



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

The Purpose of the Citizen Participation Plan is to ensure that applicants pursue that early and effective citizen participation in conjunction with their land use applications, giving residents and property owners the opportunity to understand and try to mitigate any real or perceived impacts the proposed land use application may have on the community; ensure that the citizens and property owners of the City of Maricopa have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and facilitate staff, and elected officials throughout the application review process.

This is a two-step process:

- The creation of the Citizen Participation Plan (CPP), by the applicant
- The further preparation of the Citizen Participation Report (CPR), by the applicant

Utilize this guide to follow the LEGAL requirements of Public Participation in the Planning Process.

Your **CPP** will include the following:

- Narrative of the proposed plan for notification
- Draft notification letters to be reviewed and approved by staff
 - The case Planner will assist with revisions until properly formatted
- 600 foot radius map of properties to be contacted
- List of property owners to be contacted the list should include, parcel #, name of owner, and tax billing address.
 - Additional notifications may be required (your case planner may provide a list of additional registered contacts for the mailing)
- Proposed newspaper notice
- Reduced copy of sign posting (actual size will be 24in x 36 in)
- Aerial of the existing site noting the locations for the sign postings
 - Allow the case Planner to finalize and approve locations before installation
- Submit your CP Plan digitally.

Be sure that your CPR Plan is approved by your project planner prior to its implementation. Please contact your project planner if you need further guidance.

Your **CPR** will include the following upon complete implementation of your CP Plan:

- Everything from the CP Plan with the following additions:
- Organize the Report to include a Table of Contents
- Picture(s) of the sign(s) posted
- Finalized list of property owners contacted with the corresponding parcel #, name of owner, and tax billing address
- Final draft of the sign language
- Final draft of notification letter
- Confirmation from the newspaper of the ad posting
- Typed Neighborhood Meeting Minutes, including:
 - Date, time, and location of meeting
 - Facilitator(s) and their title(s)/role(s)
 - Outline of presentation and summary of questions and answers
- Neighborhood Meeting Sign-In sheet, with names, address, and zip of attendees

Mailing Letter



August 22nd, 2022

Owner: Christ's Church of the Valley (CCV)
Address: 19475 N. Porter Rd, Maricopa, AZ 85138

Parcel #s: 51071017C, 51071016E, 51071018W, 51071016G

RE: Case No. DRP22-13
Christ Church of the Valley – Maricopa
This site is generally located at the S/E Corner of Honeycutt Road and Porter Road within the City of Maricopa incorporated limits. (Behind the Circle K)

Dear Neighbor:

An application has been filed with the City of Maricopa for a major Development Review Permit for Christ's Church of the Valley (CCV) at the above-mentioned property. The meeting dates regarding this request are as follows:

Planning and Zoning Commission
Public Hearing on:
September 26th @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, Az 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. To better inform you of the public meeting 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 comments before or at the meeting. If you have any questions concerning this matter, please contact Alexander Bosworth at the City of Maricopa Planning Department at 520-568-9098. You can also email at alexander.bosworth@maricopa-az.gov subject DRP22-13 Christ's Church of the Valley.

Please see additional pages for project narrative and the other exhibits.

Sincerely,

Paul Worden
Project Designer
Next Idea Architects
email: paulworden@ccv.church
ph: 623.376.2444

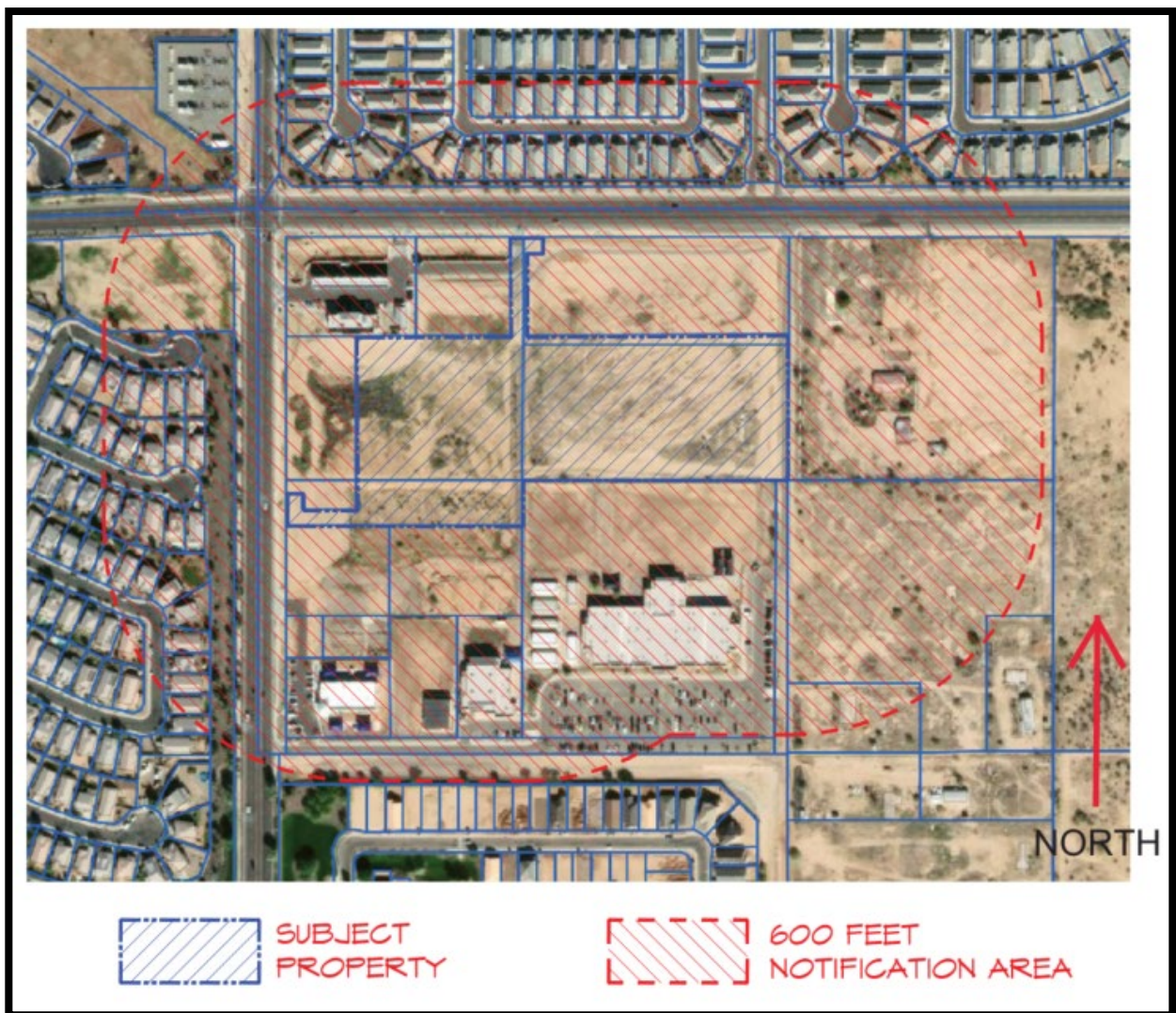
Notification Area Map

Project Name: DRP22-13 Christ's Church of the Valley (CCV)

Location: SEC of W. Honeycutt Rd. and N. Porter Rd.

Request: Major Development Review Permit

Current Zoning of Subject Property: CB-2 General Business



Public Notice Sign

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the Estrella Pkwy & Garvey Ave, in the City of Maricopa, on 07/28/22.

See attached photo exhibit.

For applicant:

Stewart + RiendersmaArchitecture, PLLC

Dynamite Signs

Sign Company Name

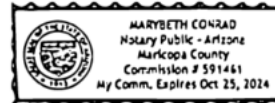
Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 07/28/22 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24



Public Comments

A total of three (3) written comments were formally submitted to the Planning & Zoning Division regarding request DRP22-13.

- The first comment was received by email on September 6th from a resident within the 600-foot radius who was notified by mail. The resident expressed concerns about the potential traffic impact of the church on the adjacent arterial roads. They expressed concern regarding a potential for unwanted solicitation by church members and potential signage placed within their gated community. The email received containing the full public comment can be seen on the following page (page 7).
- The second comment was received by adjacent landowner “Porter 20 LLC.” The landowner expressed support for the proposed project, stating that they are a member of the Christ Church of the Valley and that the development will be a positive addition for the surrounding residents. The letter containing the full public comment can be seen on page 8 of this report.
- The third comment was received by adjacent landowner “Legacy Charter LLC.” The landowner stated their support for the proposed project due to the potential for increased community involvement in the area. The letter containing the full public comment can be seen on page 9 of this report.

Public Comment #1 (Received 09-06-2022):

From: [PASLEY Renee](#)
To: [Alexander Bosworth](#)
Subject: DRP22-13 Christ's Church of the Valley
Date: Tuesday, September 6, 2022 4:10:34 PM

Dear Mr. Bosworth,

As a homeowner in the neighborhood "Homestead", I received your notification of this church's site proposal.

My immediate concern is traffic. I have read that the church is considered "a mega" church and has high volumes of members. Neither of the streets are able to accommodate such traffic. The Circle K on the corner often has difficulty with customers getting "in and out" of the store.

The other concern I have is **unwanted solicitation by church members in our community which is gated.** I do not want people coming to my home nor materials/signage that is political in nature being in my view.

I have read articles about this church and it appears that they have had legal and financial issues. If I was the City of Maricopa, I would be very concerned that church is not financially stable for the long term.

Thank you for listening to my concerns.

Renee Pasley
Homeowner

Public Comment #2 (Received on 09-14-2022):

Porter 20, LLC

September 9, 2022

Alexander Bosworth
Assistant Planner
City of Maricopa
39700 West Civic Center Plaza
Maricopa, AZ 85138

RE: Support for Christ Church of the Valley project at Honeycutt & Porter Avenue in Maricopa, AZ

Alexander – I am writing this letter in support of the CCV project at Honeycutt and Porter Roads in Maricopa.

I own land within the 7 Ranches District immediately adjacent to their proposed church. I am a member of the Christ Church of the Valley. I would like to express my support for their planned church development.

This area of Maricopa is in need of new investment. I am glad to see that it is finally here. This development will be a positive attribute for the citizens. Their investment in Maricopa will bring jobs and help entice the additional commercial and retail opportunities to the central core of Maricopa (where it is much needed).

Please support their development submittal. I am proud to have CCV as my neighbor.

Feel free to contact me directly if you have any questions. 602-919-1010

Mike Allen

Porter 20, LLC

Public Comment #3 (Received on 09-14-2022):

Legacy Charter LLC

September 12, 2022

City of Maricopa
39700 West Civic Center Plaza
Maricopa, AZ 85138

RE: Letter of Support for Christ Church of the Valley Church at Porter / Honeycutt in Maricopa

Dear Maricopa Representatives:

We, at Legacy Charter LLC are writing to you today to express our support for the new CCV Church in the City of Maricopa.

As a landowner to the south of the proposed location we appreciate the investment that CCV is bringing to Maricopa. I believe that the CCV campus will help the family unit with the Stars program and they will have strong community involvement.

Please support their project.

Sincerely,

Legacy Charter LLC