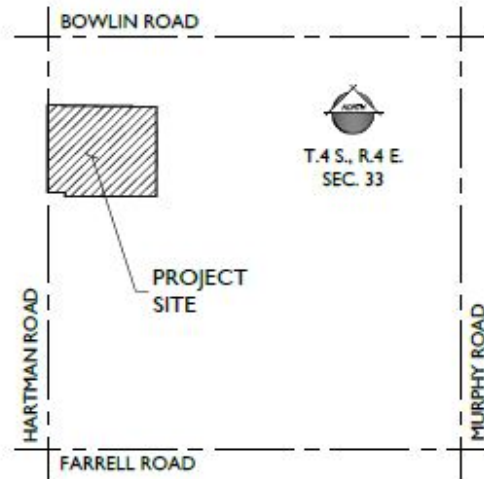


**Anderson Farms Phase 1B
Citizen Participation Report
ZON19-01**

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

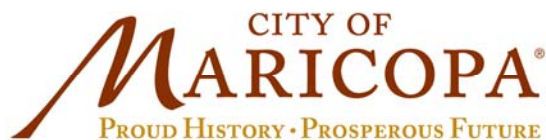


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Purpose:

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

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.

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 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

1st 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 | |
|---|---|
| A.P.N. | Portion of 502-03-015H |
| Current Land Use | Agricultural |
| Existing General Plan Land Use Designation | Master Planned Community |
| Current Zoning District | General Rural (GR) |
| Proposed Zoning District | RS-5 |
| Gross Area | +/- 28.65 Acres |
| Net Area | +/- 27.41 Acres |
| Lot Size | 50' x 115' |
| No. of Lots | 111 Lots |
| Gross Density | 3.9 DU/Acre |
| Open Space Tract Area | +/- 7.16 Acres (26% of Net Area) |
| Useable Open Space Area | +/- 5.88 Acres (82% of Total Open Space Area) |
| Internal Local Streets | 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.

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

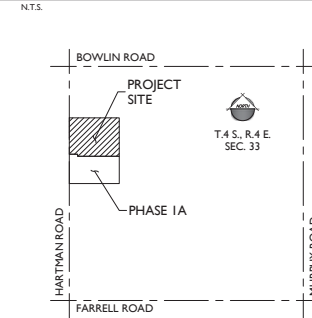




KEYNOTES

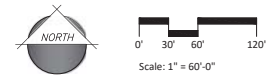
- 1 CORNER MONUMENT
- 2 8ft CONCRETE TRAIL
- 3 STABILIZED DG TRAIL
- 4 BENCH/ SEATING AREA
- 5 CHANNEL
- 6 TURF AREAS

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 |
|--------------|-----------------------------------|----------------------------|-------------|
| TREES | | | |
| | 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 dactylifera | Date Palm | 20' Matched |
| | Pinus edulis | 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 |

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE |
|-----------------------|---|--------------------------|-------|
| SHRUBS/ACCENTS | | | |
| | 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 |
| | Cassipouia 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 |
| | Daylirion wheeleri | Desert Spoon | 5 Gal |
| | Eriocela farinosa | Brittlebush | 5 Gal |
| | Eremophila glabra 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 |

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE |
|----------------------|--|-------------------------|-------|
| GROUND COVERS | | | |
| | 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 Doe | 1 Gal |

| TURF & INERT MATERIALS | | |
|-----------------------------------|--------------------------------------|-----------|
| | Hybrid Bermuda Sod | Midron |
| | 3/4" Screened Decomposed Granite | Hydroseed |
| | 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

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

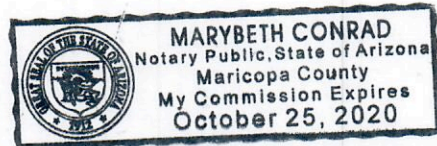
Sign Company Representative

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 hear-
ings is to receive public com-
ments, suggestions on the follow-
ing request prior to approval.

ZON19-01 - A zone change appli-
cation 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 wel-
come 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 De-
partment, Attn: Rodolfo Lopez at
39700 W. Civic Center Plaza,
Maricopa, AZ 85238. Please in-
clude name, address, telephone
number and signature. For ques-
tions, please contact Planning Di-
vision 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

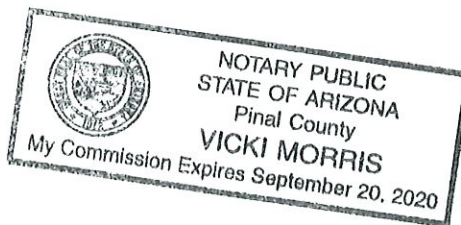
CASA GRANDE DISPATCH

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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39700 W. Civic Center Plaza
Maricopa, AZ 85138

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Maricopa, AZ 85138

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Maricopa, AZ 85238. Please in-
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number and signature. For ques-
tions, please contact Planning Di-
vision at 520-568-9098.

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

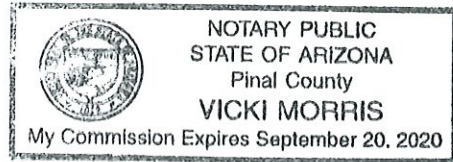
TRI-VALLEY DISPATCH

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





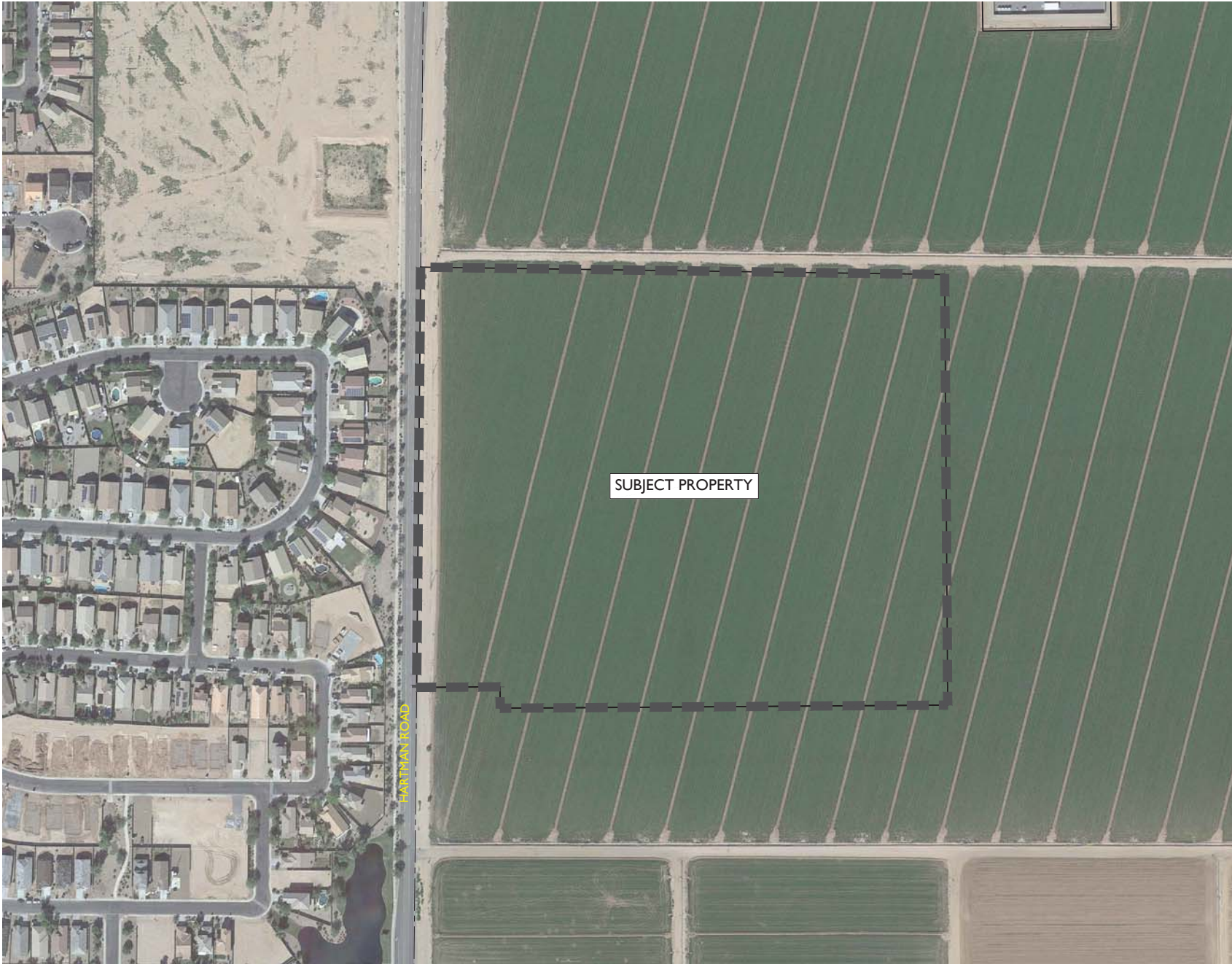
Anderson Farms Phase 1B
Neighborhood Meeting Minutes
June 25, 2019

Attendees: David Hughes (EPS Group, Inc.)

Meeting Summary:

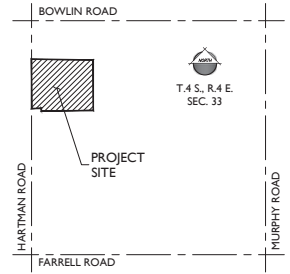
On Thursday, June 20, 2019, a neighborhood meeting was held at the City of Maricopa Council Chambers to discuss a proposed single-family residential development located northeast of the intersection of Hartman Road and Sorrento Boulevard. David Hughes displayed two full size (24" x 36") copies of an 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.



VICINITY MAP

N.T.S.

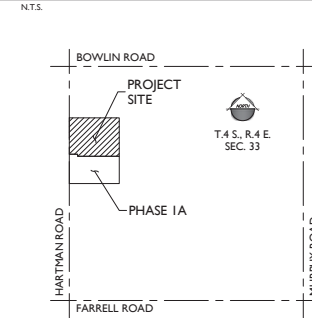




KEYNOTES

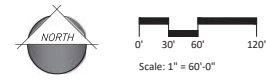
- 1 CORNER MONUMENT
- 2 8ft CONCRETE TRAIL
- 3 STABILIZED DG TRAIL
- 4 BENCH/ SEATING AREA
- 5 CHANNEL
- 6 TURF AREAS

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 |
|--------------|-----------------------------------|----------------------------|-------------|
| TREES | | | |
| | Acacia aneura | Mulga | 24" Box |
| | Acacia salicina | Willow Acacia | 24" Box |
| | Casalpinia calacalco 'Smoothie' | Thornless Cascalco | 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 |
| | Olegra tessota | Ironwood | 24" Box |
| | Parkinsonia x 'Sonoran Emerald' | Sonoran Emerald Palo Verde | 24" Box |
| | Phoenix dactylifera | 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 |

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE |
|-----------------------|---|--------------------------|-------|
| SHRUBS/ACCENTS | | | |
| | 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 |
| | Cassipouia 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 |
| | Daylirion wheeleri | Desert Spoon | 5 Gal |
| | Eriocela farinosa | Brittlebush | 5 Gal |
| | Eremophila glabra 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 |

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE |
|----------------------|--|-------------------------|-------|
| GROUND COVERS | | | |
| | 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 Doe | 1 Gal |

| TURF & INERT MATERIALS | | |
|-----------------------------------|--------------------------------------|-----------|
| | Hybrid Bermuda Sod | Midron |
| | 3/4" Screened Decomposed Granite | Hydroseed |
| | Apache Brown or Equal, 2" Depth Min. | |

