



## 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](http://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

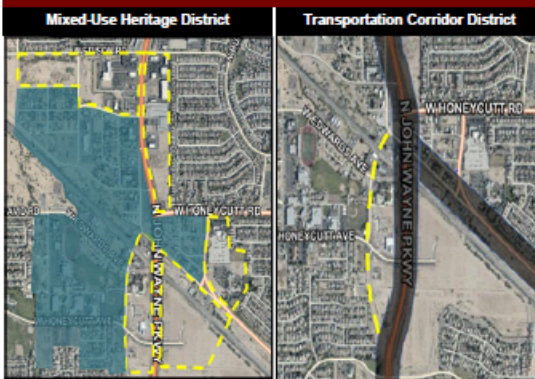
**\*\*Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**

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**



**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. ➡



Development Services  
Department

## **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](mailto: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

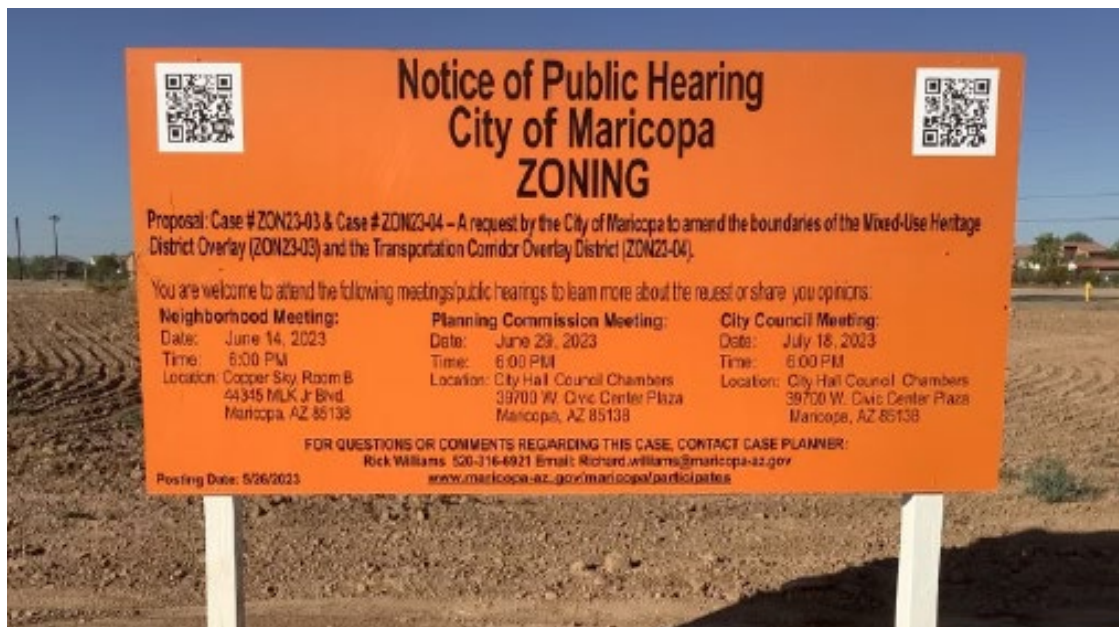
Subscribed and sworn to be on 05/26/23 by Meghan Liggett.

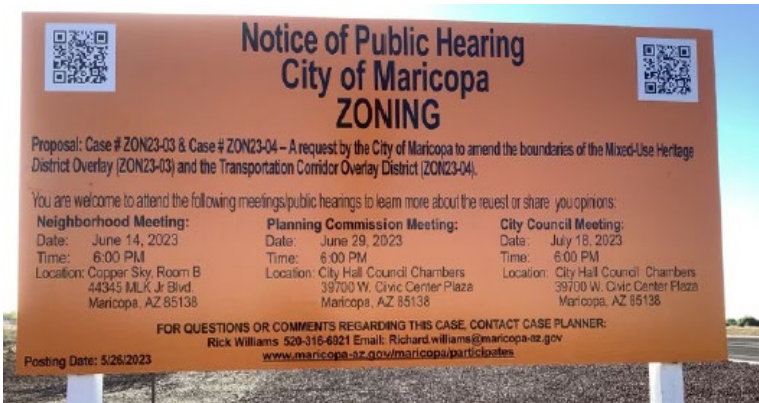
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

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

Name	Address	Phone	E-Mail
Al Schwetzer	44837 W. Jackson Blvd. #101	520-705-1464	Schwetzermaik@gmail.com
Martine Vazquez	19291 N. Dunstan DR	520-494-2635	—
Madeline Zuckey	43923 W. Elizabeth	(209) 207-1059	Zuckey1NC@aol.com
Fernando Dingle	44160 W. Cavender	480-208-6636	
Schwin Dingle	—	480 208 6635	dinglewin@gmail.com
Michael Vazquez	44511 Ridge Court	520/493/3835	
Trace Gomez	44376 W. Heritage Ln	520-518-2015	gomezfamily90@gmail
Tere Bejara	44330 W. Holsi	602-478-3778	terebejara@yahoo.com
Anna Iglesias	44979 W. Fred Cole	520-510-3929	aniglesias@yahoo.com
Adam Hunt	19860 N. Peplac Cr	602312-3889	adamhunt95@hwdmatt
Desa FJz	44761 W. Garvey Dr	520 4141722	Madelynefg@gmail.com
David Perez	43940 W. Cowpath	520-634-6353	PRPEREZ3@msd.com