Overland | Waterman | Butterfield

Minor General Plan Amendment & Planned Area Development

City of Maricopa, Arizona

Citizen Participation Report

Location: Southeast Corner of John Wayne Parkway and Maricopa-Casa Grande Highway

Case #: GPA22-09 & PAD22-13

Prepared By: Norris Design

First Submittal Date: June 24, 2022

Second Submittal Date: September 19, 2022

Third Submittal Date: October 26, 2022

Fourth Submittal Date: November 29, 2022

Report Date: November 29, 2022

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P 602.254.9600

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PROJECT DESCRIPTION

A Minor General Plan Amendment & Rezoning (Case #: GPA22-09 & PAD22-13) is currently being requested for the subject property located at the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway (APN 510-25-009S) in the City of Maricopa, Arizona. The purpose of this Minor General Plan Amendment (GPA) is to modify the General Plan Land Use Designation for the subject property from its current Employment (E) designation to High Density Residential (HDR). The development team is also requesting a rezoning to change the existing zoning of the subject property from Light Industry & Warehouse (CI-1) to Planned Area Development (PAD). Approval of these requests would facilitate the development of the subject property as a high density residential use with three types of multi-family products that include Family Workforce Housing, Senior Housing and Market Rate Housing.

CITIZEN PARTICIPATION PLAN IMPLEMENTATION

Timeline of Notification

The timeline of notification and outreach efforts is as follows:

- 1st Letter (informal) mailed: May 23rd, 2022
- Informal Neighborhood meeting held: June 8th, 2022, at 6:00 PM
- 2nd Letter (formal) mailed: September 16th, 2022
- Site Sign posted: September 8th, 2022
- Newspaper Publication: September 15th & 16th, 2022
- Site Sign updated: November 17th, 2022
- 3rd Letter (public hearing) mailed: November 18th, 2022

Notification Documents

First Notification – Informal Neighborhood Meeting

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification attachments sent to adjacent property owners (approved by staff)
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names, and tax billing addresses

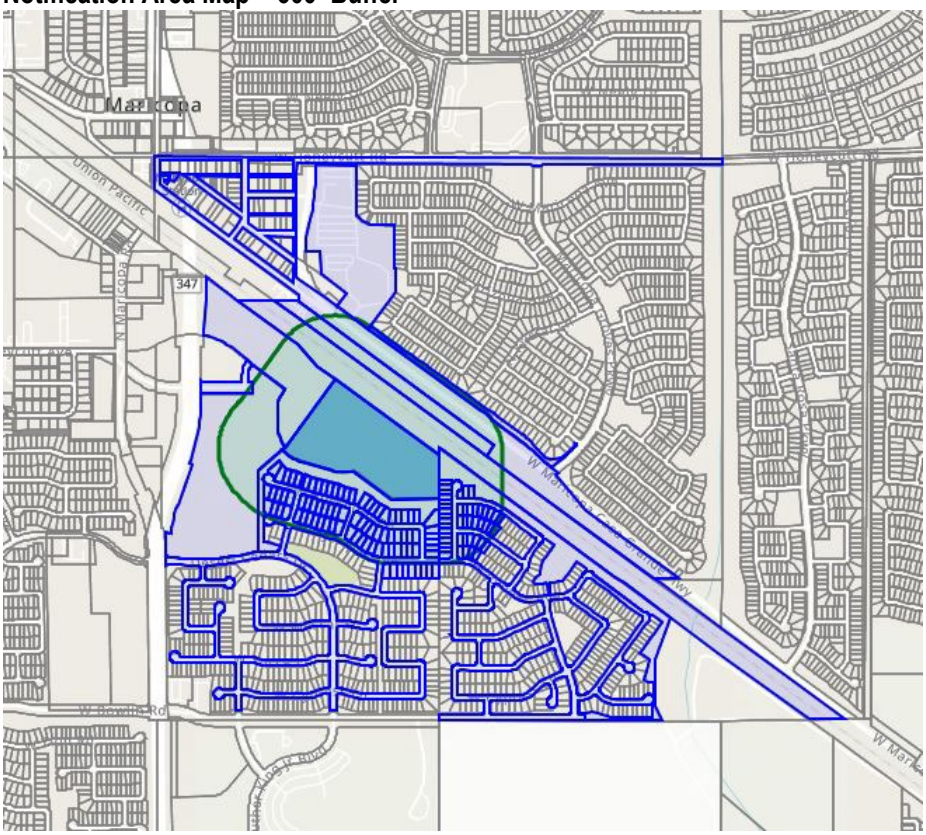
Second Notification – Formal Neighborhood Meeting

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification attachments sent to adjacent property owners (approved by staff)
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names, and tax billing addresses
- Newspaper Publication and affidavit (approved by staff)
- Sign Posting and affidavit (approved by staff)

Third Notification – Public Hearings

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification attachments sent to adjacent property owners (approved by staff)
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names, and tax billing addresses
- Newspaper Publication and affidavit (approved by staff)
- Sign Posting and affidavit (approved by staff)

Notification Area Map – 600' Buffer



INFORMAL NEIGHBORHOOD MEETING

Draft neighborhood notice materials were prepared by the development team pursuant to the requirements outlined in the GPA & PAD process guides. The development team provided draft copies of all notification documents and attachments to the assigned project planner for approval. Norris Design coordinated with Derek Scheerer from City of Maricopa Development Services ahead of the sendoff of any notification material. The initial neighborhood notification served as an informal, proactive meeting due to the meeting being held prior to any official submittal of the applications to the City of Maricopa. Following the approval of the draft mailing notifications, the implementation of the proactive plan commenced.

The first step that the development team took was to hold an informal neighborhood meeting prior to the first submittal of the PAD and GPA applications. At the developer's request, this meeting was held with the intention of proactively informing and receiving feedback from neighbors so that any comments could be incorporated into the first submittal of the PAD & GPA. The development team understood that this meeting would not count as the mandatory neighborhood meeting required under the official PAD & GPA process within the City of Maricopa; however, the development team felt like it was the right step in being a good neighbor to the existing surrounding ownership. A separate official neighborhood meeting was held following the second submittal of the PAD & GPA applications. The details of this meeting are described in more detail below. Notification of the informal neighborhood meeting followed the mailing notification requirements as outlined by the City of Maricopa Planning & Development Department; however a sign posting and newspaper publication was not provided due to the meetings informal nature. Notice of the informal neighborhood meeting was provided 15 days prior to the neighborhood meeting with notification being provided in the following manner:

- Mailed notice letter to all property owners within a 600-foot radius of the project site
- Mailed notice included a Project Narrative, Pre-Application Site Plan & 600-foot Notification Map

The informal neighborhood meeting was held virtually via Zoom. The development team prepared a presentation to review the proposal of the rezoning request and the GPA request. A conceptual site plan, prepared for the Pre-Application submittal, was presented to stimulate conversation with the meeting attendees to receive feedback or answer any questions. During the meeting, each development team member was introduced and available for any questions directed at any specific specialty. Conceptual architectural elevations were also presented to provide a visual exhibit of what the development may look like once constructed. Meeting attendees were encouraged to use the virtual chat at any point during the presentation. Questions raised by neighborhood meeting attendees were responded to by the development team at the end of the presentation.

In the mailed notice and at the neighborhood meeting, recipients were encouraged to contact Norris Design (Applicant) via phone (602-254-9600) or email (abeaudoin@norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design encouraged neighborhood meeting attendees to share their contact information so that they may be notified of any substantial changes to the proposed project prior to the public hearing dates.

Formal Neighborhood Meeting

A second neighborhood meeting was held following the second submittal of the PAD & GPA applications. Final copies of all required notification documents and postings were provided to the assigned project planner for approval prior to commencement of the form citizen participation plan.

The formal meeting was held a minimum of 15 days and no more than 90 days before the first scheduled public hearing on the applications and at a location near the project site. Notice of the neighborhood meeting was provided a minimum of 15 calendar days prior to the neighborhood meeting, with notification being provided in the following manner:

- Mailed notice to all property owners within a 600-foot radius of the project site
- Sign posting on project site
- Notice published in local newspaper

In the mailed notice and at the neighborhood meeting, recipients were encouraged to contact Norris Design (Applicant) via phone (602-254-9600) or email (abeaudoin@norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design also encouraged neighborhood meeting attendees (as well as those who expressed interest) to share their contact information so that they may be notified of any substantial changes to the proposed project prior to the public hearing dates.

This Citizen Participation Report is being submitted a minimum of 10 calendar days prior to the first public hearing on the application to the assigned project planner for review and inclusion in the public hearing report. The Citizen Participation Report is intended to document the results of the outreach efforts to date and include the following items:

- Neighborhood Meeting Information – date and location of meeting, date and contents of notification mailing, list of notified property owners, copy of the sign-in sheet, meeting notes, etc.
- Photograph of sign posting
- Newspaper clipping of the legal advertisement
- Summary of concerns, issues, and problems and how they were addresses by the applicant

NOTIFICATION & MEETING DOCUMENTS

The following section and corresponding subsections detail all documentation pertaining to required legal notification and citizen outreach efforts.

Informal Neighborhood Meeting Notification Letter

The following pages include all documents pertaining to the notification letter sent on May 23rd, 2022, including:

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification letter attachments sent to adjacent property owners (approved by staff)
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names and tax billing addresses

Informal Neighborhood Meeting - Final Notification Letter

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May 24th, 2022

RE: SEC John Wayne Boulevard & Maricopa (APN: 510-25-009S)

Dear Property Owner or Neighborhood Association President:

An application will soon be filed with the City of Maricopa for a proposed multi-family site at the Southeast corner of John Wayne Boulevard and Maricopa-Casa Grande Highway. The development team would like to invite you to a neighborhood meeting to discuss the proposed project. Currently, a pre-application is in review with the City of Maricopa with the intent to file a General Plan Land Use Amendment and Planned Area Development zoning application . The development team is holding a neighborhood meeting prior to the submittal of the formal application to proactively address any questions or concerns that the surrounding residents may have so that comments obtained can be taken into the consideration in the community design prior to a formal submittal. The meeting dates regarding this request are as follows:

Neighborhood Meeting:
Date: June 8th, 2022
Time: 6:00 pm
Meeting will be held virtually via Zoom.
https://norris-design.zoom.us/j/91894718989?pwd=dEdrMEkvaWYvaGZxckJWZXM4Yzhhdz09
Meeting ID: 918 9471 8989
Passcode: 444764

Or Call in Option (Audio Only)
+1 646 876 9923

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the meetings scheduled for this matter, this notice is being sent to you via mail.

If you wish to provide input on this matter, you may attend this meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Sheerer with the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.sheerer@maricopa-az.gov subject Case #PA2231 SEC John Wayne Boulevard & Maricopa (APN: 510-25-009S).

Please see additional pages for project narrative and other exhibits:

Please note that an additional notification will be sent, at a future date, once the hearing dates are scheduled. 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 atwww.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,

Alan Beaudoin

Attachments: Pre-Application Site Plan, Narrative & Notification Area Map

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Pre-Application Narrative
SEC John Wayne Blvd. & Maricopa - (APN: 510-25-009S)
May 5, 2022

This narrative is intended to support the Pre-Application Site Plan submittal for the proposed multi-family site at the Southeast corner of John Wayne Boulevard and Maricopa-Case Grande Highway.

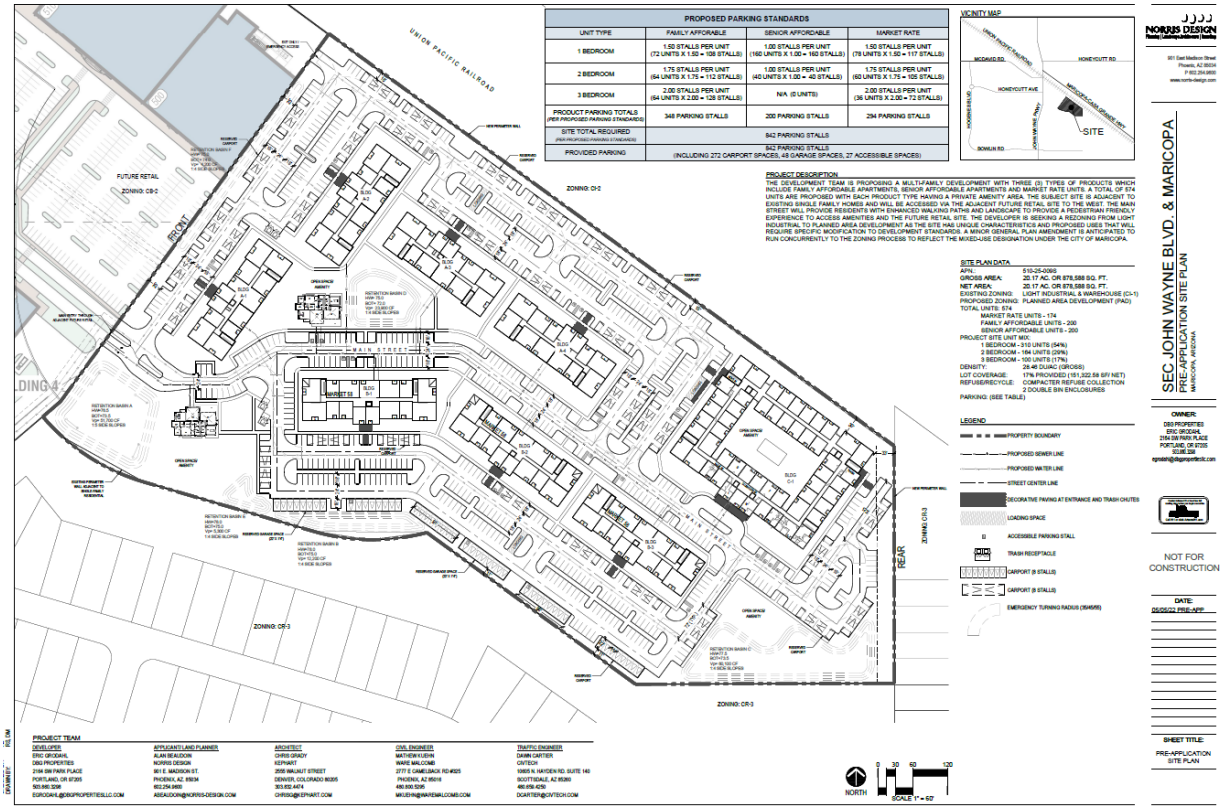
The City of Maricopa has seen rapid growth and development over the past years. Just in the past five years the city's population has grown by over 24%. Now with the recent completion of John Wayne Boulevard, the subject site at the Southeast corner of John Wayne Boulevard & Maricopa-Casa Grande Highway the property is primed for development that meets residential market demand and affordably houses for the local workforce. The subject property (APN: 510-25-009S) is optimally located adjacent to the Maricopa-Casa Grande Highway and Amtrak's Maricopa Station. The project site is +/- 20.17 acres and has a current zoning designation of CI-1 and a land use designation of Employment under the City of Maricopa General Plan.

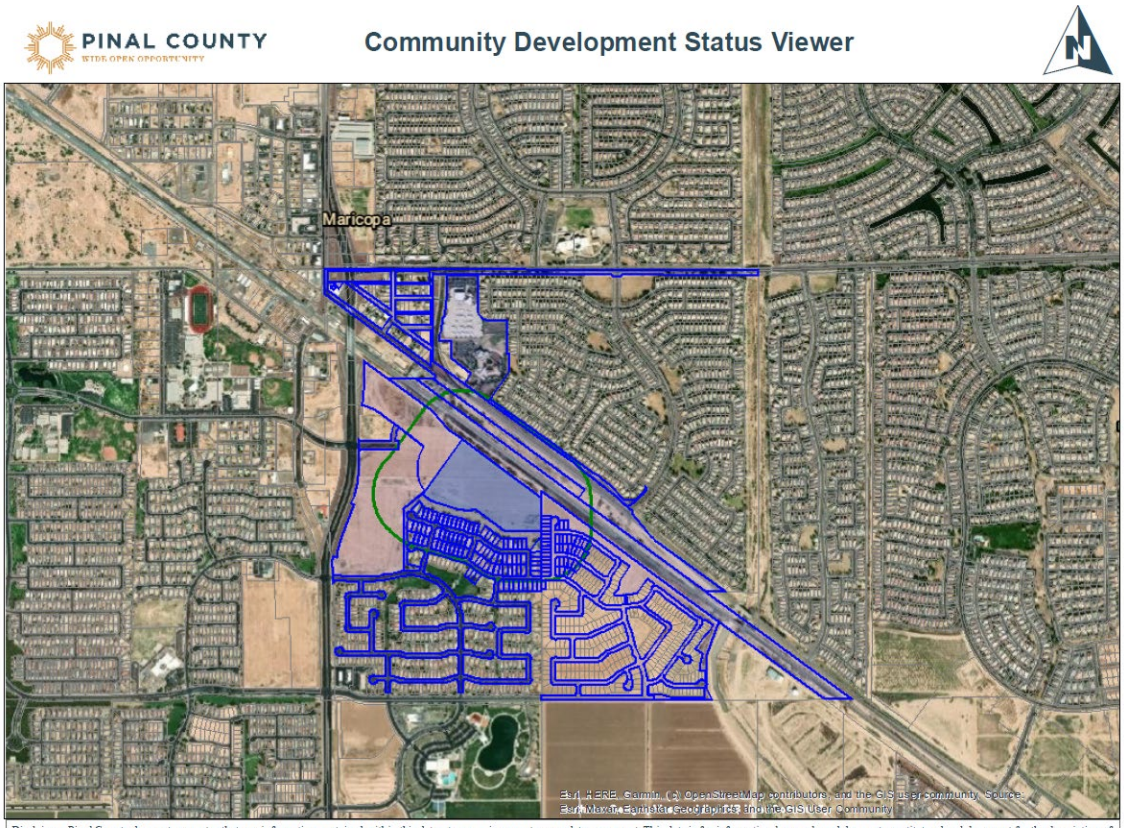
Directly to the west of the site is a proposed commercial and hospitality lifestyle center, while land to the north is mostly dedicated to the Union Pacific Railroad, Maricopa-Casa Grande Highway, and subsequent non-operative easements. South of the subject site is an existing single-family residential community, known as Desert Cedar, consisting of one- and two-story homes. An existing 100ft wide landscaped tract and perimeter wall is in place to serve the existing single-family community and provide a buffered screening area from the future development. Southeast of the site are 4 single family homes and additional tract space for the Santa Rosa Crossing subdivision which is currently being developed.

The applicant is seeking to rezone the property from CI-1 (Light Industry & Warehouse) to PAD in tandem with a request for a Minor General Plan Amendment to change the land use designation from Employment (E) to Mixed Use (MU). The intent for the site is to provide diverse residential housing options accommodating both age and affordability. The development consists of 200 family affordable units, 200 senior affordable units, and 174 market rate units providing a density of 28.46 dwelling units per acre. The senior affordable housing units is designed to create an accessible interior circulation for residents, a central amenity area and a pickup/ drop off drive at the main entrance for residents who no longer drive themselves. The single wrap structure contains 160 one-bedroom and 40 two-bedroom units. Each of the four family affordable buildings will be comprised 50 units, which include 18 one-bedroom, 16 two-bedroom, and 16 three-bedroom units. Lastly, the three market rate buildings will include 26 one-bedroom, 20 two-bedroom, and 12 three-bedroom units each.

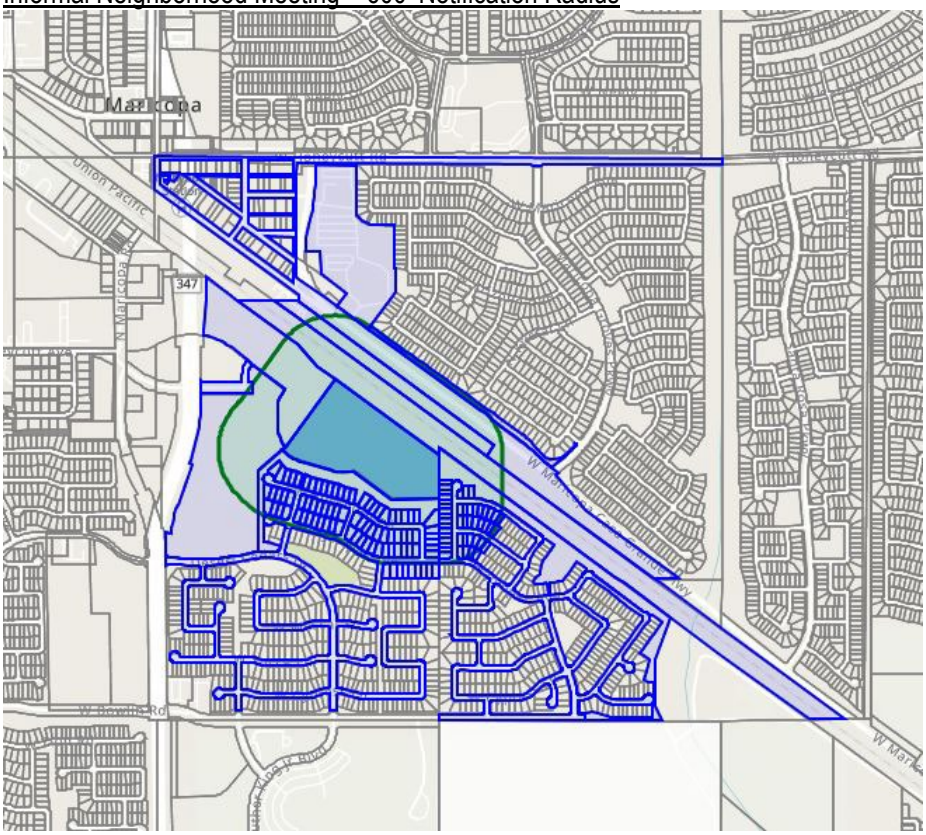
With the rapid increase of telecommuting post pandemic, immediate proximity to future dining and retail nodes, and lower vehicular ownership rates of senior and affordable housing residents, the applicant is proposing to unique development standards as a part of the PAD re-zoning request. Each product type has a proposed reduction in parking standards that differ from the City of Maricopa parking requirements. In total, the developer intends to provide a minimum of 842 parking spaces, which is a 5.87% reduction in required parking from current parking standards. Parking options will include a combination of covered and uncovered stalls as well as detached garages along the southern property line that act as a buffer from adjacent single-family homes. Access to the site will be provided via public-access promenade beginning at John Wayne Boulevard and continuing east through the future commercial development to the non-gated entrance. From the primary entrance at the western property line, the main interior circulation street is intended to provide a welcoming pedestrian experience with well-design connection pathways, tree lined streets and thoughtful hardscape materials to encourage walkability within the community and to the adjacent uses. A secondary exit and fire access road is provided at the northwest corner of the subject site. Each product type will have their own private clubhouse and amenities along with the open space areas that are accessible to all residents. Additionally, with continued communication between the development team and the City of Maricopa, DBG Properties has been made aware that the City of Maricopa intends on financing and constructing the required utility lines between John Wayne Parkway and the proposed multi-family site in order to serve future development.

Informal Neighborhood Meeting – Final Notification Letter Attachments (continued)





Informal Neighborhood Meeting – 600’ Notification Radius



Informal Neighborhood Meeting – Notification Recipients

Property Owner	Address	APN
CAPAR PETER	108 FARLINGER BAY WINNIPEG, MB	NA
HASSENFRATZ KIRK	12 CHARTEROAKS DR LOUISVILLE, KY 40241	NA
CHRISTIANSEN DANIEL E	12929 ARDROE AVE ROSEMOUNT, MN 55068	NA
SECTER NORMAN & RACHELA	140 MONTROSE ST WINNIPEG, MB	NA
SPRR	1400 DOUGLAS STREET OMAHA, NE 68179	NA
WALKER TERRANCE	14328 DUMONT AVE NORWALK, CA 90650	NA
TAH MS BORROWER LLC	1508 BROOKHOLLOW DR SANTA ANA, CA 92705	NA
TIBBETTS JOYCE	15647 W MEADOWBROOK AVE GOODYEAR, AZ 85395	501-61-447
PULTE HOME COMPANY LLC	16767 N PERIMETER DR STE 100 SCOTTSDALE, AZ 85260	215-50-349
IH6 PROPERTY PHOENIX LP	1717 MAIN ST STE 2000 DALLAS, TX 75201	NA
GREENE REBECCA NICOLE	18493 N LARKSPUR DR MARICOPA, AZ 85138	512-35-2240
MCATEE NOAH	18509 N LARKSPUR DR MARICOPA, AZ 85138	512-35-2250
MONTOYA-GARCIA JASSIEL	18524 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5650
LEIS RACHEL M	18538 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5640
CRUNK LINCOLN M & ANNE M	18563 N LARKSPUR DR MARICOPA, AZ 85138	512-35-2280
FORTNER JOSHUA P & MARISS...	18578 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5610
PERRY CATHERINE & WILLIAM JR	18587 N LARKSPUR DR MARICOPA, AZ 85138	512-35-2290
VASQUEZ HENRY ANTONY	18590 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5600
ASHBROOK ANDREA	18602 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5590
VALENZUELA MANUEL E ACOSTA	18616 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5580
ADDIS CHRISTINE	18644 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5560
ARMENTA JESUS G	18658 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5550
HOUZE ASHLEY & DANIEL JR	18672 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5540
KURUP REVATHY & SASI ANEESHKUMAR CHELLISSERY	18684 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5530
PONCHO AIME A & ERIC MATTHEW	18696 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5520
RAY SCOTT ANTHONY	18708 N DESERT WILLOW DR MARICOPA, AZ 85138	512-35-5510
ARIZONA DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE MD 612E PHOENIX, AZ 85007	NA
JOHNSTON MAC DONALD	2223 EVERGREEN POINT RD MEDINA, WA 98039	NA
ROBERT J & JULIE L TORRES TRUST	2801 E WISTERIA DR CHANDLER, AZ 85286	303-43-701
EQUITY TRUST CO IRA 156811	300 THREE ISLANDS BLVD APT 817 HALLANDALE BEACH, FL 33009	NA
ELITE PERFORMANCE LLC	3400 E CAMINO A LOS VIENTO TUCSON, AZ 85718	NA
CITY OF MARICOPA	39700 W CIVIC CENTER PLAZA MARICOPA, AZ 85138	NA
COTA FRANCISCO & MARIA TERESA	4035 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2720
OPENDOOR PROPERTY J LLC	410 N SCOTTSDALE RD STE 1600 TEMPE, AZ 85281	NA
SALAZAR GERMAN II & MINDEE E	43711 W ACACIA AVE MARICOPA, AZ 85138	512-35-6260
FLORES DANIEL	43721 W ACACIA AVE MARICOPA, AZ 85138	512-35-6250
ARREOLA MANUEL SALVADOR AMAYA	43739 W ACACIA AVE MARICOPA, AZ 85138	512-35-6240
ROBLES JESUS A SOTO	43745 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-5940
SOM SONYUTH & SOM JOY	43746 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6100
BARKUS CHAD MICHAEL & ANASTASIA	43755 W ACACIA AVE MARICOPA, AZ 85138	512-35-6230
HARO JUDAS A GRAFF	43759 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-5930
ESPINOZA ARTURO JR	43760 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6110
BENNETT GREGORY D SR & STEPHANIE C	43771 W ACACIA AVE MARICOPA, AZ 85138	512-35-6220
LI JONATHAN M & KIM THI THIET	43772 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6120
JOHNSON SHERREE E TR	43782 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6130
LEAL ALYCIA L & PATRICIA L	43787 W ACACIA AVE MARICOPA, AZ 85138	512-35-6210
ALTONAGA JUSTINE CARL B	43792 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6140
GAUFF ANISSIA	43798 W ACACIA AVE MARICOPA, AZ 85138	512-35-5490
OLIVER STACI NICOLE	43798 W JUNIPER AVE MARICOPA, AZ 85138	512-35-5850
ECKLUND PATRICK JAMES	43799 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-5910
CANTEY WILLIAM	43803 W ACACIA AVE MARICOPA, AZ 85138	512-35-6200
HUNSINGER VALARIE NICHOLE	43804 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6150
HARTIG CLIFF ELLIOT & GAIL LAKIN	43818 W ACACIA AVE MARICOPA, AZ 85138	512-35-5550
GAINES TINA	43818 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6160
HENDRICKS JIMMY HARLEY & SABRINA	43819 W ACACIA AVE MARICOPA, AZ 85138	512-35-6190
PEREZ SERENA A & SANDOVAL ALBERTO JR	43833 W ACACIA AVE MARICOPA, AZ 85138	512-35-6180
LANG AUDREY M	43834 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-6170
PARRA LUIS R & CRYSTAL A	43885 W JUNIPER AVE MARICOPA, AZ 85138	512-35-5670
COOPER TRINA	43913 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2220
WISSINGER ELISABETH & BRIAN K	43929 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2210
MCCALL JOYCE MARIE	43943 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2300
ALVARADO LUIS ALBERTO	43945 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2200
RODRIGUEZ HARVEY	43947 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2770
MORAN DONALD A	43948 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2780
COLE TERRIAL & HARRIS DANNY A JR	43960 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2310
RAGATZ WILLIAM V & TRACI	43961 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2190
PLATT VINCENT GEORGE & BARBARA	43963 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2760

Informal Neighborhood Meeting – Notification Recipients (continued)

Property Owner	Address	APN
KELLY VERLENE A	43964 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2790
CANARR BRANDI	43976 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2320
DESANTOS DARLENE	43977 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2180
SALAH OSAMA & DANIKA	43979 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2750
PEREZ ROBERT DANIEL	43980 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2800
GARCIA MAX III & VINELLA A	43992 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2330
OLESON GLENN	43993 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2170
RAY ALLEN A	43995 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2740
REINA CASSANDRA LYNN	43996 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2810
RANNOW DANIEL & SHELLY	44010 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2340
LOPEZ CARLOS A	44012 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2820
WILLIAMS ROBERT ALLEN & ADRIENNE	44013 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2730
COURTNEY CATINA ANN	44025 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2150
PRICE KARL CLAY & ADRIANA	44028 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2830
DECK CHRIS J & HEATHER M	44057 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2710
JANISCH VERONICA L	44079 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2700
TIMMERMAN DONALD & DAWN...	44097 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2690
PULLAMMA PRAVEEN K & LORENA Y	44104 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2850
ROSE GEORGE DONALD JR	44112 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2370
GASSER ELENA & SCOTT A	44115 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2680
MORTON ANA MARIA	44133 W JUNIPER AVE MARICOPA, AZ 85138	512-35-3160
BAILEY JOE C & DEBRA A	44137 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2670
HARRIS LORI & WALKER ANGELA	44140 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2870
TAYLOR TEKHALE & KENNETH	44147 W JUNIPER AVE MARICOPA, AZ 85138	512-35-3150
CROWE JAMES G	44161 W JUNIPER AVE MARICOPA, AZ 85138	512-35-3140
MARSH ROBERT & CYNTHIA	44181 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2660
HACKETT WILLIAM & GLENDA	44182 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2900
NIEVES CIPRIANO	44205 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2650
YOCUM THEODORE R	44220 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2430
STEWART AARON	44222 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2920
HUST ROBERT E & VIRGINIA A	44237 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2630
HAYES CONOR A & ROBIN L TRS	44238 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2930
HERBIG KENNETH J	44252 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2450
PEWTERBAUGH SEAN	44254 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2940
GUEST DONNA & JAMES	44268 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2460
KAHLERT NORBERT WALTER & DEBORAH J	44269 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2610
THOMPSON TAMARA D & SHAWN B	44270 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2950
RIOS MARIO ENRIQUE	44284 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2470
GARCIA CARLOS TAMAYO	44285 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2600
ADILEE ALI AL	44286 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2960
WELCH THOMAS JOHN	44301 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2590
BURNS BEVERLY S	44335 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2580
SANCHEZ FILIBERTO	44336 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2980
VALES MICHAEL D TR	44352 W JUNIPER AVE MARICOPA, AZ 85138	512-35-2990
HANSON DONNA K	44368 W JUNIPER AVE MARICOPA, AZ 85138	512-35-3000
TOMPKINS WILLIAM & KIMBERLY	44374 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2520
BEANS BARBARA GAIL	44383 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2550
STETSON LOUIS	44390 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2530
KOCZOR RAYMOND D	44401 W BUCKHORN TRL MARICOPA, AZ 85138	512-35-2540
PINAL COUNTY UNIFIED SCHOOL DIST 20	45012 W HONEYCUTT AVE MARICOPA, AZ 85139	510-27-0240
FERGUSON VINSON W & LAURIE C	49431 W MAYER BLVD MARICOPA, AZ 85139	510-64-0470
DESERT CEDARS EQUITIES LLC	5346 E CALLE DEL NORTE PHOENIX, AZ 85018	172-40-009
CHAVARRIA ERICK	5614 S 32ND DR PHOENIX, AZ 85041	105-68-182
HANSEN STEPHEN L	5918 NW 169TH ST RIDGEFIELD, WA 98642	NA
FAN JIANPING	67 DUNFIRTH DR HAYWARD, CA 94542	NA
FERRANTELLI MILTON M FAMILY TRUST	827 E BLUE RIDGE WAY CHANDLER, AZ 85249	303-46-718
SRP SUB LLC	8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255	215-07-401
GIBBS JOI ASHLI	PO BOX 1255 MARICOPA, AZ 85139	NA
CRAIG JAMES & ROSEANNE D	PO BOX 1927 COCHRANE, AB	NA
RUSINSKI MIROSLAW	PO BOX 338 MARICOPA, AZ 85139	NA
SHAUN RIDGE LLC	PO BOX 653 MOUNT PLEASANT, MI 48804	NA

INFORMAL NEIGHBORHOOD MEETING SUMMARY

Date: June 8th, 2022
Time: 6:00 p.m.
Format: Virtual Meeting

Meeting Location

Virtual Attendance Option
via
Zoom Meeting

Meeting Attendance

The applicants were represented by the following individuals with Norris Design: Alan Beaudoin and Rachael Smith. Additionally, developer and applicant, Eric Grodahl and Wahid Enayat from DBG Properties were present. Kephart Architecture was represented by Chris Grady. Matt Kuehn from the development team was also in attendance representing Ware Malcolmb. In summary, there were a total of six development team representatives present for the first neighborhood meeting.

Of the notified community members, seven interested persons attended the meeting. Overall, a total of 13 participants, including the development team members, were present for the virtual neighborhood meeting on June 8th. Please see below for a full list of participants present at the neighborhood meeting:

ATTENDEES	RELATION TO SITE
Alan Beaudoin	Norris Design – Development Team
Rachael Smith	Norris Design – Development Team
Eric Grodahl	DBG Properties – Development Team
Wahid Enayat	DBG Properties – Development Team
Chris Grady	Kephart Architecture – Development Team
Matt Kuehn	Ware Malcomb – Development Team
Bill Hackett	44182 W. Juniper Avenue (Desert Cedars Community)
Gale Hackett	44182 W. Juniper Avenue (Desert Cedars Community)
Brian Wissinger	43929 W. Juniper Avenue (Desert Cedars Community)
Lisa Wissinger	43929 W. Juniper Avenue (Desert Cedars Community)
Earnest Peters	Owner of Multiple Parcels Near the Site
Ray Koczor	44401 W. Buckhorn Trail (Desert Cedars Community)
Joan Koc	44401 W. Buckhorn Trail (Desert Cedars Community)

Meeting Summary

At the beginning of the neighborhood meeting, the development team requested that the neighborhood meeting attendees provide a short introduction, including their names and location in relation to the subject site, in order to better address their concerns during the formal presentation. Following the attendee introductions, the development team also provided brief introductions.

The development team provided a formal presentation, which included an overview of DBG Properties and its previous development experience, as well as a description of the future PAD & GPA requests. During the presentation, the development team also provided background information on the surrounding development context, including the future retail development to the west. The development team also shared a copy the initial conceptual site plan and building elevations for the proposed development to describe the considerations that were made when designing the project. Once the development team concluded its presentation, comments and questions from neighborhood meeting attendees were fielded. Please see summary of meeting comments and responses below. To conclude the

neighborhood meeting, the development team provided an overview of next steps regarding the PAD & GPA applications, including future opportunities to participate in the rezoning and GPA processes.

Meeting Comments & Responses:

- Will the Market Rate Apartments be apartments or condominiums?
    - Alan explained that the Market Rate Apartments will be for-rent.
- Concerns regarding the future retail development to the west.
    - Alan clarified that the future retail development is not included in the scope of the proposed PAD & GPA applications. Alan also provided a brief description of the future retail development based on a preliminary understanding of the third party's development plans.
- Concerns regarding resale value of property as a result of the development of the proposed project, impacts on view shed, noise associated with the proposed residential use, and perceived increase in crime and traffic.
- These colors were chosen based on an analysis of desert living. Have you ever lived in the desert?
    - Chris explained that Kephart Architecture has other projects that are located in the desert environment. The colors that were selected were based on an initial analysis and there will be more input on how the design team develops the colors and patterns for the proposed development.
- Why isn't any industrial or retail being considered for this property?
    - Alan explained that City staff is wanting to see retail develop as benefit to the larger community; however, other properties in the City may be more appropriate for such uses.
- What historically happens to the development after DBG Properties sells the property? Expressed concerns regarding Section 8 housing.
    - Eric discussed the quality of development, management, and maintenance intended for the future development. It is the intention of DBG Properties to own and manage the proposed development well into the future.

Issue Resolution

Questions and concerns raised by neighborhood meeting attendees were recorded by representatives of the development team. The questions or concerns raised during the neighborhood meeting were then considered during the final development of the conceptual site plan and building elevations for the formal PAD & GPA application submittals. A second (formal) neighborhood meeting was also held to provide additional information about the project to interested stakeholders and to solicit continual input during the citizen review process.

FORMAL NEIGHBORHOOD MEETING

The following pages include all documents pertaining to the notification letter sent on September 16th, 2022, including:

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification letter attachments sent to adjacent property owners (approved by staff)
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names and tax billing addresses

Formal Neighborhood Meeting - Final Notification Letter

NORRIS DESIGN
Planning | Landscape Architecture | Branding

September 16th, 2022

RE: CASE # GPA22-09 & PAD22-13 – APARTMENTS AT HONEYCUTT.
This site is generally located at the southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design, on behalf of DGB Properties, LLC, for a Planned Area Development (PAD) and General Plan Amendment (GPA) to allow for the development of a multi-family residential community, known as the Apartments at Honeycutt, at the above-mentioned property. The neighborhood meeting date in regard to this request is as follows:

NEIGHBORHOOD MEETING:		
Date: Thursday, October 6th, 2022 @ 6:00 p.m.		
Virtual Zoom Meeting: 1. Go to: www.zoom.us 2. Click on "Join a Meeting" 3. Follow on-screen instructions. **Meeting ID: 985 5189 0300** Audio-Only Option: (669) 900-6833 Passcode: 862559	**OR**	**In Person Meeting Location:** Maricopa Library and Cultural Center Maple Room 18160 North Maya Angelou Drive Maricopa, AZ 85138

PUBLIC HEARING PROCESS	
Planning & Zoning Commission: TBD	**City Council**: TBD

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order 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 this meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Sheerer with the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject Case# GPA22-09 & PAD22-13 also known as the Apartments at Honeycutt. Additionally, you are welcomed to contact the applicant at 602-254-9600 or by e-mail to abeaudoin@norris-design.com.

Please note, this PAD and GPA request will be heard at a future Planning & Zoning Commission meeting and City Council Hearing, in which another notification will be provided to you once the dates have been scheduled.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Alan Beaudoin
Principal

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

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Narrative - Planned Area Development & General Plan Amendment
SEC John Wayne Blvd. & Maricopa - (APN: 510-25-009S)
September 16th, 2022

The City of Maricopa has seen rapid growth and development over the past years. Just in the past five years the city's population has grown by over 24%. Now with the recent completion of John Wayne Boulevard, the subject site at the southeast corner of John Wayne Boulevard and Maricopa-Casa Grande Highway is primed for development that meets residential market demand and affordable houses the local workforce. The subject property (APN: 510-25-009S) is optimally located adjacent to the Maricopa-Casa Grande Highway and Amtrak's Maricopa Station. The project site is +/-20.17 acres and has a current zoning designation of CI-1 and a land use designation of Employment under the City of Maricopa General Plan.

Directly to the west of the site is vacant land that the development team understands to be future commercial, retail, office & hospitality uses, while land to the north is mostly dedicated to the Union Pacific Railroad, Maricopa-Casa Grande Highway, and subsequent non-operative easements. South of the subject site is an existing single-family residential community, known as Desert Cedar, consisting of one- and two-story homes. An existing 100 foot wide landscaped tract and perimeter wall is in place to serve the existing single-family community and provide a buffered screening area from the proposed future development. Southeast of the site are 4 single-family homes and additional tract space for the Santa Rosa Crossing subdivision, which is almost fully developed.

The applicant is seeking to rezone the property from CI-1 (Light Industry & Warehouse) to Planned Area Development (PAD) in tandem with a request for a Minor General Plan Amendment to change the land use designation from Employment (E) to High Density Residential (H). The intent for the site is to provide diverse residential housing options accommodating both age and affordability. The development consists of 200 family affordable units, 200 senior affordable units, and 174 market rate units providing a density of 28.46 dwelling units per acre. The senior affordable housing units are designed to create accessible interior circulation for residents, a central amenity area and a pickup/ drop off drive at the main entrance for residents who no longer drive themselves. The single wrap structure contains 160 one-bedroom and 40 two-bedroom units. Each of the four family affordable buildings will be comprised of 50 units, which include 26 one-bedroom, 16 two-bedroom, and 8 three-bedroom units. Lastly, the three market rate buildings will include 26 one-bedroom, 20 two-bedroom, and 12 three-bedroom units each.

Parking options will include a combination of covered and uncovered stalls as well as detached garages along the southern property line that act as a buffer from adjacent single-family homes. Access to the site will be provided via public-access promenade beginning at John Wayne Boulevard and continuing east at Honeycutt Avenue through the future commercial development to the non-gated entrance. From the primary entrance at the western property line, the main interior circulation street is intended to provide a welcoming pedestrian experience with well-design connection pathways, tree lined streets and thoughtful hardscape materials to encourage walkability within the community and to the adjacent uses. A secondary exit and fire access road is provided at the northwest corner of the subject site.

Each of the three product types will have their own private clubhouse and amenities along with the open space areas that are accessible to all residents. Additionally, with continued communication between the development team and the City of Maricopa, DBG Properties has been made aware that the City of Maricopa intends on financing and constructing the required utility lines between John Wayne Parkway and the proposed multi-family site in order to serve the proposed future multi-family development through the anticipated future commercial site to the west.

Formal Neighborhood Meeting – Final Notification Letter Attachments (continued)

LEGEND

MARKET RATE HOUSING | FAMILY-WORKFORCE HOUSING | SENIOR HOUSING | OPEN SPACE | PROPERTY LINE

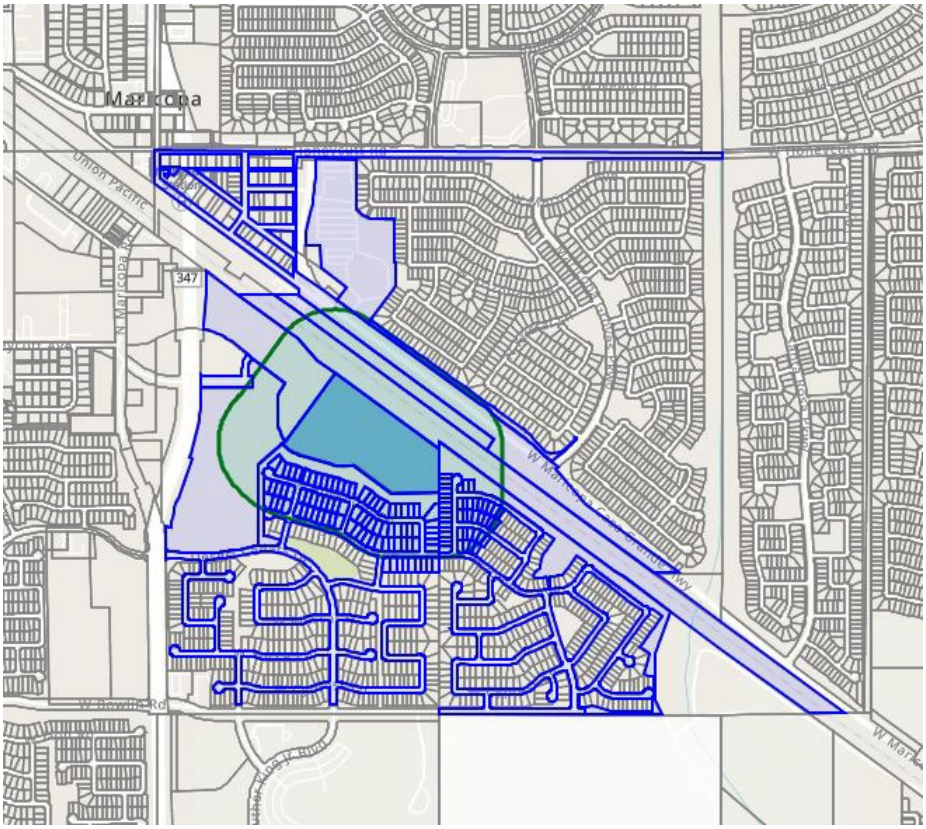
APARTMENTS AT HONEYCUTT | CONCEPTUAL SITE PLAN

09/02/2022

NORTH (NTS)

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Formal Neighborhood Meeting – 600' Notification Radius



Formal Neighborhood Meeting – Notification Recipients

Property Owner Name	Parcel APN	Property Address	Postal Address	City	State	Zip Code
STETSON LOUIS	512352530	44390 W BUCKHORN TRL	44390 W BUCKHORN TRL	MARICOPA	AZ	85138
TOMPKINS WILLIAM & KIMBERLY	512352520	44374 W BUCKHORN TRL	44374 W BUCKHORN TRL	MARICOPA	AZ	85138
MCSPARRON THOMAS	512352510	44358 W BUCKHORN TRL	44358 W BUCKHORN TRL	MARICOPA	AZ	85138
CHEUNG IVAN YUK WAH & HUMEY LEUNG	512352500	44342 W BUCKHORN TRL	44342 W BUCKHORN TRL	MARICOPA	AZ	85138
FERRANTELLI MILTON M FAMILY TRUST	512352490	44326 W BUCKHORN TRL	827 E BLUE RIDGE WAY	CHANDLER	AZ	85249
TAH MS BORROWER LLC	512352480	44300 W BUCKHORN TRL	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
RIOS MARIO ENRIQUE	512352470	44284 W BUCKHORN TRL	44284 W BUCKHORN TRL	MARICOPA	AZ	85138
GUEST DONNA & JAMES	512352460	44268 W BUCKHORN TRL	44268 W BUCKHORN TRL	MARICOPA	AZ	85138
HERBIG KENNETH J & GHADA H	512352450	44252 W BUCKHORN TRL	44252 W BUCKHORN TRL	MARICOPA	AZ	85138
GIBBS JOI ASHLI	512352440	44236 W BUCKHORN TRL	PO BOX 1255	MARICOPA	AZ	85139
YOCUM THEODORE R	512352430	44220 W BUCKHORN TRL	44220 W BUCKHORN TRL	MARICOPA	AZ	85138
ELITE PERFORMANCE LLC	512352420	44204 W BUCKHORN TRL	3400 E CAMINO A LOS VIENTOS	TUCSON	AZ	85718
FAN JIANPING & FAN JIANPING	512352410	44188 W BUCKHORN TRL	67 DUNFIRTH DR	HAYWARD	CA	94542
HASSENFRATZ KIRK	512352400	44172 W BUCKHORN TRL	12 CHARTEROAKS DR	LOUISVILLE	KY	40241
DESERT CEDARS HOMEOWNERS ASSOCIATION	512354190	NOT LISTED -per assessor	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
KOCZOR RAYMOND D & JOAN A	512352540	44401 W BUCKHORN TRL	44401 W BUCKHORN TRL	MARICOPA	AZ	85138
SRP SUB LLC	512352390	44148 W BUCKHORN TRL	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
CRAIG JAMES & ROSEANNE D	512352380	44126 W BUCKHORN TRL	PO BOX 1927	COCHRANE	AB	85138
ROSE GEORGE DONALD JR	512352370	44112 W BUCKHORN TRL	44112 W BUCKHORN TRL	MARICOPA	AZ	85138
HANSEN STEPHEN L	512352360	44094 W BUCKHORN TRL	5918 NW 189TH ST	RIDGEFIELD	WA	98642
LAGUNA ABRIEL C	512352350	44046 W BUCKHORN TRL	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
RANNOW DANIEL & SHELLY	512352340	44010 W BUCKHORN TRL	44010 W BUCKHORN TRL	MARICOPA	AZ	85138
GARCIA MAX III & VINELLA A	512352330	43992 W BUCKHORN TRL	43992 W BUCKHORN TRL	MARICOPA	AZ	85138
CANARR BRANDI	512352320	43976 W BUCKHORN TRL	43976 W BUCKHORN TRL	MARICOPA	AZ	85138
COLE TERRIAL & HARRIS DANNY A JR	512352310	43960 W BUCKHORN TRL	43977 W BUCKHORN TRL	MARICOPA	AZ	85138
MCCALL JOYCE MARIE	512352300	43943 W BUCKHORN TRL	43943 W BUCKHORN TRL	MARICOPA	AZ	85138
BEANS BARBARA GAIL	512352650	44363 W BUCKHORN TRL	44363 W BUCKHORN TRL	MARICOPA	AZ	85138
CHRISTIANSEN DANIEL E & CINDY JO	512352560	44367 W BUCKHORN TRL	12929 ARDROE AVE	ROSEMONT	MN	55068
RUSINSKI MIROSLAW & MALGORZATA	512352570	44351 W BUCKHORN TRL	PO BOX 336	MARICOPA	AZ	85138
BURNS BEVERLY S	512352580	44335 W BUCKHORN TRL	44335 W BUCKHORN TRL	MARICOPA	AZ	85138
CHAVARRIA ERICK & MARRUFO JUANITA	512353010	44392 W JUNIPER AVE	5614 S 32ND DR	PHOENIX	AZ	85041
HANSON DONNA K	512353000	44368 W JUNIPER AVE	44368 W JUNIPER AVE	MARICOPA	AZ	85138
VALES MICHAEL D TR	512352990	44352 W JUNIPER AVE	44352 W JUNIPER AVE	MARICOPA	AZ	85138
OPENDOOR PROPERTY TRUST I	512352980	44336 W JUNIPER AVE	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
WELCH THOMAS JOHN	512352590	44301 W BUCKHORN TRL	44301 W BUCKHORN TRL	MARICOPA	AZ	85138
DILWORTH CINDY M	512352970	44302 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
GARCIA CARLOS TAMAYO & ZAPIEN YESENIA	512352600	44285 W BUCKHORN TRL	44285 W BUCKHORN TRL	MARICOPA	AZ	85138
ADILEE ALI AL	512352960	44286 W JUNIPER AVE	44286 W JUNIPER AVE	MARICOPA	AZ	85138
KAHLERT NORBERT WALTER & DEBORAH J	512352610	44269 W BUCKHORN TRL	44269 W BUCKHORN TRL	MARICOPA	AZ	85138
THOMPSON TAMARA D & SHAWN B	512352950	44270 W JUNIPER AVE	44270 W JUNIPER AVE	MARICOPA	AZ	85138
FERGUSON VINSON W & CANADA-FERGUSON LAURIE	512352620	44253 W BUCKHORN TRL	49431 W MAYER BLVD	MARICOPA	AZ	85139
PEWTERBAUGH SEAN	512352940	44254 W JUNIPER AVE	44254 W JUNIPER AVE	MARICOPA	AZ	85138
HUST ROBERT E & VIRGINIA A	512352630	44237 W BUCKHORN TRL	44237 W BUCKHORN TRL	MARICOPA	AZ	85138
HAYES CONOR A & ROBIN L TRS	512352930	44238 W JUNIPER AVE	44238 W JUNIPER AVE	MARICOPA	AZ	85138
TORRES ROBERT J & JULIE L TRUST	512352640	44221 W BUCKHORN TRL	2801 E WISTERIA DR	CHANDLER	AZ	85138
NIEVES CIPRIANO	512352650	44205 W BUCKHORN TR	44205 W BUCKHORN TR	MARICOPA	AZ	85138
MARSH ROBERT & CYNTHIA	512352660	44181 W BUCKHORN TRL	44181 W BUCKHORN TRL	MARICOPA	AZ	85138
HACKETT WILLIAM & GLENDA	512352900	44182 W JUNIPER AVE	44182 W JUNIPER AVE	MARICOPA	AZ	85138
EQUITY TRUST CO IRA 156811 & EQUITY TRUST CO IRA T059076	512352910	44206 W JUNIPER AVE	300 THREE ISLANDS BLVD APT 817	MARICOPA	AZ	85138
STEWART AARON	512352920	44222 W JUNIPER AVE	44222 W JUNIPER AVE	MARICOPA	AZ	85138
BAILEY JOE C & DEBRA A	512352670	44137 W BUCKHORN TRL	44137 W BUCKHORN TRL	MARICOPA	AZ	85138
OPENDOOR PROPERTY J LLC	512352890	44176 W JUNIPER AVE	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
SMITH DUSTIN C	512352680	44154 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
TIMMERMAN DONALD & DAWN JOINT LIV TRUST	512352690	44097 W BUCKHORN TRL	44097 W BUCKHORN TRL	MARICOPA	AZ	85138
HARRIS LORI & WALKER ANGELA	512352870	44140 W JUNIPER AVE	44140 W JUNIPER AVE	MARICOPA	AZ	85138
JANISCH VERONICA L TR	512352700	44079 W BUCKHORN TRL	44079 W BUCKHORN TRL	MARICOPA	AZ	85138
CATES DANIEL	512352860	44126 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
DECK CHRIS J & HEATHER M, DECK SUSAN A	512352710	44057 W BUCKHORN TRL	44057 W BUCKHORN TRL	MARICOPA	AZ	85138
PULLAMMA PRAVEEN K & LORENA Y	512352850	44104 W JUNIPER AVE	44104 W JUNIPER AVE	MARICOPA	AZ	85138
COTA FRANCISCO & MARIA TERESA	512352720	44035 W BUCKHORN TRL	44035 W BUCKHORN TRL	MARICOPA	AZ	85138
WALKER TERRANCE & JOHNISHA	512352840	44050 W JUNIPER AVE	14328 DUMONT AVE	NORWALK	CA	90638
PRICE KARL CLAY & ADRIANA	512352830	44028 W JUNIPER AVE	44028 W JUNIPER AVE	MARICOPA	AZ	85138
WILLIAMS ROBERT ALLEN & ADRIENNE ANN	512352730	44013 W BUCKHORN TRL	44013 W BUCKHORN TRL	MARICOPA	AZ	85138
LOPEZ CARLOS A	512352820	44012 W JUNIPER AVE	44012 W JUNIPER AVE	MARICOPA	AZ	85138
RAY ALLEN A	512352740	43995 W BUCKHORN TRL	43995 W BUCKHORN TRL	MARICOPA	AZ	85138
SALAH OSAMA & DANKA & MAY LAZ	512352750	43979 W BUCKHORN TRL	43979 W BUCKHORN TRL	MARICOPA	AZ	85138
PLATT VINCENT GEORGE & BARBARA	512352760	43963 W BUCKHORN TRL	43963 W BUCKHORN TRL	MARICOPA	AZ	85138
RODRIGUEZ HARVEY	512352770	43947 W BUCKHORN TRL	43947 W BUCKHORN TRL	MARICOPA	AZ	85138
MORAN DONALD A	512352780	43948 W JUNIPER AVE	43948 W JUNIPER AVE	MARICOPA	AZ	85138
KELLY VERLENE A	512352790	43964 W JUNIPER AVE	43964 W JUNIPER AVE	MARICOPA	AZ	85138
PEREZ ROBERT DANIEL	512352800	43980 W JUNIPER AVE	43980 W JUNIPER AVE	MARICOPA	AZ	85138
REINA CASSANDRA LYNN	512352810	43996 W JUNIPER AVE	43996 W JUNIPER AVE	MARICOPA	AZ	85138
PERRY CATHERINE & WILLIAM JR	512352290	18587 N LARKSPUR DR	18587 N LARKSPUR DR	MARICOPA	AZ	85138
CRUNK LINCOLN M & ANNE M	512352280	18563 N LARKSPUR DR	18563 N LARKSPUR DR	MARICOPA	AZ	85138
SECTER NORMAN & RACHELA	512352270	18541 N LARKSPUR DR	140 MONTROSE ST	WINNIPEG	MB	
CAPAR PETER & ELAINE	512352260	18525 N LARKSPUR DR	108 FARLINGER BAY	WINNIPEG	MB	
MCATEE NOAH	512352250	18509 N LARKSPUR DR	18509 N LARKSPUR DR	MARICOPA	AZ	85138
GREENE REBECCA NICOLE	512352240	18493 N LARKSPUR DR	18493 N LARKSPUR DR	MARICOPA	AZ	85138
SANTA ROSA CROSSING COMMUNITY ASSOCIATION INC	512357710	NOT LISTED -per assessor	16767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260
RAY SCOTT ANTHONY	512355510	18708 N DESERT WILLOW DR	18708 N DESERT WILLOW DR	MARICOPA	AZ	85138
PONCHO AIME A & ERIC MATTHEW	512355520	18696 N DESERT WILLOW DR	18696 N DESERT WILLOW DR	MARICOPA	AZ	85138
KURUP REVATHY & SASI ANEESHKUMAR CHELLISSERY	512355530	18684 N DESERT WILLOW DR	18684 N DESERT WILLOW DR	MARICOPA	AZ	85138
HOUZE ASHLEY & DANIEL JR	512355540	18672 N DESERT WILLOW DR	18672 N DESERT WILLOW DR	MARICOPA	AZ	85138
ARMENTA JESUS G & ROCHA ELODIA ARMENTA	512355550	18658 N DESERT WILLOW DR	18658 N DESERT WILLOW DR	MARICOPA	AZ	85138
ADDIS CHRISTINE	512355560	18644 N DESERT WILLOW DR	18644 N DESERT WILLOW DR	MARICOPA	AZ	85138
JOHNSTON MAC DONALD SCARPINO & REBECCA LYNNE	512355570	18630 N DESERT WILLOW DR	2223 EVERGREEN POINT RD	MEDINA	CA	98039
VALENZUELA MANUEL E ACOSTA	512355580	18616 N DESERT WILLOW DR	18616 N DESERT WILLOW DR	MARICOPA	AZ	85138
ASHBROOK ANDREA	512355590	18602 N DESERT WILLOW DR	18602 N DESERT WILLOW DR	MARICOPA	AZ	85138
VASQUEZ HENRY ANTONY	512355600	18590 N DESERT WILLOW DR	18590 N DESERT WILLOW DR	MARICOPA	AZ	85138

Formal Neighborhood Meeting – Notification Recipients (continued)

FORTNER JOSHUA P & MARISSA SOPHIA	512356610	18578 N DESERT WILLOW DR	18578 N DESERT WILLOW DR	MARICOPA	AZ	85138
IH6 PROPERTY PHOENIX LP	512356620	18566 N DESERT WILLOW DR	1717 MAIN ST STE 2000	DALLAS	TX	75201
IH6 PROPERTY PHOENIX LP	512356630	18552 N DESERT WILLOW DR	1718 MAIN ST STE 2000	DALLAS	TX	75201
LEIS RACHEL M	512356640	18538 N DESERT WILLOW DR	18538 N DESERT WILLOW DR	MARICOPA	AZ	85138
MONTOYA-GARCIA JASSIEL	512356650	18524 N DESERT WILLOW DR	18524 N DESERT WILLOW DR	MARICOPA	AZ	85138
KEEN ERIK EDWARD VERNON	512356660	18510 N DESERT WILLOW DR	18510 N DESERT WILLOW DR	MARICOPA	AZ	85138
HARTIG CLIFF ELLIOT & GAIL LAKIN	512356500	43818 W ACACIA AVE	43818 W ACACIA AVE	MARICOPA	AZ	85138
GAUFF ANISSIA	512356490	43798 W ACACIA AVE	43798 W ACACIA AVE	MARICOPA	AZ	85138
PEREZ SERENA A & SANDOVAL ALBERTO JR	512356180	43833 W ACACIA AVE	43833 W ACACIA AVE	MARICOPA	AZ	85138
LANG AUDREY M	512356170	43834 W BUCKHORN TRL	43834 W BUCKHORN TRL	MARICOPA	AZ	85138
HENDRICKS JIMMY HARLEY & SABRINA	512356190	43819 W ACACIA AVE	43819 W ACACIA AVE	MARICOPA	AZ	85138
GAINES TINA	512356160	43818 W BUCKHORN TRL	43818 W BUCKHORN TRL	MARICOPA	AZ	85138
CANTEY WILLIAM	512356200	43803 W ACACIA AVE	43803 W ACACIA AVE	MARICOPA	AZ	85138
HUNSINGER VALARIE NICHOLE	512356150	43804 W BUCKHORN TRL	43804 W BUCKHORN TRL	MARICOPA	AZ	85138
LEAL ALYCIA L & PATRICIA L	512356210	43787 W ACACIA AVE	43787 W ACACIA AVE	MARICOPA	AZ	85138
ALTONAGA JUSTINE CARL B	512356140	43792 W BUCKHORN TRL	43792 W BUCKHORN TRL	MARICOPA	AZ	85138
BENNETT GREGORY D SR & STEPHANIE C	512356220	43771 W ACACIA AVE	43771 W ACACIA AVE	MARICOPA	AZ	85138
JOHNSON SHERREE E TR	512356130	43782 W BUCKHORN TRL	43782 W BUCKHORN TRL	MARICOPA	AZ	85138
BARKUS CHAD MICHAEL & ANASTASIA SELENA	512356230	43755 W ACACIA AVE	43755 W ACACIA AVE	MARICOPA	AZ	85138
LI JONATHAN M & KIM THI THIET	512356120	43772 W BUCKHORN TRL	43772 W BUCKHORN TRL	MARICOPA	AZ	85138
ARREOLA MANUEL SALVADOR AMAYA & VELASQUEZ BLANCA NOEMY	512356240	43739 W ACACIA AVE	43739 W ACACIA AVE	MARICOPA	AZ	85138
ESPINOZA ARTURO JR	512356110	43760 W BUCKHORN TRL	43760 W BUCKHORN TRL	MARICOPA	AZ	85138
FLORES DANIEL	512356250	43721 W ACACIA AVE	43721 W ACACIA AVE	MARICOPA	AZ	85138
SOM SONYUTH & SOM JOY	512356100	43746 W BUCKHORN TRL	43746 W BUCKHORN TRL	MARICOPA	AZ	85138
SALAZAR GERMAN II & MINDEE E	512356260	43711 W ACACIA AVE	43711 W ACACIA AVE	MARICOPA	AZ	85138
ECHEVARRIA DANIEL ROSARIO & MELENDEZ JACQUELINE RAMOS	512356090	43833 W BUCKHORN TRL	43833 W BUCKHORN TRL	MARICOPA	AZ	85138
GRANADO RICHARD R & ANGELICA	512356080	43832 W JUNIPER AVE	43832 W JUNIPER AVE	MARICOPA	AZ	85138
SUMMERS KAYTLYN ELYZABETH & JACE NEAL	512356900	43817 W BUCKHORN TRL	43817 W BUCKHORN TRL	MARICOPA	AZ	85138
PULTE HOME COMPANY LLC	512356870	43818 W JUNIPER AVE	16767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260
ECKLUND PATRICK JAMES	512356910	43799 W BUCKHORN TRL	43799 W BUCKHORN TRL	MARICOPA	AZ	85138
PULTE HOME COMPANY LLC	512356860	43806 W JUNIPER AVE	16767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260
PULTE HOME COMPANY LLC	512356920	43779 W BUCKHORN TRL	16767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260
OLIVER STACI NICOLE	512356850	43798 W JUNIPER AVE	43798 W JUNIPER AVE	MARICOPA	AZ	85138
HARO JUDAS A GRAFF	512356930	43759 W BUCKHORN TRL	43759 W BUCKHORN TRL	MARICOPA	AZ	85138
LOPEZ CAESAR	512382720	19192 N BRADEN RD	19192 N BRADEN RD	MARICOPA	AZ	85138
BREWER JAIS	512382730	44011 W COMPATH RD	44011 W COMPATH RD	MARICOPA	AZ	85138
TARANTINE DANTE	512382740	44001 W COMPATH RD	MAIL RETURN	MARICOPA	AZ	85138
DAVIS RHONDA L	512382750	43991 W COMPATH RD	MAIL RETURN	MARICOPA	AZ	85138
TAYVIHANE SOUNLAY	512382760	43981 W COMPATH RD	43981 W COMPATH RD	MARICOPA	AZ	85138
CITY OF MARICOPA	51025009R	NOT LISTED -per assessor	39700 W CIVIC CENTER PLZ	MARICOPA	AZ	85138
DESERT CEDARS EQUITIES LLC	510250090	NOT LISTED -per assessor	5346 E CALLE DEL NORTE	PHOENIX	AZ	85018
ARIZONA DEPARTMENT OF TRANSPORTATION	800220060	NOT LISTED -per assessor	205 S 17TH AVE MD 612E	PHOENIX	AZ	85007
MARICOPA UNIFIED SCHOOL DISTRICT	51236877J	44150 W MARICOPA-CASA GRANDE HWY	45012 W HONEYCUTT AVE	MARICOPA	AZ	85138
SPRR (Non-Operative)	410090120	NOT LISTED -per assessor	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
UNION PACIFIC RAILROAD & CRAIG MILLER, ASST DIRECTOR PROPERTY TAX	410090090	NOT LISTED -per assessor	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
SHAUN RIDGE LLC	510250095	NOT LISTED -per assessor	PO BOX 853	MOUNT PLEASANT	MI	48804

Formal Neighborhood Meeting Newspaper Notices

The following pages include the final approved newspaper notice language for both publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of both postings (affidavit of publication).

Formal Neighborhood Meeting – Newspaper Advertisement Language

NORRIS DESIGN
Planning | Landscape Architecture | Branding

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING
GENERAL PLAN AMENDMENT CASE # GPA22-09 & REZONING CASE # PAD22-13

Neighborhood Meeting
Thursday, October 6th, 2022 @ 6:00 PM

Virtual Meeting Option via Zoom:
1. Go to: www.zoom.us
2. Click on "Join a Meeting"
3. Follow on-screen instructions.

Meeting ID: 985 5189 0300
Audio-Only Option: (669) 900-6833
Passcode: 862559

OR

In Person Meeting Option:
Maricopa Library and Cultural Center
Maple Room
18160 North Maya Angelou Drive
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a NEIGHBORHOOD MEETING will be held at the above stated date, time, and location. A future notification will be provided when public hearings are scheduled.

DGB Properties, LLC, represented by Alan Beaudoin of Norris Design, is proposing General Plan Amendment (GPA) and Planned Area Development (PAD) to allow for the development of a multi-family residential development at the property generally located at the southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a Minor GPA and PAD 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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

September 6th, 2022
Published in Maricopa Monitor & Casa Grande Dispatch
Date of Publication: September 16th, 2022

Formal Neighborhood Meeting – Affidavit of Publication

Maricopa Legal

NEWSPAPER NOTICE
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September 6th, 2022
No. of publications: 1; date of publication: Sep. 16, 2022.

STATE OF ARIZONA } ss.
COUNTY OF PINAL

NEWSPAPER NOTICE
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September 6th, 2022
No. of publications: 1; date of publication: Sep. 15, 2022.

Affidavit of Publication

Kara K. Cooper, 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 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 ONE issue. The publications thereof having been on the following date:

09/15/2022

CASA GRANDE DISPATCH

By _____
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 22nd day of September A.D., 2022

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

Jennifer Palaez
Notary Public
Pinal County, Arizona
My Comm. Expires 05-10-26
Commission No. 627960

Formal Neighborhood Meeting Sign Posting

The following pages include all documents pertaining to the required site posting, including:

- Finalized draft of sign language
- Photo and affidavit of the sign posting

Formal Neighborhood Meeting – Finalized Draft of Sign Language

PUBLIC NOTICE SIGN LANGUAGE

CASE# GPA22-09 & PAD22-13

ZONING

City of Maricopa – Planning Division

PROPOSAL:

CASE# GPA22-09 – GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATION FROM EMPLOYMENT (+/- 20 GROSS ACRES) TO HIGH DENSITY RESIDENTIAL (+/- 20 GROSS ACRES), LOCATED AT THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY AND MARICOPA CASA-GRANDE HIGHWAY (APN: 510-25-009S).

CASE# PAD22-13 – REZONING TO CHANGE THE ZONING DESIGNATION FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), LOCATED AT THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY AND MARICOPA CASA-GRANDE HIGHWAY (APN: 510-25-009S).

NEIGHBORHOOD MEETING
OCTOBER 6TH, 2022 @ 6:00 PM
MARICOPA LIBRARY AND CULTURAL CENTER
MAPLE ROOM
18160 NORTH MAYA ANGELOU DRIVE
MARICOPA, AZ 85138

PLANNING AND ZONING
DATE: TBD
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT
CASE PLANNER: DEREK SCHEERER
DEVELOPMENT PROJECT MANAGER,
520-316-6980
DEREK.SCHEERER@MARICOPA-AZ.GOV

CITY COUNCIL MEETING
DATE: TBD
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

Formal Neighborhood Meeting – Affidavit of Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC John Wayne Parkway & Honeycutt ave, in the City of Maricopa, on 09/08/22.

See attached photo exhibit.

For applicant:

Norris Design

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 09/08/22 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

My Commission expires: 10-25-24

FORMAL NEIGHBORHOOD MEETING SUMMARY

Date: October 6th, 2022
Time: 6:00 p.m.
Format: Hybrid Meeting (Virtual & In Person)

Meeting Location

In Person Attendance Option		Virtual Attendance Option
Maricopa Library & Cultural Center - Maple Room 18160 N. Maya Angelou Drive Maricopa, AZ 85138	OR	via Zoom Meeting

Meeting Attendance

The applicants were represented by the following individuals with Norris Design: Rachael Smith, Taylor Moran and Bryce Fredrickson. Additionally, developer and applicant, Eric Grodahl from DBG Properties was present in person while Wahid Enayat was present virtually. Kephart Architecture was represented virtually by Chris Grady and David Beckner. Evan Burn was present virtually to represent Ware Malcomb Engineering, bringing the total development team participants to eight representatives.

From the notified community members, two participants attended the meeting while another two participants attended the meeting in person. A total of 12 participants, including the development team members, were present for the hybrid neighborhood meeting on October 6th. Please see below for a full list of participants present at the neighborhood meeting:

ATTENDEES	RELATION TO SITE	IN PERSON OR VIRTUAL
Rachael Smith	Norris Design – Development Team	In Person
Taylor Moran	Norris Design – Development Team	In Person
Bryce Fredrickson	Norris Design – Development Team	In Person
Eric Grodahl	DBG Properties – Development Team	In Person
Wahid Enayat	DBG Properties – Development Team	Virtual
David Beckner	Kephart – Development Team	Virtual
Chris Grady	Kephart – Development Team	Virtual
Evan Burn	Ware Malcomb – Development Team	Virtual
Bill Hackett	44182 W. Juniper Avenue (Desert Cedars Community)	Virtual
Gale Hackett	44182 W. Juniper Avenue (Desert Cedars Community)	Virtual
Sheree Johnson	43782 W. Buckhorn Trail (Santa Rosa Community)	In Person
Join Ash	44236 W. Buckhorn Trail (Desert Cedars Community)	In Person

Meeting Summary

The development team began the presentation around 6:05 pm to allow for more attendees to filter into the hybrid meeting. Rachael Smith gave a presentation of the rezoning and general plan amendment request to both the in-person attendees and virtual attendees. The presentation included a description of the request as well as the conceptual site plan and building elevations. After speaking to the entitlement proposal, the meeting then separated into two breakout groups. Rachael Smith and Eric Grodahl lead the in-person attendee break out group while the other break out group was led by Taylor Moran and virtual team representatives to speak with the zoom meeting participants. A series of boards & exhibits were presented during the breakout groups to stimulate conversation or questions for the development team to answer. The breakout group exhibits included a context map, conceptual site plan and conceptual

building elevations. The breakout groups discussed for approximately 15 minutes and then both groups came back together to discuss the conversations or questions that needed more clarification. Overall, the hybrid neighborhood meeting ran smoothly and received positive feedback from the attendees. The meeting concluded around 6:50 pm. See below for a summary of Meeting Comments

Meeting Comments & Responses:

- The presentation was in line with the neighborhood meeting held in June. No questions or comments (Hackett)
- Concerns about security and type of people that will reside in family affordable housing
    - Eric explained the workforce will include blue collar residents with salaries ranging from $30k-$50k
    - Eric explained that there will be security on site during the day and evening that will be walking around and that cameras will be on site
    - The in-person attendees were very satisfied with his response and felt a lot better (both attendees had law enforcement background)
- What will be the approximate unit monthly rent prices & average square footage per unit?
    - Eric explained the units will be an average of 850 SF with rent ranging from $1000 to $1400 per month
- Where did the architectural inspiration come from?
    - Doug gave a conceptual explanation of color & design
    - Attendees were satisfied with the response and understood that the design was still being refined
- Concern for proximity of residential so close to railroad tracks
    - RS informed that there will be a perimeter wall to buffer sound and that the development will further buffer the existing SFR communities from the train sights & sound
- Concern for safety of Senior Residents mixed in with workforce housing rent
    - Eric explained the demographic of both housing products and security measures planned to be on site
- Concern for graffiti and informed the development team of ongoing graffiti & trespassing on the property and within the existing SFR communities
    - Eric sympathized with attendees and informed them that it has been an issue within other previous projects. Security on site should help prevent future graffiti on site and to adjacent development.
- Will there be elevators
    - Development teams informed there will be elevators in all buildings
- "Great Concept" – Joi Ashli
- Satisfied with how the development will tackle safety concerns and will provide on-site security
- "Shared safety concerns with Joi and felt that all questions were answered" – Sherree Johnson
- "Enjoyed the presentation. I had all of my questions answered. Felt very comfortable with the information received. Feel the development will be a positive addition to the community" – Sherree Johnson via Comment Card (retired FBI Agent)

Issue Resolution

Primary concerns regarding safety were resolved by further clarification that there will be security on site which will include surveillance cameras, night patrol walking around the property, perimeter wall along north edge to prevent transients crossing the tracks and into the property, clarification on the demographic that is anticipated to become residents within the future development. The enhanced security measures provided by DBG eased the concern of adjacent residents for issues related to safety, vandalism and general crime. Attendees understood that the site plan and building elevations were conceptual, but were satisfied with the explanation of the concepts, inspiration and the direction the plan was going.

PUBLIC HEARING NOTIFICATION

The following pages include all documents pertaining to the notification letter sent on November 18th, 2022, including:

- Final notification letter sent to adjacent property owners (approved by staff)
- Final notification letter attachments sent to adjacent property owners (approved by staff)
- Revised notification letter sent to adjacent property owners with corrected City Council hearing date
- 600-foot radius map of properties contacted
- List of property owners contacted, including parcel numbers, owner names and tax billing addresses

Public Hearing Notification - Final Notification Letter

NORRIS DESIGN
Planning | Landscape Architecture | Branding

November 18th, 2022

RE: CASE # GPA22-09 & PAD22-13 – OVERLAND / WATERMAN / BUTTERFIELD
This site is generally located at the southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design, on behalf of DGB Properties, LLC, for a Planned Area Development (PAD) and General Plan Amendment (GPA) to allow for the development of a multi-family residential community, known as Overland / Waterman / Butterfield (formerly known as the Apartments at Honeycutt), at the above-mentioned property. The meeting dates in regards to this request are as follows:

PUBLIC HEARING PROCESS	
Planning & Zoning Commission:	**City Council:**
December 12th, 2022 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	January 17th, 2022 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order 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 comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Sheerer with the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject Case# GPA22-09 & PAD22-13 also known as Overland / Waterman / Butterfield. Additionally, you are welcomed to contact the applicant at 602-254-9600 or by e-mail to abeaudoin@norris-design.com.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Alan Beaudoin
Principal

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

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Narrative - Planned Area Development & General Plan Amendment
SEC John Wayne Blvd. & Maricopa - (APN: 510-25-009S)
November 18th, 2022

The City of Maricopa has seen rapid growth and development over the past years. Just in the past five years the city's population has grown by over 24%. Now with the recent completion of John Wayne Boulevard, the subject site at the southeast corner of John Wayne Boulevard and Maricopa-Casa Grande Highway is primed for development that meets residential market demand and affordable houses the local workforce. The subject property (APN: 510-25-009S) is optimally located adjacent to the Maricopa-Casa Grande Highway and Amtrak's Maricopa Station. The project site is +/-20.17 acres and has a current zoning designation of CI-1 and a land use designation of Employment under the City of Maricopa General Plan.

Directly to the west of the site is vacant land that the development team understands to be future commercial, retail, office & hospitality uses, while land to the north is mostly dedicated to the Union Pacific Railroad, Maricopa-Casa Grande Highway, and subsequent non-operative easements. South of the subject site is an existing single-family residential community, known as Desert Cedar, consisting of one- and two-story homes. An existing 100 foot wide landscaped tract and perimeter wall is in place to serve the existing single-family community and provide a buffered screening area from the proposed future development. Southeast of the site are 4 single-family homes and additional tract space for the Santa Rosa Crossing subdivision, which is almost fully developed.

The applicant is seeking to rezone the property from CI-1 (Light Industry & Warehouse) to Planned Area Development (PAD) in tandem with a request for a Minor General Plan Amendment to change the land use designation from Employment (E) to High Density Residential (H). The intent for the site is to provide diverse residential housing options accommodating both age and affordability. The development consists of 200 family affordable units, 200 senior affordable units, and 174 market rate units providing a density of 28.46 dwelling units per acre. The senior affordable housing units are designed to create accessible interior circulation for residents, a central amenity area and a pickup/ drop off drive at the main entrance for residents who no longer drive themselves. The single wrap structure contains 160 one-bedroom and 40 two-bedroom units. Each of the four family affordable buildings will be comprised of 50 units, which include 26 one-bedroom, 16 two-bedroom, and 8 three-bedroom units. Lastly, the three market rate buildings will include 26 one-bedroom, 20 two-bedroom, and 12 three-bedroom units each.

Parking options will include a combination of covered and uncovered stalls as well as detached garages along the southern property line that act as a buffer from adjacent single-family homes. Access to the site will be provided via public-access promenade beginning at John Wayne Boulevard and continuing east at Honeycutt Avenue through the future commercial development to the non-gated entrance. From the primary entrance at the western property line, the main interior circulation street is intended to provide a welcoming pedestrian experience with well-design connection pathways, tree lined streets and thoughtful hardscape materials to encourage walkability within the community and to the adjacent uses. A secondary exit and fire access road is provided at the northwest corner of the subject site.

Each of the three product types will have their own private clubhouse and amenities along with the open space areas that are accessible to all residents. Additionally, with continued communication between the development team and the City of Maricopa, DBG Properties has been made aware that the City of Maricopa intends on financing and constructing the required utility lines between John Wayne Parkway and the proposed multi-family site in order to serve the proposed future multi-family development through the anticipated future commercial site to the west.

Public Hearing Notification – Final Notification Letter Attachments (continued)

CONCEPTUAL DEVELOPMENT PLAN

LEGEND

BUTTERFIELD COMMONS (MARKET RATE HOUSING)

OVERLAND APARTMENTS (FAMILY-WORKFORCE HOUSING)

WATERMAN SENIOR APARTMENTS (AGE TARGETED HOUSING)

OPEN SPACE

PROPERTY LINE

NORTH
NTS

Public Hearing Notification – Notification Letter (Revised)

Below is a copy of the revised notification letter that was sent to adjacent property owners on November 18th, 2022 with the corrected City Council hearing date.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

November 18th, 2022

RE: CASE # GPA22-09 & PAD22-13 – OVERLAND / WATERMAN / BUTTERFIELD
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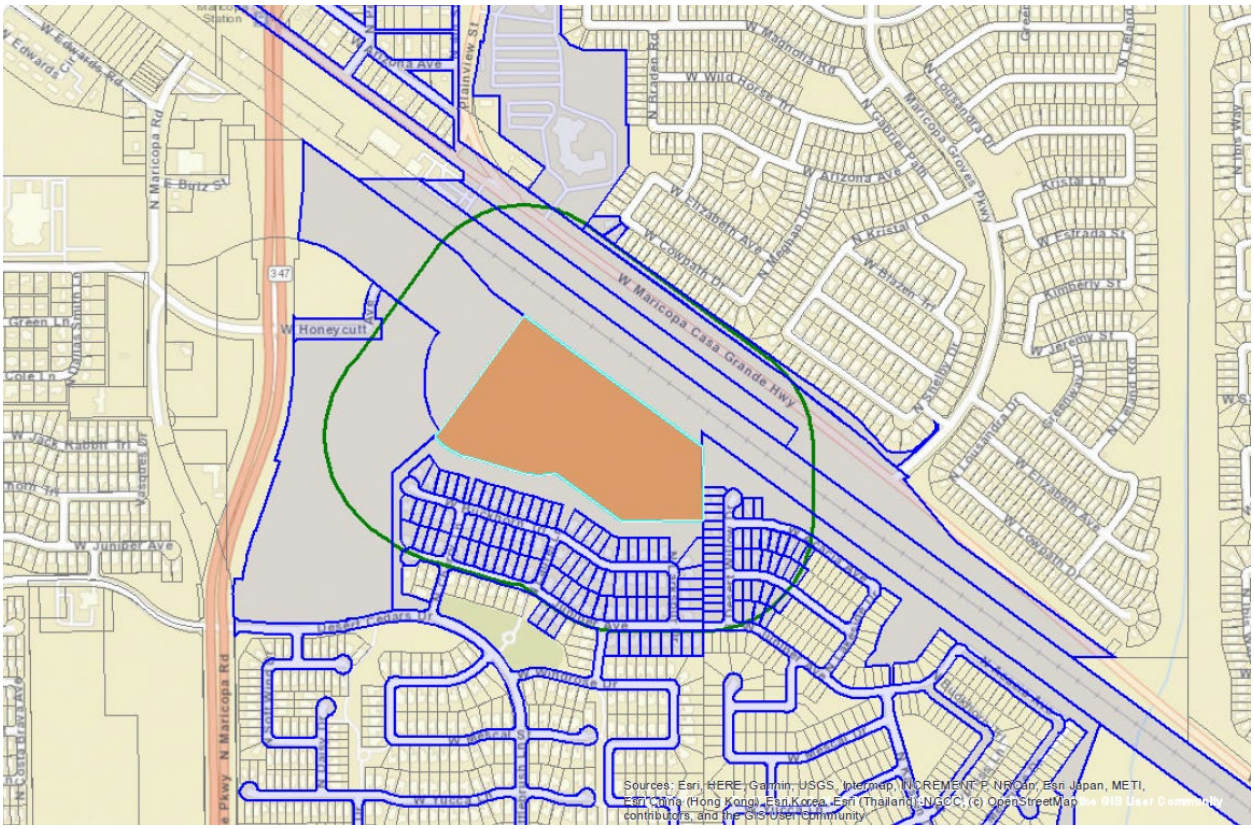
Please see additional pages for project narrative and other exhibits.

Sincerely,

Alan Beaudoin
Principal

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

Public Hearing Notification – 600' Notification Radius



Public Hearing Notification – Notification Recipients

Property Owner Name	Parcel APN	Property Address	Postal Address	City	State	Zip Code
STETSON LOUIS	512352530	44390 W BUCKHORN TRL	44390 W BUCKHORN TRL	MARICOPA	AZ	85138
TOMPKINS WILLIAM & KIMBERLY	512352520	44374 W BUCKHORN TRL	44374 W BUCKHORN TRL	MARICOPA	AZ	85138
MCSPARRON THOMAS	512352510	44358 W BUCKHORN TRL	44358 W BUCKHORN TRL	MARICOPA	AZ	85138
CHEUNG IVAN YUK WAH & HUMEY LEUNG	512352500	44342 W BUCKHORN TRL	44342 W BUCKHORN TRL	MARICOPA	AZ	85138
FERRANTELLI MILTON M FAMILY TRUST	512352490	44326 W BUCKHORN TRL	827 E BLUE RIDGE WAY	CHANDLER	AZ	85249
TAH MS BORROWER LLC	512352480	44300 W BUCKHORN TRL	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
RIOS MARIO ENRIQUE	512352470	44284 W BUCKHORN TRL	44284 W BUCKHORN TRL	MARICOPA	AZ	85138
GUEST DONNA & JAMES	512352460	44268 W BUCKHORN TRL	44268 W BUCKHORN TRL	MARICOPA	AZ	85138
HERBIG KENNETH J & GHADA H	512352450	44252 W BUCKHORN TRL	44252 W BUCKHORN TRL	MARICOPA	AZ	85138
GIBBS JOI ASHLI	512352440	44236 W BUCKHORN TRL	PO BOX 1255	MARICOPA	AZ	85139
YOCUM THEODORE R	512352430	44220 W BUCKHORN TRL	44220 W BUCKHORN TRL	MARICOPA	AZ	85138
ELITE PERFORMANCE LLC	512352420	44204 W BUCKHORN TRL	3400 E CAMINO A LOS VIENTOS	TUCSON	AZ	85718
FAN JIANPING & FAN JIANPING	512352410	44188 W BUCKHORN TRL	67 DUNFIRTH DR	HAYWARD	CA	94542
HASSENFRATZ KIRK	512352400	44172 W BUCKHORN TRL	12 CHARTEROAKS DR	LOUISVILLE	KY	40241
DESERT CEDARS HOMEOWNERS ASSOCIATION	512354190	NOT LISTED -per assessor	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
KOCZOR RAYMOND D & JOAN A	512352540	44401 W BUCKHORN TRL	44401 W BUCKHORN TRL	MARICOPA	AZ	85138
SRP SUB LLC	512352390	44146 W BUCKHORN TRL	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
CRAIG JAMES & ROSEANNE D	512352380	44126 W BUCKHORN TRL	PO BOX 1927	COCHRANE	AB	85138
ROSE GEORGE DONALD JR	512352370	44112 W BUCKHORN TRL	44112 W BUCKHORN TRL	MARICOPA	AZ	85138
HANSEN STEPHEN L	512352360	44094 W BUCKHORN TRL	5916 NW 159TH ST	RIDGEFIELD	WA	98642
LAGUNA ABRIEL C	512352350	44048 W BUCKHORN TRL	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
RANNOW DANIEL & SHELLY	512352340	44010 W BUCKHORN TRL	44010 W BUCKHORN TRL	MARICOPA	AZ	85138
GARCIA MAX III & VINELLA A	512352330	43992 W BUCKHORN TRL	43992 W BUCKHORN TRL	MARICOPA	AZ	85138
CANARR BRANDI	512352320	43976 W BUCKHORN TRL	43976 W BUCKHORN TRL	MARICOPA	AZ	85138
COLE TERRIAL & HARRIS DANNY A JR	512352310	43960 W BUCKHORN TRL	43960 W BUCKHORN TRL	MARICOPA	AZ	85138
MCCALL JOYCE MARIE	512352300	43943 W BUCKHORN TRL	43943 W BUCKHORN TRL	MARICOPA	AZ	85138
BEANS BARBARA GAIL	512352550	44383 W BUCKHORN TRL	44383 W BUCKHORN TRL	MARICOPA	AZ	85138
CHRISTIANSEN DANIEL E & CINDY JO	512352560	44367 W BUCKHORN TRL	12929 ARDROE AVE	ROSEMONT	MN	55068
RUSINSKI MIROSLAW & MALGORZATA	512352570	44351 W BUCKHORN TRL	PO BOX 338	MARICOPA	AZ	85138
BURNS BEVERLY S	512352580	44335 W BUCKHORN TRL	44335 W BUCKHORN TRL	MARICOPA	AZ	85138
CHAVARRIA ERICK & MARRUFO JUANITA	512353010	44392 W JUNIPER AVE	MAIL RETURN - per county assessor	PHOENIX	AZ	85041
HANSON DONNA K	512353000	44368 W JUNIPER AVE	44368 W JUNIPER AVE	MARICOPA	AZ	85138
VALES MICHAEL D TR	512352990	44352 W JUNIPER AVE	44352 W JUNIPER AVE	MARICOPA	AZ	85138
ROBLES CHRISTOPHER EDWARD REDMAN	512352980	44336 W JUNIPER AVE	44336 W JUNIPER AVE	MARICOPA	AZ	85138
WELCH THOMAS JOHN	512352590	44301 W BUCKHORN TRL	44301 W BUCKHORN TRL	MARICOPA	AZ	85138
DILWORTH CINDY M	512352970	44302 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
GARCIA CARLOS TAMAYO & ZAPIEN YESENIA	512352600	44285 W BUCKHORN TRL	44285 W BUCKHORN TRL	MARICOPA	AZ	85138
ADILEE ALI AL	512352960	44286 W JUNIPER AVE	44286 W JUNIPER AVE	MARICOPA	AZ	85138
KAHLERT NORBERT WALTER & DEBORAH J	512352610	44269 W BUCKHORN TRL	44269 W BUCKHORN TRL	MARICOPA	AZ	85138
THOMPSON TAMARA D & SHAWN B	512352950	44270 W JUNIPER AVE	44270 W JUNIPER AVE	MARICOPA	AZ	85138
FERGUSON VINSON W & CANADA-FERGUSON LAURIE	512352620	44253 W BUCKHORN TRL	49431 W MAYER BLVD	MARICOPA	AZ	85139
PEWTERBAUGH SEAN	512352940	44254 W JUNIPER AVE	44254 W JUNIPER AVE	MARICOPA	AZ	85138
HUST ROBERT E & VIRGINIA A	512352630	44237 W BUCKHORN TRL	44237 W BUCKHORN TRL	MARICOPA	AZ	85138
HAYES CONOR A & ROBIN L TRS	512352930	44238 W JUNIPER AVE	44238 W JUNIPER AVE	MARICOPA	AZ	85138
TORRES ROBERT J & JULIE L TRUST	512352640	44221 W BUCKHORN TRL	2801 E WISTERIA DR	CHANDLER	AZ	85138
NIEVES CIPRIANO	512352650	44205 W BUCKHORN TR	44205 W BUCKHORN TR	MARICOPA	AZ	85138
MARSH ROBERT & CYNTHIA	512352660	44181 W BUCKHORN TRL	44181 W BUCKHORN TRL	MARICOPA	AZ	85138
HACKETT WILLIAM & GLENDA	512352900	44182 W JUNIPER AVE	44182 W JUNIPER AVE	MARICOPA	AZ	85138
EQUITY TRUST CO IRA 156811 & EQUITY TRUST CO IRA 7059076	512352910	44206 W JUNIPER AVE	300 THREE ISLANDS BLVD APT 817	HALLANDALE BEACFL		33009
STEWART AARON	512352920	44222 W JUNIPER AVE	44222 W JUNIPER AVE	MARICOPA	AZ	85138
BAILEY JOE C & DEBRA A	512352670	44137 W BUCKHORN TRL	44137 W BUCKHORN TRL	MARICOPA	AZ	85138
OPENDOOR PROPERTY J LLC	512352890	44176 W JUNIPER AVE	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
SMITH DUSTIN C	512352880	44154 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
TIMMERMAN DONALD & DAWN JOINT LIV TRUST	512352690	44097 W BUCKHORN TRL	44097 W BUCKHORN TRL	MARICOPA	AZ	85138
HARRIS LORI & WALKER ANGELA	512352870	44140 W JUNIPER AVE	44140 W JUNIPER AVE	MARICOPA	AZ	85138
JANISCH VERONICA L TR	512352700	44079 W BUCKHORN TRL	44079 W BUCKHORN TRL	MARICOPA	AZ	85138
CATES DANIEL	512352860	44126 W JUNIPER AVE	MAIL RETURN - per county assessor	MARICOPA	AZ	85138
DECK CHRIS J & HEATHER M, DECK SUSAN A	512352710	44057 W BUCKHORN TRL	44057 W BUCKHORN TRL	MARICOPA	AZ	85138
PULLAMMA PRAVEEN K & LORENA Y	512352850	44104 W JUNIPER AVE	44104 W JUNIPER AVE	MARICOPA	AZ	85138
COTA FRANCISCO & MARIA TERESA	512352720	44035 W BUCKHORN TRL	44035 W BUCKHORN TRL	MARICOPA	AZ	85138
WALKER TERRANCE & JOHNISHA	512352840	44050 W JUNIPER AVE	14328 DUMONT AVE	NORWALK	CA	85138
PRICE KARL CLAY & ADRIANA	512352830	44028 W JUNIPER AVE	44028 W JUNIPER AVE	MARICOPA	AZ	85138
WILLIAMS ROBERT ALLEN & ADRIENNE ANN	512352730	44013 W BUCKHORN TRL	44013 W BUCKHORN TRL	MARICOPA	AZ	85138
LOPEZ CARLOS A	512352820	44012 W JUNIPER AVE	44012 W JUNIPER AVE	MARICOPA	AZ	85138
RAY ALLEN A	512352740	43995 W BUCKHORN TRL	43995 W BUCKHORN TRL	MARICOPA	AZ	85138
SALAH OSAMA & DANKA & MAY LAZ	512352750	43979 W BUCKHORN TRL	43979 W BUCKHORN TRL	MARICOPA	AZ	85138
PLATT VINCENT GEORGE & BARBARA	512352760	43963 W BUCKHORN TRL	43963 W BUCKHORN TRL	MARICOPA	AZ	85138
RODRIGUEZ HARVEY	512352770	43947 W BUCKHORN TRL	43947 W BUCKHORN TRL	MARICOPA	AZ	85138
MORAN DONALD A	512352780	43948 W JUNIPER AVE	43948 W JUNIPER AVE	MARICOPA	AZ	85138
KELLY VERLENE A	512352790	43964 W JUNIPER AVE	43964 W JUNIPER AVE	MARICOPA	AZ	85138
PEREZ ROBERT DANIEL	512352800	43980 W JUNIPER AVE	43980 W JUNIPER AVE	MARICOPA	AZ	85138
REINA CASSANDRA LYNN	512352810	43996 W JUNIPER AVE	43996 W JUNIPER AVE	MARICOPA	AZ	85138
PERRY CATHERINE & WILLIAM JR	512352290	18587 N LARKSPUR DR	18587 N LARKSPUR DR	MARICOPA	AZ	85138
CRUNK LINCOLN M & ANNE M	512352280	18583 N LARKSPUR DR	18583 N LARKSPUR DR	MARICOPA	AZ	85138
SECTER NORMAN & RACHELA	512352270	18541 N LARKSPUR DR	140 MONTROSE ST	WINNIPEG	MB	R3M 3M6
CAPAR PETER & ELAINE	512352260	18525 N LARKSPUR DR	108 FARLINGER BAY	WINNIPEG	MB	R2V 3N8
MCATEE NOAH	512352250	18509 N LARKSPUR DR	18509 N LARKSPUR DR	MARICOPA	AZ	85138
GREENE REBECCA NICOLE	512352240	18493 N LARKSPUR DR	18493 N LARKSPUR DR	MARICOPA	AZ	85138
SANTA ROSA CROSSING COMMUNITY ASSOCIATION INC	512357710	NOT LISTED -per assessor	15767 N PERIMETER DR STE 100	SCOTTSDALE	AZ	85260
RAY SCOTT ANTHONY	512356810	18708 N DESERT WILLOW DR	18708 N DESERT WILLOW DR	MARICOPA	AZ	85138
PONCHO AIME A & ERIC MATTHEW	512356520	18696 N DESERT WILLOW DR	18696 N DESERT WILLOW DR	MARICOPA	AZ	85138
KURUP REVATHY & SASI ANEESHKUMAR CHELLISSERY	512356530	18684 N DESERT WILLOW DR	9131 S TERRY LN	TEMPE	AZ	85284
HOUZE ASHLEY & DANIEL JR	512356540	18672 N DESERT WILLOW DR	18672 N DESERT WILLOW DR	MARICOPA	AZ	85138
ARMENTA JESUS G & ROCHA ELODIA ARMENTA	512356550	18658 N DESERT WILLOW DR	18658 N DESERT WILLOW DR	MARICOPA	AZ	85138
ADDIS CHRISTINE	512356560	18644 N DESERT WILLOW DR	18644 N DESERT WILLOW DR	MARICOPA	AZ	85138
JOHNSTON MAC DONALD SCARPINO & REBECCA LYNNE	512356570	18630 N DESERT WILLOW DR	2223 EVERGREEN POINT RD	MEDINA	WA	98039
VALENZUELA MANUEL E ACOSTA	512356580	18616 N DESERT WILLOW DR	18616 N DESERT WILLOW DR	MARICOPA	AZ	85138
ASHBROOK ANDREA	512356590	18602 N DESERT WILLOW DR	18602 N DESERT WILLOW DR	MARICOPA	AZ	85138
VASQUEZ HENRY ANTONY	512356600	18590 N DESERT WILLOW DR	18590 N DESERT WILLOW DR	MARICOPA	AZ	85138

Public Hearing Notification – Notification Recipients (continued)

Property Owner Name	Parcel APN	Property Address	Postal Address	City	State	Zip Code
FORTNER JOSHUA P & MARISSA SOPHIA	512356610	18578 N DESERT WILLOW DR	18578 N DESERT WILLOW DR	MARICOPA	AZ	85138
IH6 PROPERTY PHOENIX LP	512356620	18566 N DESERT WILLOW DR	1717 MAIN ST STE 2000	DALLAS	TX	75201
IH6 PROPERTY PHOENIX LP	512356630	18552 N DESERT WILLOW DR	1718 MAIN ST STE 2000	DALLAS	TX	75201
LEIS RACHEL M	512356640	18538 N DESERT WILLOW DR	18538 N DESERT WILLOW DR	MARICOPA	AZ	85138
MONTOYA-GARCIA JASSIEL	512356650	18524 N DESERT WILLOW DR	18524 N DESERT WILLOW DR	MARICOPA	AZ	85138
KEEN ERIK EDWARD VERNON	512356660	18510 N DESERT WILLOW DR	44571 W GARDEN LN	MARICOPA	AZ	85139
HARTIG CLIFF ELLIOT & GAIL LAKIN	512356500	43818 W ACACIA AVE	43818 W ACACIA AVE	MARICOPA	AZ	85138
GAUFF ANISSIA	512356490	43798 W ACACIA AVE	43798 W ACACIA AVE	MARICOPA	AZ	85138
PEREZ SERENA A & SANDOVAL ALBERTO JR	512356180	43833 W ACACIA AVE	43833 W ACACIA AVE	MARICOPA	AZ	85138
LANG AUDREY M	512356170	43834 W BUCKHORN TRL	43834 W BUCKHORN TRL	MARICOPA	AZ	85138
HENDRICKS JIMMY HARLEY & SABRINA	512356190	43819 W ACACIA AVE	43819 W ACACIA AVE	MARICOPA	AZ	85138
GAINES TINA	512356160	43818 W BUCKHORN TRL	43818 W BUCKHORN TRL	MARICOPA	AZ	85138
CANTEY WILLIAM	512356200	43803 W ACACIA AVE	43803 W ACACIA AVE	MARICOPA	AZ	85138
HUNSINGER VALARIE NICHOLE	512356150	43804 W BUCKHORN TRL	43804 W BUCKHORN TRL	MARICOPA	AZ	85138
LEAL ALYCIA L & PATRICIA L	512356210	43787 W ACACIA AVE	43787 W ACACIA AVE	MARICOPA	AZ	85138
ALTONAGA JUSTINE CARL B	512356140	43792 W BUCKHORN TRL	43792 W BUCKHORN TRL	MARICOPA	AZ	85138
BENNETT GREGORY D SR & STEPHANIE C	512356220	43771 W ACACIA AVE	43771 W ACACIA AVE	MARICOPA	AZ	85138
JOHNSON SHERREE E TR	512356130	43782 W BUCKHORN TRL	43782 W BUCKHORN TRL	MARICOPA	AZ	85138
BARKUS CHAD MICHAEL & ANASTASIA SELENA	512356230	43755 W ACACIA AVE	43755 W ACACIA AVE	MARICOPA	AZ	85138
LI JONATHAN M & KIM THI THIET	512356120	43772 W BUCKHORN TRL	43772 W BUCKHORN TRL	MARICOPA	AZ	85138
ARREOLA MANUEL SALVADOR AMAYA & VELASQUEZ BLANCA NOEMY	512356240	43739 W ACACIA AVE	43739 W ACACIA AVE	MARICOPA	AZ	85138
ESPINOZA ARTURO JR	512356110	43760 W BUCKHORN TRL	43760 W BUCKHORN TRL	MARICOPA	AZ	85138
FLORES DANIEL	512356250	43721 W ACACIA AVE	1357 S COUNTRY CLUB DR UNIT 1083	MESA	AZ	85210
SOM SONYUTH & SOM JOY	512356100	43746 W BUCKHORN TRL	43746 W BUCKHORN TRL	MARICOPA	AZ	85138
SALAZAR GERMAN II & MINDEE E	512356260	43711 W ACACIA AVE	43711 W ACACIA AVE	MARICOPA	AZ	85138
ECHEVARRIA DANIEL ROSARIO & MELENDEZ JACQUELINE RAMOS	512356090	43833 W BUCKHORN TRL	43833 W BUCKHORN TRL	MARICOPA	AZ	85138
GRANADO RICHARD R & ANGELICA	512356080	43832 W JUNIPER AVE	43832 W JUNIPER AVE	MARICOPA	AZ	85138
SUMMERS KAYTLYN ELYZABETH & JACE NEAL	512356900	43817 W BUCKHORN TRL	43817 W BUCKHORN TRL	MARICOPA	AZ	85138
DE CORDOVA NORMA HERMOSILLO & HERMOSILLO ANTONIO CORDOVA	512356870	43818 W JUNIPER AVE	43818 W JUNIPER AVE	MARICOPA	AZ	85138
ECKLUND PATRICK JAMES	512356910	43799 W BUCKHORN TRL	43799 W BUCKHORN TRL	MARICOPA	AZ	85138
COMSTOCK MACKENZIE & ZACHARY & SPADE STEPHANIE A	512356860	43806 W JUNIPER AVE	43806 W JUNIPER AVE	MARICOPA	AZ	85138
BENJAMIN TOMEISHA & PETER ST PAUL	512356920	43779 W BUCKHORN TRL	43779 W BUCKHORN TRL	MARICOPA	AZ	85138
OLIVER STACI NICOLE	512356850	43795 W JUNIPER AVE	43795 W JUNIPER AVE	MARICOPA	AZ	85138
HARO JUDAS A GRAFF	512356930	43759 W BUCKHORN TRL	43759 W BUCKHORN TRL	MARICOPA	AZ	85138
LOPEZ CAESAR	512362720	19192 N BRADEN RD	19192 N BRADEN RD	MARICOPA	AZ	85138
OPENDOOR PROPERTY C LLC	512362730	44011 W COWPATH RD	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
TARANTINE DANTE	512362740	44001 W COWPATH RD	MAIL RETURN	MARICOPA	AZ	85138
ROMERO ADRIAN & FLORES MARTINA	512362750	43991 W COWPATH RD	25640 HORADO LN	MORENO VALLEY	AZ	92551
TAYVIHANE SOUNLAY	512362760	43981 W COWPATH RD	43981 W COWPATH RD	MARICOPA	AZ	85138
CITY OF MARICOPA	51025009R	NOT LISTED -per assessor	39700 W CIVIC CENTER PLZ	MARICOPA	AZ	85138
DESERT CEDARS EQUITIES LLC	510250090	NOT LISTED -per assessor	5346 E CALLE DEL NORTE	PHOENIX	AZ	85018
ARIZONA DEPARTMENT OF TRANSPORTATION	500220060	NOT LISTED -per assessor	205 S 17TH AVE MD 612E	PHOENIX	AZ	85007
MARICOPA UNIFIED SCHOOL DISTRICT	512366771	44150 W MARICOPA-CASA GRANDE HWY	45012 W HONEYCUTT AVE	MARICOPA	AZ	85138
SPRR (Non-Operative)	4100901 20	NOT LISTED -per assessor	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
UNION PACIFIC RAILROAD & CRAIG MILLER, ASST DIRECTOR PROPERTY TAX	4100900 90	NOT LISTED -per assessor	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
SHAUN RIDGE LLC	510250095	NOT LISTED -per assessor	PO BOX 653	MOUNT PLEASANT	MI	48804
MORTON ANA MARIA & LIN KIMIE	512353160	44133 W JUNIPER AVE	44133 W JUNIPER AVE	MARICOPA	AZ	85138
COOPER TRINA & COOPER MEGAN	512352220	43913 W JUNIPER AVE	43913 W JUNIPER AVE	MARICOPA	AZ	85138
WISSINGER ELISABETH & BRIAN K	512352210	43929 W JUNIPER AVE	43929 W JUNIPER AVE	MARICOPA	AZ	85138
ALVARADO LUIS ALBERTO &	512352200	43945 W JUNIPER AVE	43945 W JUNIPER AVE	MARICOPA	AZ	85138
RAGATZ WILLIAM V & TRACI	512352190	43961 W JUNIPER AVE	43961 W JUNIPER AVE	MARICOPA	AZ	85138
DESANTOS DARLENE	512352180	43977 W JUNIPER AVE	43977 W JUNIPER AVE	MARICOPA	AZ	85138
OLESON GLENN & OLESON BARBARA	512352170	43993 W JUNIPER AVE	43993 W JUNIPER AVE	MARICOPA	AZ	85138
ESHLEMAN SCOTT & REDLIN KATELYN	512352160	44009 W JUNIPER AVE	MAIL RETURN	MARICOPA	AZ	85138
COURTNEY CATINA ANN	512352150	44025 W JUNIPER AVE	44025 W JUNIPER AVE	MARICOPA	AZ	85138
TAYLOR TEKHALE & KENNETH	512353150	44147 W JUNIPER AVE	44147 W JUNIPER AVE	MARICOPA	AZ	85138
CROWE JAMES G & CROWE MELBA J	512353140	44161 W JUNIPER AVE	44161 W JUNIPER AVE	MARICOPA	AZ	85138
ROBLES JESUS A SOTO	512355940	43745 W BUCKHORN TRL	43745 W BUCKHORN TRL	MARICOPA	AZ	85138
CONNOLLY MICHAEL & LISA	512352890	44178 W JUNIPER AVE	44178 W JUNIPER AVE	MARICOPA	AZ	85138
GASSER ELENA & SCOTT A	512352880	44115 W BUCKHORN TRL	44115 W BUCKHORN TRL	MARICOPA	AZ	85138
SENITA COMMUNITY ASSOCIATION	512366770	NOT LISTED -per assessor	77 E THOMAS RD STE 112	PHOENIX	AZ	85012

Public Hearing Newspaper Notices

The following pages include the final approved newspaper notice language for both publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of both postings (affidavit of publication). A second newspaper advertisement with the corrected City Council hearing date is being arranged for and will be published at least 15 days prior to the scheduled meeting.

Public Hearing Notification – Newspaper Advertisement Language

NORRIS DESIGN
Planning | Landscape Architecture | Branding

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
GENERAL PLAN AMENDMENT CASE # GPA22-09 & REZONING CASE # PAD22-13

Planning & Zoning Commission Meeting
(PUBLIC HEARING)
December 12th, 2022 @ 6:00 PM
City Hall
29700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
January 17th, 2022 @ 6:00 PM
City Hall
29700 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.

DGB Properties, LLC, represented by Alan Beaudoin of Norris Design, is proposing a General Plan Amendment (GPA) and Planned Area Development (PAD) to allow for the development of a multi-family residential development at the property generally located at the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a Minor GPA and PAD 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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 9th, 2022
Published in Maricopa Monitor & Casa Grande Dispatch
Date of Publication: November 18th, 2022

Public Hearing Notification – Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
GENERAL PLAN AMENDMENT
CASE # GPA22-09 & REZONING CASE # PAD22-13
Planning & Zoning Commission Meeting
(PUBLIC HEARING)
December 12th, 2022 @ 6:00 PM
City Hall
29700 W. Civic Center Plaza
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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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.
November 9th, 2022
No. of publications: 1; date of publication: Nov. 18, 2022.

STATE OF ARIZONA
} ss.
COUNTY OF PINAL

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
GENERAL PLAN AMENDMENT
CASE # GPA22-09 & REZONING CASE # PAD22-13
Planning & Zoning Commission Meeting
(PUBLIC HEARING)
December 12th, 2022 @ 6:00 PM
City Hall
29700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
January 17th, 2022 @ 6:00 PM
City Hall
29700 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.
DGB Properties, LLC, represented by Alan Beaudoin of Norris Design, is proposing a General Plan Amendment (GPA) and Planned Area Development (PAD) to allow for the development of a multi-family residential development at the property generally located at the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway.
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November 9th, 2022
No. of publications: 1; date of publication: Nov. 15, 2022.

Affidavit of Publication

Kara K. Cooper, 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 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 ONE issue. The publications thereof having been on the following date:

11/15/2022

CASA GRANDE DISPATCH

By _____
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 22nd day of Nov. A.D., 2022

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

Vicki Morris
Notary Public
Pinal County, Arizona
My Comm. Expires 09-20-24
Commission No. 587546

The following pages include the revised newspaper notice language for both publications in the Casa Grande Dispatch and Maricopa Monitor with the corrected City Council hearing date. A second newspaper advertisement with the corrected City Council hearing date will be published at least 15 days prior to the scheduled meeting. A new affidavit of publication will be provided at a later date once the new advertisement is published.

Public Hearing Notification – Newspaper Advertisement Language (Revised)

NORRIS DESIGN
Planning | Landscape Architecture | Branding

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
GENERAL PLAN AMENDMENT CASE # GPA22-09 & REZONING CASE # PAD22-13

City Council Meeting
January 17th, 2023 @ 6:00 PM
City Hall
29700 W. Civic Center Plaza
Maricopa, AZ 85138

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November 29th, 2022
Published in Maricopa Monitor & Casa Grande Dispatch
Date of Publication: December 16th, 2022

Public Hearing Sign Posting

The following pages include all documents pertaining to the required site posting, including:

- Finalized draft of sign language
- Photo and affidavit of the sign posting

Public Hearing Notification – Finalized Draft of Sign Language

PUBLIC NOTICE SIGN LANGUAGE

CASE# GPA22-09 & PAD22-13

ZONING

City of Maricopa – Planning Division

PROPOSAL:
CASE# GPA22-09 – GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATION FROM EMPLOYMENT (+/- 20 GROSS ACRES) TO HIGH DENSITY RESIDENTIAL (+/- 20 GROSS ACRES), LOCATED AT THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY AND MARICOPA CASA-GRANDE HIGHWAY (APN: 510-25-009S).

CASE# PAD22-13 – REZONING TO CHANGE THE ZONING DESIGNATION FROM LIGHT INDUSTRY & WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), LOCATED AT THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY AND MARICOPA CASA-GRANDE HIGHWAY (APN: 510-25-009S).

NEIGHBORHOOD MEETING
OCTOBER 6TH, 2022 @ 6:00 PM
MARICOPA LIBRARY AND CULTURAL CENTER
MAPLE ROOM
18160 NORTH MAYA ANGELOU DRIVE
MARICOPA, AZ 85138

PLANNING AND ZONING
DATE: DECEMBER 12TH, 2022 @ 6:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT
CASE PLANNER: DEREK SCHEERER
DEVELOPMENT PROJECT MANAGER,
520-316-6980
DEREK.SCHEERER@MARICOPA-AZ.GOV

CITY COUNCIL MEETING
DATE: JANUARY 17TH, 2023 @ 6:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

Public Hearing Notification – Affidavit of Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC John Wayne Parkway & Honeycutt ave, in the City of Maricopa, on 11/17/22.

See attached photo exhibit.

For applicant:

Norris Design

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 11/17/22 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

My Commission expires: 10/25/24

Derek Scheerer

From: Glenn Oleson <Glenn_Oleson@acmd.com>
Sent: Tuesday, December 6, 2022 8:44 AM
To: Derek Scheerer
Subject: Fwd: GPA22-09 & PAD22-13

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: GPA22-09 & PAD22-13

Hi Derek, my name is Glenn Oleson and I have some questions and some concerns regarding the PAD adjacent to Desert Cedars. The letter that was sent mentions “family affordable housing”. What exactly does this mean? Are these rentals? Is this going to be a subsidized section 8 development? If this type of development is planned it could lead to increased criminal activity in our development. Also it could diminish property values in our area. Additionally would there be any road access into Desert Cedars or Santa Rosa from the south or east side of the development? We already have issues with vehicle traffic as when they built Santa Rosa Crossing they designed it so Juniper Ave was the main access other than Bowlin. Any additional traffic would be devastating.

Sent from my iPad

Derek Scheerer

From: Don Moran <donmoran2@gmail.com>
Sent: Monday, December 12, 2022 4:14 PM
To: Derek Scheerer
Subject: P&ZC Case GPA22-09 & PAD22-13

Dear P&Z Committee,

My name is Donald Moran, I reside at 43948 W Juniper Ave, Maricopa, AZ 85138.

I am opposed to this project as described in the letter I received from Norris Design dated 18 Nov 2022 as I don't believe this is the best and highest use for the described property, APN:510-25-009S, and feel that the existing zoning of CI-1 is the propper future use.

I am also concerned about the possible impact on property values in both Desert Cedars and Santa Rosa by such a high density use in such close proximity to established single family neighborhoods, especially such an overbearing project with multiple 4 story structures.

Thank you for your consideration.

Respectfully,

Donald Moran
43948 W Juniper Ave, Maricopa, AZ 85138

Derek Scheerer

From: Rebecca Johnston <rebeccajohnston@hotmail.com>
Sent: Thursday, January 5, 2023 4:44 PM
To: abeaudoin@norris-design.com
Cc: Derek Scheerer
Subject: Case #GPA22-09 & PAD22-13 Overland/Norris/Butterfield

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

We own a home in the Santa Rosa Crossing development in Maricopa, AZ, and because our property is within 600 feet of the planned development, we received notification of the plans.

While we are not adverse to development in Maricopa, to include affordable housing, we do have some concerns/questions about your design in general:

- How many stories are the units? Currently our community has a nice view of the surrounding mountains and would like to keep at least some of that view. If the property is going to be more than 2 stories tall, it significantly changes the view of **all** who live adjacent to the developed property. Take a look at the Copa Flats apartments near the Walmart for reference regarding height and views.
- Research regarding affordable housing has found (1996 study by Edward Goetz and his colleagues at the University of Minnesota) that "the quality of management influenced whether or not a development had negative effects on nearby property value" and "attribute this finding to the care taken by the developers to deliver designs that suited the scale and character of the surrounding neighborhood." We hope that your design will deliver a residential development and atmosphere that suits the surrounding landscape and homes and that, if you have say in the matter, has a management team that ensures the residents are respectful to their community members, just as we would hope for a new neighbor moving into a nearby house.
- Lastly, we see that your Community Dog Park is slated to be closest to the residential homes. We are wondering why this amenity is not located further from our homes and closer to the part of the property adjacent to the railroad, to avoid potential noise disruption to nearby residents from barking dogs?

Thank you for your time and consideration,

Rebecca and Mac Johnston
18630 North Desert Willow Drive
Maricopa, AZ 85138