
	Sierra Gold Dalea	1 Gal
	Desert Spoon	5 Gal
	Brittlebush	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	'Valentine' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Sandpaper Verbena	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	1 Gal
	Brakeleights Red Yucca	1 Gal
	Chuparosa	1 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Deer Grass	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruellia	5 Gal
	Desert Ruellia	5 Gal
	Coral Fountain	5 Gal
	Autumn sage	5 Gal
	Desert Cassia	5 Gal
	Jojoba	5 Gal
	Compact Jojoba	5 Gal
	Sunrise Esperanza	5 Gal

**GROUND COVERS**

SYMBOL	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Trailing Indigo Bush	1 Gal
	Bush Morning Glory	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Doc	1 Gal

**TURF & INERT MATERIALS**

	Hybrid Bermuda Sod	Midron	Hydroseed
	3/4" Screened Decomposed Granite		
	Apache Brown or Equal, 2" Depth Min.		



# NOTIFICATION AREA MAP

PROJECT NAME: ANDERSON FARMS - PHASE 1B

LOCATION: SOUTH OF THE SEC OF BOWLIN ROAD AND HARTMAN ROAD

REQUEST: REZONE TO RS-5

CURRENT ZONING OF SUBJECT PROPERTY: GENERAL RURAL (GR)



PROPERTY OWNERS WITHIN 300 FEET	ADDRESS	CITY	STATE	ZIP CODE	APN
CLORAN SCOTT & ASSIA	17623 N AVELINO DR	MARICOPA	AZ	85138	502542940
SMITH JERRY L	17609 N AVELINO DR	MARICOPA	AZ	85138	502542930
RIVERA ISRAEL	17637 N AVELINO DR	MARICOPA	AZ	85138	502542950
LEWIS HENRY A III & PATRICIA A	PO BOX 1799	MARICOPA	AZ	85139	502542960
LITFIN KARL D & JULIE A TRS	17595 N AVELINO DR	MARICOPA	AZ	85138	502542920
REILLY JOSHUA	17665 N AVELINO DR	MARICOPA	AZ	85138	502542970
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	82705	502542980
ADAMS JAMAR / VU LINH	17581 N AVELINO DR	MARICOPA	AZ	85138	502542910
D R HORTON INC	20410 N 19TH AVE STE 100	PHOENIX	AZ	85027	502541530
BRUNETTE DEBRA E	17467 N AVELINO DR	MARICOPA	AZ	85138	502541540
D R HORTON INC	20410 N 19TH AVE STE 100	PHOENIX	AZ	85027	502541520
HALL MARK B & NORINE E	36787 W LEONESSA AVE	MARICOPA	AZ	85138	502542900
TAGLIAFERRI GERI	2364 OLD TRAIL DR	RESTON	VA	20191	502542990
PAZ ANDREW	17453 N AVELINO DR	MARICOPA	AZ	85138	502541550
FINK JESSE	17439 N AVELINO DR	MARICOPA	AZ	85138	502541560
KRUSE K LORI	36778 W GIALLO LN	MARICOPA	AZ	85138	502543000
CALIFANO ROSE	36805 E LEONESSA AVE	MARICOPA	AZ	85138	502542890
GIROFILO MICHELLE	17425 N AVELINO DR	MARICOPA	AZ	85138	502541570
RAMOS JOSEPH GERARD JR / BIRCHARD SARAH ANNA	36782 W MONDRAGONE LN	MARICOPA	AZ	85138	502541510
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	502541580
AVILA JUAN / HERNANDEZ MAYRA	17397 N AVELINO DR	MARICOPA	AZ	85138	502541590
WEAVER ETHEL P	36781 W MONDRAGONE LN	MARICOPA	AZ	85138	502542420
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	50254828A
ANDERSON PALMISANO FARMS	35840 W FARRELL RD	MARICOPA	AZ	85138	50203015H
J PAUL ADAMS GROUP LLC	11209 SPYGLASS HILL LN NE	ALBUQUERQUE	NM	87111	502030260

# ZONING

City of Maricopa - Planning Division

Proposal: EPS Group, Inc. requests the City of Maricopa to amend the current zoning from General Rural (GR) to RS-5 (Medium Density Residential)

Current Zoning: General Rural (GR)

## NEIGHBORHOOD MEETING

June 20, 2019 at 6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT  
CASE PLANNER: Rodolfo Lopez  
Planning and Zoning Manager  
520-316-6986  
[rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov)

## PLANNING AND ZONING

July 8, 2019 at 6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

## CITY COUNCIL MEETING

August 6, 2019 at 7:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

Posting Date: June 3, 2019

6/3/19 06:57:48

# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number ZON 19-01 Anderson Farms Phase 1B, located at South of SEC of Hartman Rd and Bowlin Rd, on June 3rd, 2019.

See attached photo exhibit.

For applicant:

EPS GROUP

Dynamite Signs, Inc.

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on this 3 day of June 2019 by

Meghan Liggett.

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

Marybeth Conrad  
Notary Public



My Commission expires: 10.25.20

STATE OF ARIZONA } ss.  
COUNTY OF PINAL

# Affidavit of Publication

NOTICE OF PUBLIC MEETING  
AND HEARING

REZONE/ZONE CHANGE  
ZON19-01

Neighborhood Meeting:  
June 20, 2019 @ 6:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Planning and Zoning Hearing:  
July 8, 2019 @ 6:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council Hearing:  
August 6, 2019 @ 7:00 PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

ZON19-01 - A zone change application has been filed with the City of Maricopa by EPS Group, Inc on behalf of Marbella Homes for the property, approximately 28.65 acres, generally located south of the southeast corner of Bowlin Road and Hartman Road to change the zoning district from General Rural (GR) to Medium Density Residential

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 written form to the Development Services Department, Attn: Rodolfo Lopez at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this June 4, 2019

No. of publications: 1; date of publication: June 4, 2019.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a daily newspaper published at Casa Grande, Pinal County, Arizona, Tuesday through Sunday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

06/04/2019

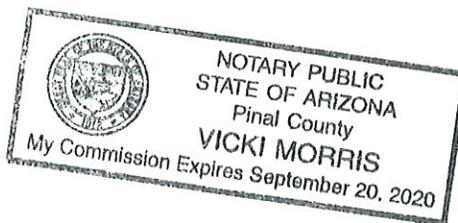
CASA GRANDE DISPATCH

By [Signature]  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 10th  
day of June A.D., 2019

[Signature: Vicki Morris]

Notary Public in and for the County  
of Pinal, State of Arizona



STATE OF ARIZONA } ss.  
COUNTY OF PINAL

# Affidavit of Publication

NOTICE OF PUBLIC MEETING  
AND HEARING

REZONE/ZONE CHANGE  
ZON19-01

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Dated this June 4, 2019

No. of publications: 1; date of publication: June 5, 2019.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Tri-Valley Dispatch, a weekly newspaper published at Casa Grande, Pinal County, Arizona, Wednesday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

06/05/2019

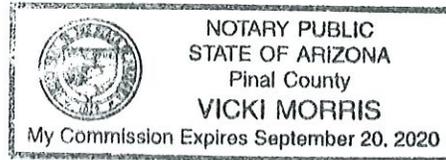
TRI-VALLEY DISPATCH

By [Signature]  
agent and/or publisher of the Tri-Valley Dispatch

Sworn to before me this 10th  
day of June A.D., 2019

[Signature: Vicki Morris]

Notary Public in and for the County  
of Pinal, State of Arizona





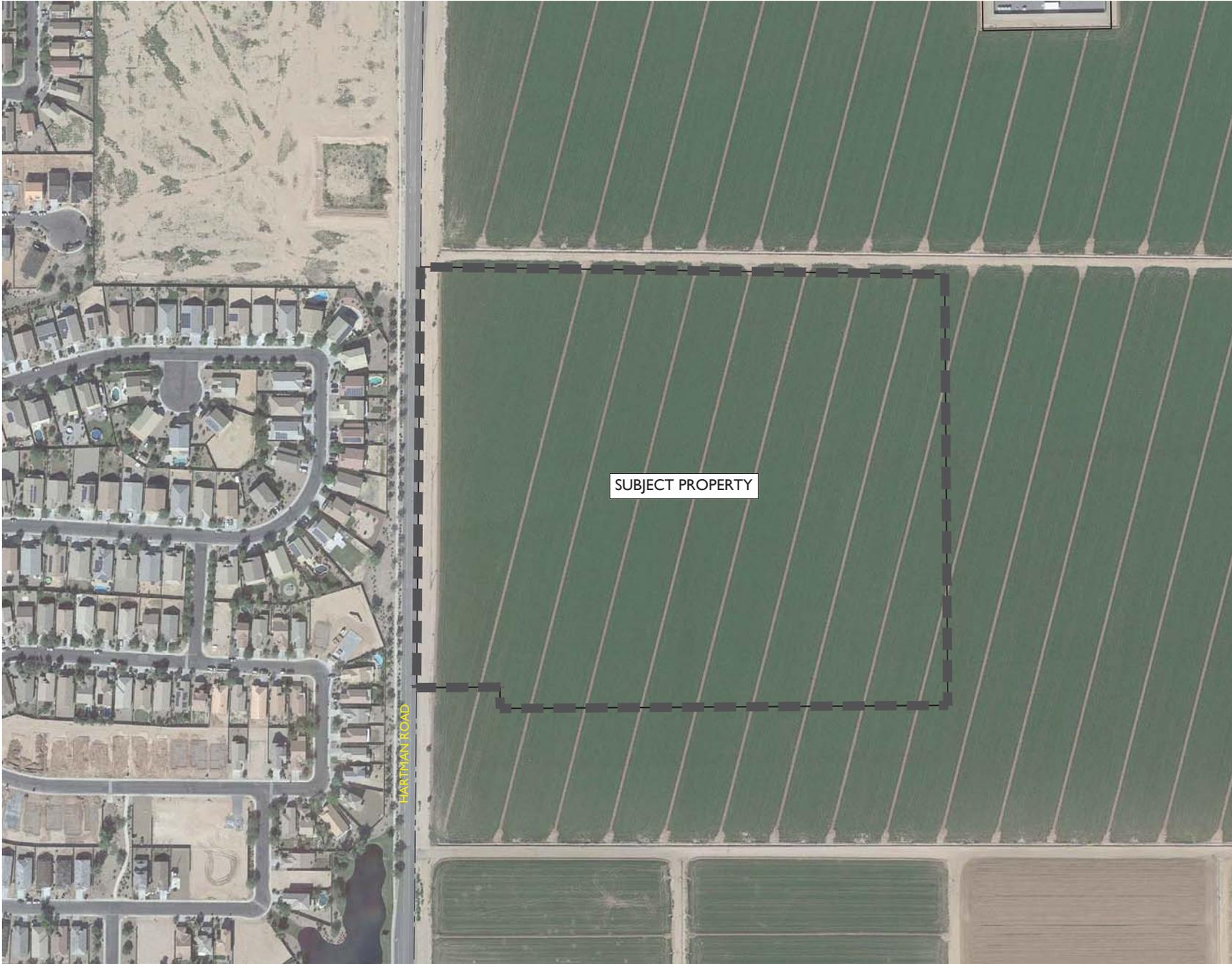
Anderson Farms Phase 1B  
**Neighborhood Meeting Minutes**  
June 25, 2019

Attendees: David Hughes (EPS Group, Inc.)

**Meeting Summary:**

On Thursday, June 20, 2019, a neighborhood meeting was held at the City of Maricopa Council Chambers to discuss a proposed single-family residential development located northeast of the intersection of Hartman Road and Sorrento Boulevard. David Hughes displayed two full size (24" x 36") copies of an Aerial Exhibit of the property and the Illustrative Development Plan (see attached) for overview and discussion of the two development application requests. The first request is for the City of Maricopa to rezone the approximately 28.6-acre property from the current zoning of General Rural (GR) to RS-5 Medium Density Residential. The second request is for a Preliminary Plat for a residential neighborhood with 111 lots. The effect of these requests will allow for the development of 111-lot single family residential development.

No neighbors attended the neighborhood meeting.

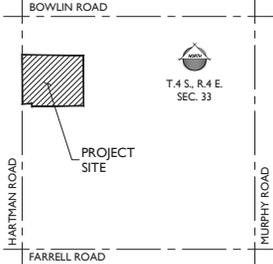


SUBJECT PROPERTY

HARTHAN ROAD

VICINITY MAP

N.T.S.



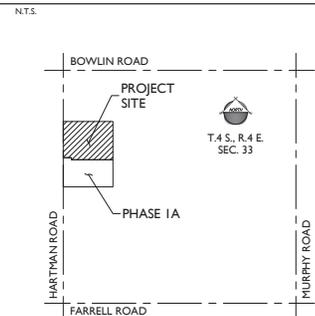


ANDERSON FARMS  
PHASE IA

KEYNOTES

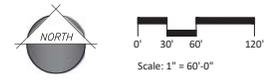
- 1 CORNER MONUMENT
- 2 8ft CONCRETE TRAIL
- 3 STABILIZED DG TRAIL
- 4 BENCH/ SEATING AREA
- 5 CHANNEL
- 6 TURF AREAS

VICINITY MAP



PROJECT DATA

A.P.N.	A PORTION OF 502-03-015H
CURRENT USE:	AGRICULTURAL
GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	GENERAL RURAL (GR)
PROPOSED ZONING:	RS-5
GROSS AREA:	± 28.65 ACRES
NET AREA:	± 27.41 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)
LOT SIZE:	50' x 115'
TOTAL LOTS:	111
GROSS DENSITY:	± 3.9 DU/AC
OPEN SPACE TRACT AREA:	± 7.17 ACRES (26% OF NET)
USEABLE OPEN SPACE AREA:	± 5.88 ACRES (82% OF TOTAL OPEN SPACE AREA)



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Casalpinia calacoba 'Smoothie'	Thornless Casahuate	24" Box
	Chitalpa ashlandensis 'Pink Dawn'	Chitalpa	24" Box
	Ebenopsis eburna	Texas Ebony	24" Box
	Eucalyptus Papuana	Ghost Gum	20' Matched
	Fraxinus velutina 'Fan West'	Fan West Ash	24" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Olneya tesota	Ironwood	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Phoenix dactylopera	Date Palm	20' Matched
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Agave americana	Century Plant 5 Gal
	Baccharis hybrid 'Scam'	Thompson Baccharis 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Calliandra californica	Baj Fairy Duster 5 Gal
	Callistemon viminalis 'Little John'	Little John 5 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea 1 Gal
	Daylily wheelertii	Desert Spoon 5 Gal
	Encelia farinosa	Brittlebush 5 Gal
	Eremophila gibbera ssp. 'Carnosa' 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells 5 Gal
	Glandularia rigida	Sandpaper Verbena 5 Gal
	Gossypium hirsutum	San Marcos Hibiscus 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 1 Gal
	Hesperaloe parviflora 'Brakeleights'	Brakeleights Red Yucca 1 Gal
	Justicia californica	Chuparosa 1 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 5 Gal
	Leucophyllum bracteatum 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Muhlenbergia rigens	Deer Grass 5 Gal
	Myrtus communis 'Compact'	Dwarf Myrtle 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Ruellia brittaniana	Purple Ruellia 5 Gal
	Ruellia peninsularis	Desert Ruellia 5 Gal
	Russelia equisetiformis	Coral Fountain 5 Gal
	Salvia greggii	Autumn sage 5 Gal
	Senna nemophila	Desert Cassia 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza 5 Gal

GROUND COVERS

SYMBOL	COMMON NAME	SIZE
	Acacia redolens Desert Carpet	Prostrate Acacia 1 Gal
	Dalea greggii	Trailing Indigo Bush 1 Gal
	Convolvulus creneurum	Bush Morning Glory 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary 1 Gal
	Sphaeralcea trilobata	Yellow Doc 1 Gal

TURF & INERT MATERIALS

	Hybrid Bermuda Sod	Midron	Hydroseed
	3/4" Screened Decomposed Granite		
	Apache Brown or Equal, 2" Depth Min.		

