



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.316.6920
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

PROJECT INFORMATION

Project Name and Case Number(s)
W. Bowlin Rd. and N. Park Plaza Rezone.
Case # ZON25-06

Applicant Representative
City of Maricopa
James Kamstra
520-316-6948
James.Kamstra@maricopa-az.gov



Scan QR Code for more information

Project Description

The City of Maricopa has initiated a zoning map amendment to rezone two parcels of land, totaling 1.9-acres, located on the NWC of W. Bowlin Rd. and N. Park Plaza. The proposal is described in more detail below:

ZON25-06 W. Bowlin Rd. and N. Park Plaza Rezone – This amendment would rezone two parcels of land, outlined in yellow (See Map or click QR code), from the Transitional (TR) Zoning District to the General Mixed-Use (MU-G) Zoning District. The proposed rezone will prepare the subject properties for a variety of mixed-use opportunities including retail, personal and business services, residential, and public and institutional uses.

Neighborhood & Public Hearing Dates

<p>Neighborhood Meeting January 15, 2026 @ 6:00pm Maricopa Library and Cultural Center 18160 N. Maya Angelou Dr.</p>	<p>Planning Commission February 9, 2026 @ 6:00pm Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council April 7, 2026 @ 6:00pm Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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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:

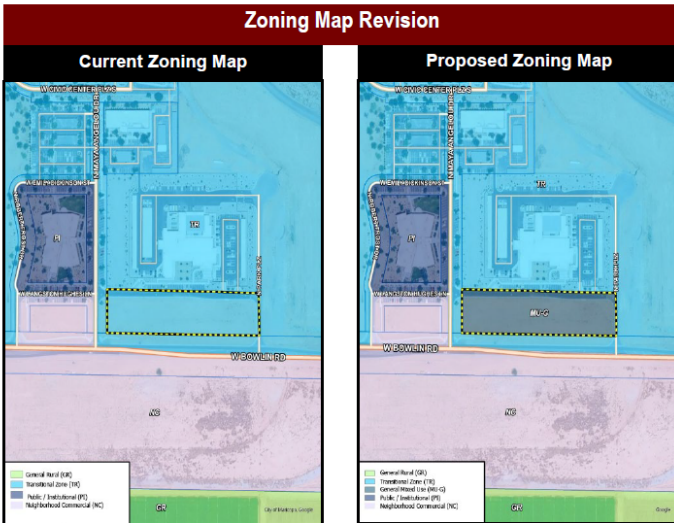
James Kamstra
520-316-6948
James.Kamstra@maricopa-az.gov

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

NOTICE OF NEIGHBORHOOD MEETINGS (MAP REVISION)

This notice is being sent to you because you own or represent property located within the required notification area for the following project:



Project Name and Location

W. Bowlin Rd. and N. Park Plaza Rezone - 1.9 acres
NWC W. Bowlin Rd. and N. Park Plaza

Case Number(s)

Rezoning Request: ZON25-06

Turn card over for more information. ➡



Development Services Department

Notification Area Map

Project Name: ZON25-06 Police Department Pads Rezone

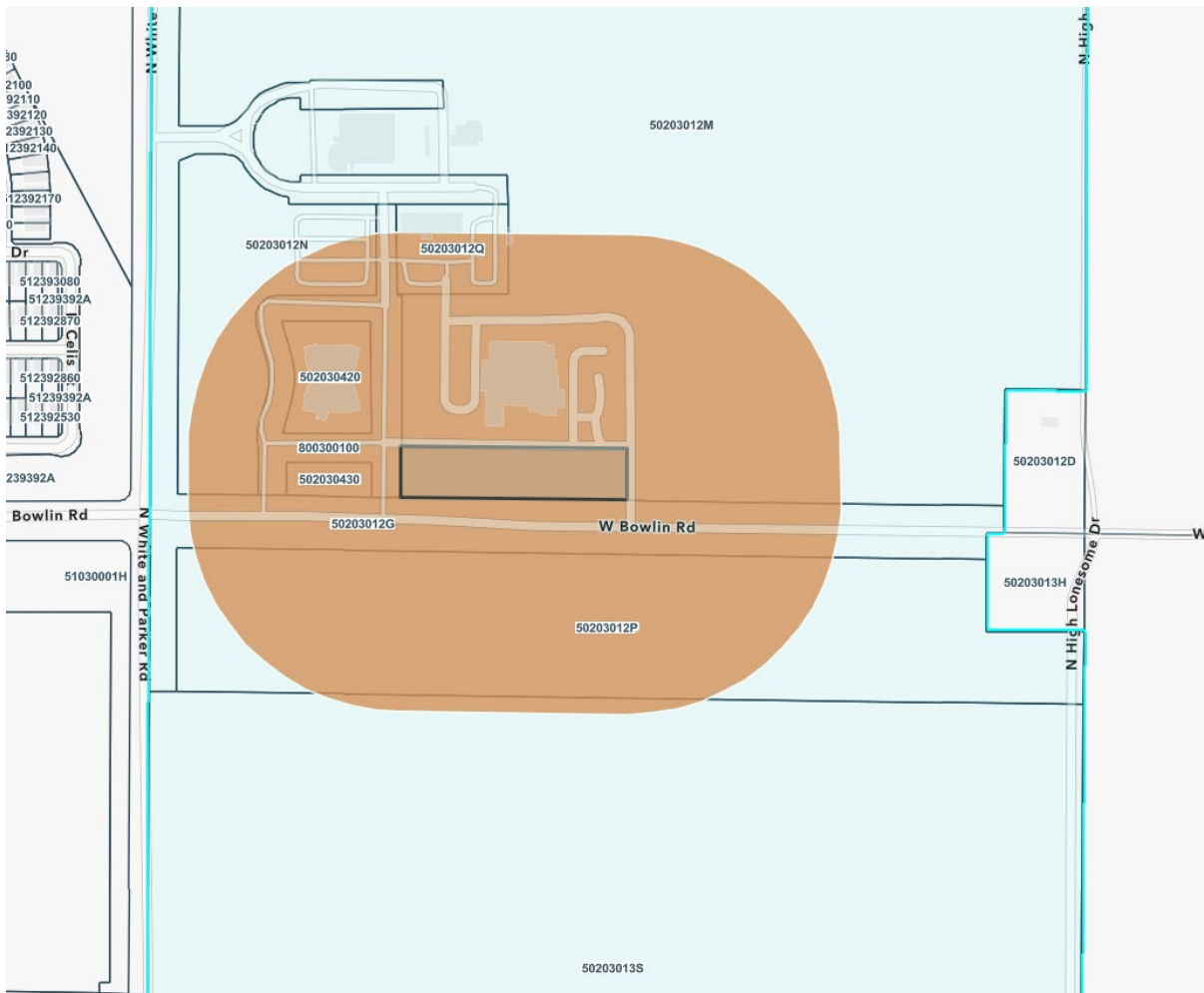
Location: 0.1 miles west of N. Park Plaza on W. Bowlin Rd.

Request: Rezone

Current Zoning of Subject Property: Transitional (TR) Zone

Current General Plan Future Land Use designation: Employment (E)

Proposed Zoning of Subject Property: General Mixed Use (MU-G) Zone



Mailing List

50203012G
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

50203013S
NEELY FAMILY FARM LLC
21895 N DESERT PARK CT
MARICOPA , AZ 85138-8158

502030430
TIBIRIN LLC
1824 E SOUTH MOUNTAIN AVE
PHOENIX , AZ 85042-2807

502030420
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

50203012P
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

50203012N
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

800300100
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

50203012Q
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

50203012M
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

Newspaper Public Notice

The city 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 on January 17, 2026.



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday 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 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

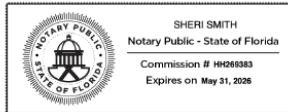
Jan. 17, 2026

NOTICE ID: FTUuivN7HNhnFkCyfowz

NOTICE NAME: Bowlin and Park Rezone

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/20/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE CASE # ZON25-06
Neighborhood Meeting
January 15, 2026 @ 6:00 PM
Maricopa Library and Cultural
Center; Willow Room
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
February 9, 2026 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
April 7, 2026 @ 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
a rezone from the county
Transitional (TR) zoning district
to the municipal General Mixed-
Use (MU-G) zoning district. The
subject properties are generally
located 0.1-miles west of North
Park Plaza on West Bowlin Road,
encompassing approximately
1.9-acres.
The Planning and Zoning Division
is processing this proposal in
accordance with the Zoning Code
as a REZONE.
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 Planning and Zoning
Division, Attn: James Kamstra
at 39700 W Civic Center Plaza,
Maricopa, AZ 85138 or email
at James.Kamstra@maricopa-
az.gov. Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 316-6948.
Published 1/17/26

Public Notice Sign

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the West of NWC Bowlin Rd. & Park Plz, in the City of Maricopa, on 12/30/25.

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 12/30/25 by Meghan Liggett.

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

Marybeth Conrad

Notary Public

My Commission expires: 10-25-28





ZONING



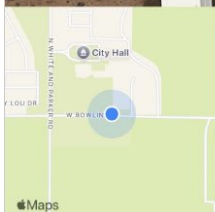
CITY OF MARICOPA- PLANNING DIVISION

Proposal: The City of Maricopa is requesting to rezone two properties totaling ± 1.9 acres from the county Transitional (TR) zone to the municipal General Mixed-Use (MU-G) zone, generally located on the NWC of W. Bowlin Rd. and N. Park Plaza.

<p>NEIGHBORHOOD MEETING Date: JANUARY 15, 2026 Time: 6:00 P.M. Location: Maricopa Library 18160 N. Maya Angelou Dr. Maricopa, AZ 85138</p>	<p>PLANNING AND ZONING COMMISSION (PUBLIC HEARING) Date: FEBRUARY 9, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>CITY COUNCIL MEETING Date: APRIL 7, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
James Kamstra 520-316-6948 Email: James.Kamstra@maricopa-az.gov

Posting Date: December 30, 2025



December 30, 2025 at 11:39 AM
+33.043831,-111.993082
39126 W Bowlin Rd
Maricopa AZ 85138

Neighborhood Meeting

A neighborhood meeting was held on January 15, 2026, at 6:00p.m. No members of the public attended the meeting.

The meeting concluded at 6:45p.m.