



## CITIZEN PARTICIPATION REPORT

### **PLANNING AND ZONING DIVISION**

39700 W. Civic Center Plaza  
Maricopa, AZ 85139  
Ph: 520.568.9098 Fx: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

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

This is a two-step process:

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

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

Your **CPP** will include the following:

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

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

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

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

## Mailing Letter



Stewart + Reindersma Architecture, PLLC.

RE: Villas At The Gin - This site is located at the SEC of W. Edison Rd and N. Estrella Pkwy within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for a Rezoning and Minor General Plan Amendment has been filed with the City of Maricopa by Stewart + Reindersma Architecture for a proposed multifamily development called "Villas At The Gin", consisting of approx. 92,375 sf total of apartment buildings at the above-mentioned property.

You are invited to attend a neighborhood meeting to learn about the project and proposed zoning & land use. Below you will find information regarding the neighborhood meeting. If you are unable to attend, please contact me at [preston@sra360.com](mailto:preston@sra360.com) or (480) 515-5123 to learn more about the zoning case & general plan amendment case, and express any concerns you may have.

The neighborhood meeting will occur as follows:

[AUG. 22, 2022 @ 5:00 p.m.](#)

[LOCATION: "MAPLE ROOM"](#)

[MARICOPA LIBRARY AND CULTURAL CENTER](#)

[18160 N. MAYA ANGELOU DR.](#)

[MARICOPA, AZ 85138](#)

The Planning & Zoning Commission hearing is scheduled as follows:

[SEPT. 12, 2022 @ 6 p.m.](#)

[CITY HALL](#)

[39700 W. CIVIC CENTER PLAZA, MARICOPA, AZ 85138](#)

The City Council hearing is scheduled as follows:

[OCT. 4, 2022 @ 6 p.m.](#)

[CITY HALL](#)

[39700 W. CIVIC CENTER PLAZA, MARICOPA, AZ 85138](#)

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. To better inform you of the public meeting scheduled for this matter, this notice is being sent to you via certified mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact Alexander Bosworth at the City of Maricopa Development Services Department at 520-316-6948. You can also email him at [Alexander.Bosworth@maricopa-az.gov](mailto:Alexander.Bosworth@maricopa-az.gov) subject [ZON22-5 & GPA22-08](#) and Project Name "Villas At The Gin".

Please see additional pages for project narrative and other exhibits.

SRA360 Stewart + Reindersma Architecture, PLLC.

8145 E Indian Bend Rd, Scottsdale, AZ 85250

(480) 515 5123

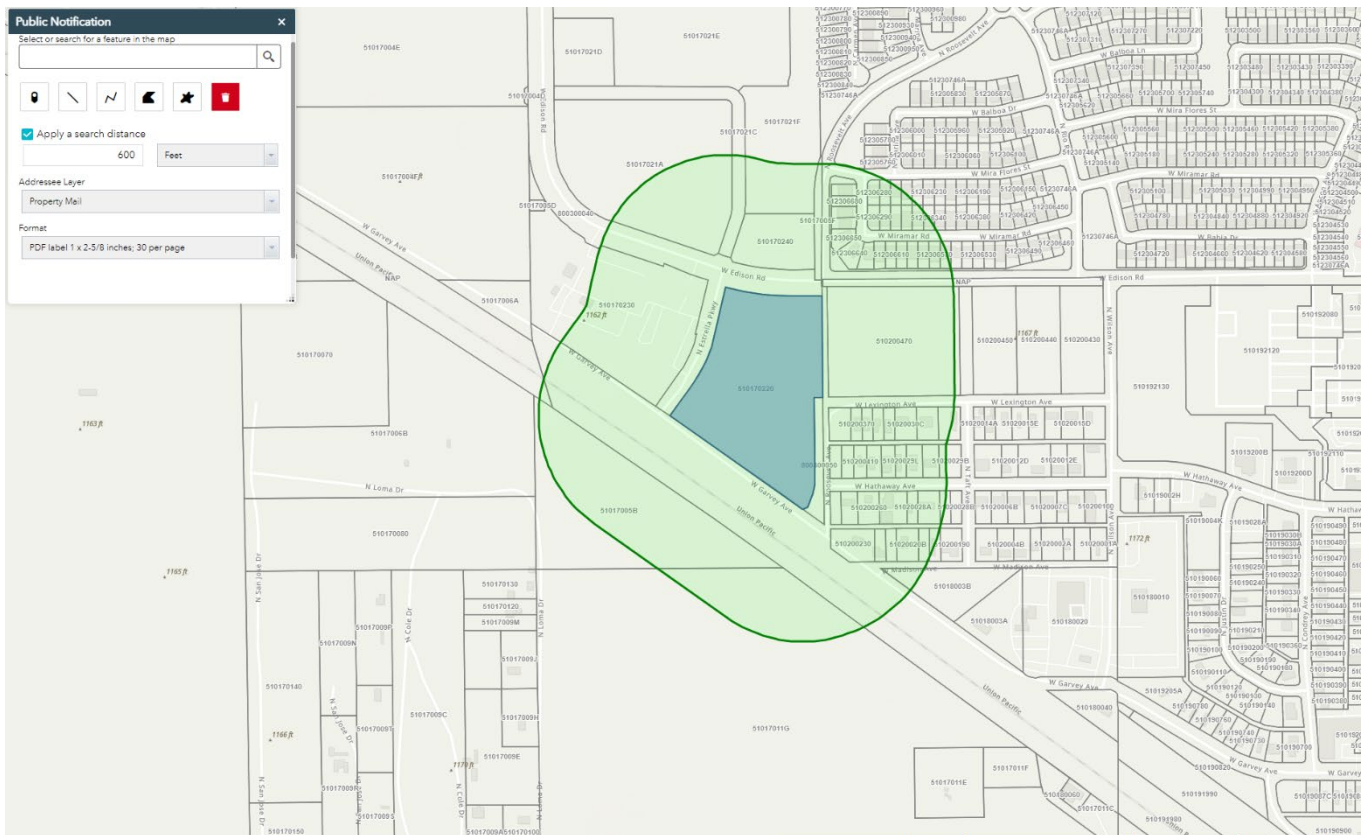
# Notification Area Map

Project Name: ZON22-05 & GPA22-08 Villas at the Gin

Location: SEC of W. Edison Rd. and N. Estrella Pkwy.

Request: Rezone and Minor General Plan Amendment

Current Zoning of Subject Property: LI Light Industrial



## Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch.

CASA GRANDE VALLEY NEWSPAPERS INC.  
200 W. 2ND ST.  
CASA GRANDE AZ 85122  
(520) 836-7461  
Fax (520) 836-2944

### ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ

Printed at 07/28/22 08:56 by crodr

Acct #: 19846

Ad #: 146164

Status: New

NOTICE OF PUBLIC MEETING  
AND HEARING  
REZONE & GENERAL PLAN  
AMENDMENT - CASE# ZON22-  
05 AND GPA22-08  
Neighborhood Meeting:  
DATE: AUG. 22, 2022 @ 5:00  
p.m. - 5:30 p.m.  
LOCATION: "Maple Room"  
Maricopa Library and Cultural  
Center  
18160 N. Maya Angelou Dr.  
Maricopa, AZ 85138  
Planning & Zoning Commission  
Hearing:  
DATE: SEPT. 12, 2022 @ 6 p.m.  
CITY HALL  
39700 W. CIVIC CENTER PLAZA  
MARICOPA, AZ 85138  
City Council Hearing:  
DATE: OCT. 04, 2022 @ 6 p.m.  
CITY HALL  
39700 W. CIVIC CENTER PLAZA  
MARICOPA, AZ 85138  
NOTICE IS HEREBY GIVEN  
THAT at the above listed meeting  
and public hearings will be held at  
the above stated date, time, and  
location. The purpose of the pub-  
lic meeting and public hearings is  
to receive public comments, sug-  
gestions on the following request  
prior to approval.  
ZON22-5 AND GPA22-08 -  
Construction Solutions Company  
is seeking a Rezone and Minor  
General Plan Amendment to be  
reviewed concurrently for an exist-  
ing vacant parcel located at the  
SEC of W. Edison Road and Es-  
trella Parkway for a new Multifam-  
ily development. The current zon-  
ing is LI (Light Industrial), and cur-  
rent land use is E (Employment).  
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 written form to  
the Development Services De-  
partment, Attn: Alexander  
Bosworth at 39700 W. Civic Cen-  
ter Plaza, Maricopa, AZ 85238.  
Please include name, address,  
telephone number and signature.  
For questions, please contact  
Planning Division at 520-568-  
9098.  
No. of publications: 1; date of  
publication: Jul. 30, 2022.

## Public Notice Sign

### AFFIDAVIT OF SIGN POSTING

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

See attached photo exhibit.

For applicant:

Stewart + RiendersmaArchitecture, PLLC

Dynamite Signs

Sign Company Name

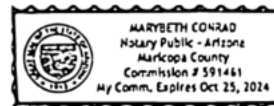
Meghan Liggett

Sign Company Representative

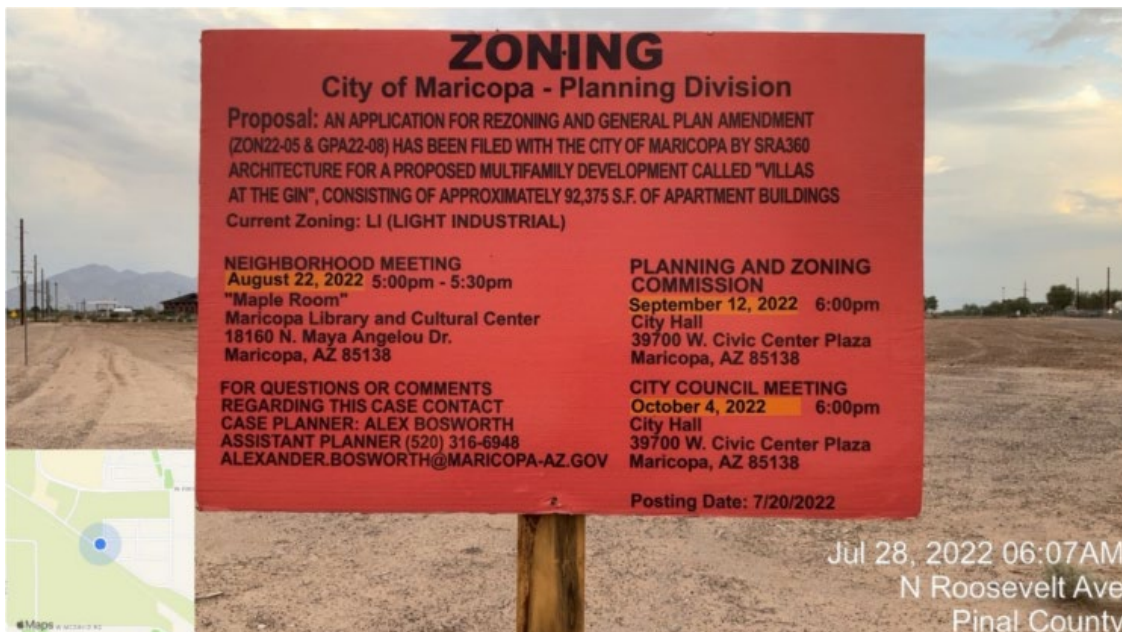
Subscribed and sworn to be on 07/28/22 by Meghan Liggett.

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

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-24



## Neighborhood Meeting



**Stewart + Reindersma Architecture, PLLC.**

August 22, 2022

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

RE: Villas at The Gin – Neighborhood Meeting Summary for Rezone & GPA case

Dear Alexander:

The neighborhood meeting for Villas at The Gin Rezoning and GPA case was held yesterday, August 22, 2022, at 5:00pm in the Maple Room inside the City of Maricopa Public Library. Along with the attached sign-in sheet, below is a summary of the meeting outlining any questions or concerns the attendees expressed.

The meeting started promptly at 5:00 pm and concluded at 5:32 pm. There was a total of three (3) attendees, including myself and the owner/developer, Joe Cook. Therefore, only one (1) citizen outside of our organization attended the meeting.

After the introduction of our team and a description of the Rezoning & GPA case, the single attendee introduced himself as Allan Darby, president of the HOA within the residential community north of proposed multifamily site, across Edison. Mr. Darby opposed multifamily buildings and voiced concerns about the buildings being constructed directly behind his residence. Other concerns included site lighting spreading into his property, and noise that could potentially effect the neighborhood residents. These concerns were written down as they were voiced by Mr. Darby.

Following his comments, I clarified to Mr. Darby that the property he voiced concerns about, is not the proposed multifamily site. Using a copy of the zoning map provided to attendees, I pointed this out to Mr. Darby, and he confirmed that the property he voiced concerns about was not the proposed multifamily site, but a different property directly behind his home, within the Estrella Gin development, and not a part of this proposed development. At that point, Mr. Darby acknowledged the mistake and voiced that he did not have any concerns or comments regarding the proposed multifamily site.

There was a broad comment that was voiced regarding Edison Road as well. It was voiced by Mr. Darby, that there are concerns about traffic capacities on Edison Road with current and future developments.

[illegible]