



39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Ph: 520.568.9098
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 www.maricopa-az.gov

STAFF REPORT

Case # ZON22-06

To: Planning and Zoning Commission
 Through: Rick Williams, Planning and Zoning Manager
 From: Alexander Bosworth, Assistant Planner
 Meeting Date: July 25, 2022

REQUESTS

PUBLIC HEARING ZON22-06 Rezoning – Lakes Park – A request by the City of Maricopa to rezone approximately 8.47 acres from existing underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho el Dorado PAD (Planned Area Development District), to OS-PR (Parks and Recreation Open Space). The site is generally located on the southwest corner of N. Powers Pkwy. W. and W. Placone Ln. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: City of Maricopa Case Planner: Alexander Bosworth 39700 W. Civic Center Plaza Maricopa, AZ 85138	Owner: City of Maricopa 39700 W. Civic Center Plaza Maricopa, AZ 85138
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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	+/- 8.47 acres
Parcel #	512-02-499C
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Parks and Open Space
Existing General Plan Land Use	MDR (Medium Density Residential)
Existing Zoning	Underlying CR-3 (Single-Family Residential) and overlay PAD (Planned Area Development)
Proposed Zoning	OS-PR (Parks and Recreation Open Space)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	PAD (Planned Area Development)	Vacant
East	Medium Density Residential	PAD (Planned Area Development)	Residential
South	Medium Density Residential	PAD (Planned Area Development)	Residential
West	Medium Density Residential	PAD (Planned Area Development)	Vacant

ANALYSIS

The City of Maricopa, as the applicant, is requesting:

1. A rezone from existing underlying CR-3 (Single-Family Residential) zoning and the overlay Lakes at Rancho el Dorado PAD (Planned Area Development District), to OS-PR (Parks and Recreation Open Space). This zone change request will allow for a future park to be developed and maintained by the City on the subject site.

This zone change request is to accommodate the City's need for additional parks and open space opportunities within the City of Maricopa for both current and future residents. The City of Maricopa is proposing a city-built and city-maintained park within the Lakes at Rancho El Dorado residential subdivision on a currently vacant lot that was purchased by the City from the Rancho El Dorado Phase III Homeowners Association in 2021.

The site, currently designated as Planning Area "II-32" in the Lakes at Rancho El Dorado PAD, was originally intended to be a school site within the master planned community, but was never owned by the local school district according to the Pinal County Assessor's Office. Planning Area "II-29C" which is directly north of the subject site (approximately 12 acres in area), is currently also designated as a school site and is not subject to change under this request. The current General Plan Future Land Use map supports this proposed zoning change.

There is currently a major Development Review Permit (DRP) under review for the proposed park's site plan, landscape plan, elevations, lighting plan, etc. This major DRP shall be presented to the Planning and Zoning Commission as required by Code upon completion of staff review.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as Medium Density Residential. The Medium Density Residential category provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities.

The following General Plan Objectives are being met with this rezoning request.

1. Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.
2. Objective B1.4.6: Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.
3. Objective G4.a.1.4: Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and wellconnected communities.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezone, the City created a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. See the Public Participation Report as Exhibit D of this staff report.

- Legal Notices mailed out on 06/09/2022
- Sign Posting on 06/09/2022
- Newspaper Notice in the Casa Grande Dispatch on 06/17/2022

- Neighborhood Meeting was held on 07/06/2022
- Public Hearing scheduled for 07/25/2022

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

CRITERIA FOR APPROVAL

As required by Sec. 509.14 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

Staff Analysis: The proposed zone change will be compatible with the current General Plan’s future land use designation of Medium Density Residential.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District.

Staff Analysis: The zone change amendment will allow for additional parks and open space opportunities within the area and will increase the inventory of land within the proposed zoning district.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: The zone change will protect the health, safety and general welfare of the area and will promote growth in an orderly manner. The zone change will provide further opportunity for recreational activity and open space in the area.

CONCLUSION:

Staff recommends **approval of case ZON22-06 Rezoning – Lakes Park**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Preliminary Site Plan

Exhibit D: Public Participation Report

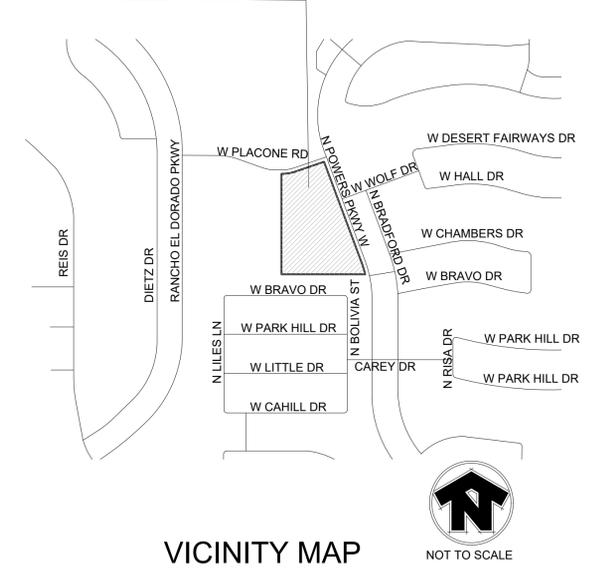
-- End of staff report --

Lakes Park Project Narrative:

COM recently obtained an approximate 9 acre parcel of land from the Rancho El Dorado Home Owner's Association to develop a community park. The park amenities have been identified as two little league fields, restroom/concession building, parking lot, playground, ramadas, basketball court, and walking paths. The proposed landscape plant material will mirror the landscape palette utilized within the Rancho El Dorado subdivision. This will provide a cohesive appearance and connect the park with the subdivision. The irrigation system will be sized to accommodate any future expansion. A trail may be incorporated along the south side of the property connecting to the powerline corridor. There is an existing pump station on the northeast corner of the site which pulls water from the adjacent lake and feeds the entire HOA landscape system. The City intends for this to be the water source for the park as well.



LAKES PARK (PROJECT SITE)
MARICOPA, AZ 85138



VICINITY MAP

PARCEL NO. 51202499C
OWNER: CITY OF MARICOPA



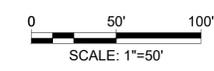
CONSULTANTS:

CLIENT:
City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138
Phone: 520.568.9098

CITY OF MARICOPA
LAKES PARK
SITE PLAN

#	DATE	DESCRIPTION	REVISIONS

90%
NOT FOR
CONSTRUCTION
OR
RECORDING



Call at least two full working days before you begin excavation.
ARIZONA 311
Arizona Blue Stakes, Inc.
In Maricopa County: (602) 283-1100

DESIGNED BY: KM DRAWN BY: J2
CHECKED BY: KM APPROVED BY: KM
SCALE: AS SHOWN DATE: 01.24.2022
DRAWING NO: GN-102 SHEET NO: OF

P:\210101\01\02\04\05\06\07\08\09\10\11\12\13\14\15\16\17\18\19\20\21\22\23\24\25\26\27\28\29\30\31\32\33\34\35\36\37\38\39\40\41\42\43\44\45\46\47\48\49\50\51\52\53\54\55\56\57\58\59\60\61\62\63\64\65\66\67\68\69\70\71\72\73\74\75\76\77\78\79\80\81\82\83\84\85\86\87\88\89\90\91\92\93\94\95\96\97\98\99\100\101\102\103\104\105\106\107\108\109\110\111\112\113\114\115\116\117\118\119\120\121\122\123\124\125\126\127\128\129\130\131\132\133\134\135\136\137\138\139\140\141\142\143\144\145\146\147\148\149\150\151\152\153\154\155\156\157\158\159\160\161\162\163\164\165\166\167\168\169\170\171\172\173\174\175\176\177\178\179\180\181\182\183\184\185\186\187\188\189\190\191\192\193\194\195\196\197\198\199\200\201\202\203\204\205\206\207\208\209\210\211\212\213\214\215\216\217\218\219\220\221\222\223\224\225\226\227\228\229\230\231\232\233\234\235\236\237\238\239\240\241\242\243\244\245\246\247\248\249\250\251\252\253\254\255\256\257\258\259\260\261\262\263\264\265\266\267\268\269\270\271\272\273\274\275\276\277\278\279\280\281\282\283\284\285\286\287\288\289\290\291\292\293\294\295\296\297\298\299\300\301\302\303\304\305\306\307\308\309\310\311\312\313\314\315\316\317\318\319\320\321\322\323\324\325\326\327\328\329\330\331\332\333\334\335\336\337\338\339\340\341\342\343\344\345\346\347\348\349\350\351\352\353\354\355\356\357\358\359\360\361\362\363\364\365\366\367\368\369\370\371\372\373\374\375\376\377\378\379\380\381\382\383\384\385\386\387\388\389\390\391\392\393\394\395\396\397\398\399\400\401\402\403\404\405\406\407\408\409\410\411\412\413\414\415\416\417\418\419\420\421\422\423\424\425\426\427\428\429\430\431\432\433\434\435\436\437\438\439\440\441\442\443\444\445\446\447\448\449\450\451\452\453\454\455\456\457\458\459\460\461\462\463\464\465\466\467\468\469\470\471\472\473\474\475\476\477\478\479\480\481\482\483\484\485\486\487\488\489\490\491\492\493\494\495\496\497\498\499\500\501\502\503\504\505\506\507\508\509\510\511\512\513\514\515\516\517\518\519\520\521\522\523\524\525\526\527\528\529\530\531\532\533\534\535\536\537\538\539\540\541\542\543\544\545\546\547\548\549\550\551\552\553\554\555\556\557\558\559\560\561\562\563\564\565\566\567\568\569\570\571\572\573\574\575\576\577\578\579\580\581\582\583\584\585\586\587\588\589\590\591\592\593\594\595\596\597\598\599\600\601\602\603\604\605\606\607\608\609\610\611\612\613\614\615\616\617\618\619\620\621\622\623\624\625\626\627\628\629\630\631\632\633\634\635\636\637\638\639\640\641\642\643\644\645\646\647\648\649\650\651\652\653\654\655\656\657\658\659\660\661\662\663\664\665\666\667\668\669\670\671\672\673\674\675\676\677\678\679\680\681\682\683\684\685\686\687\688\689\690\691\692\693\694\695\696\697\698\699\700\701\702\703\704\705\706\707\708\709\710\711\712\713\714\715\716\717\718\719\720\721\722\723\724\725\726\727\728\729\730\731\732\733\734\735\736\737\738\739\740\741\742\743\744\745\746\747\748\749\750\751\752\753\754\755\756\757\758\759\760\761\762\763\764\765\766\767\768\769\770\771\772\773\774\775\776\777\778\779\780\781\782\783\784\785\786\787\788\789\790\791\792\793\794\795\796\797\798\799\800\801\802\803\804\805\806\807\808\809\810\811\812\813\814\815\816\817\818\819\820\821\822\823\824\825\826\827\828\829\830\831\832\833\834\835\836\837\838\839\840\841\842\843\844\845\846\847\848\849\850\851\852\853\854\855\856\857\858\859\860\861\862\863\864\865\866\867\868\869\870\871\872\873\874\875\876\877\878\879\880\881\882\883\884\885\886\887\888\889\890\891\892\893\894\895\896\897\898\899\900\901\902\903\904\905\906\907\908\909\910\911\912\913\914\915\916\917\918\919\920\921\922\923\924\925\926\927\928\929\930\931\932\933\934\935\936\937\938\939\940\941\942\943\944\945\946\947\948\949\950\951\952\953\954\955\956\957\958\959\960\961\962\963\964\965\966\967\968\969\970\971\972\973\974\975\976\977\978\979\980\981\982\983\984\985\986\987\988\989\990\991\992\993\994\995\996\997\998\999\1000



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85139
Ph: 520.568.9098 Fx: 520.568.9120
www.maricopa-az.gov

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

This is a two-step process:

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

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

Your **CPP** will include the following:

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

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

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

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

Mailing Letter



39700 W. Civic Center Plaza
Maricopa, AZ 85138
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Fic: 520.568.9120
www.maricopa-az.gov

Planning and Zoning



RE: ZON22-06. This site is generally located at the Southwest corner of N. Powers Parkway W. and W. Placone Ln. APN Parcel Number 512-02-499C, within the City of Maricopa incorporated limits. The proposed zone change is from PAD Planned Area Development District to OS-PR Parks and Recreation Open Space for the purpose of developing a park/open space area within the existing community.

Dear Neighbor,

An application has been filed by The City of Maricopa for a Zoning Map Amendment/Rezoning at the above-mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
July 6 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission
July 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
August 16 @ 6:00 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. 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/certified mail/delivery confirmation 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 or wish to receive more information, please contact Alexander Bosworth at the City of Maricopa Planning Department at 520-316-6948. You can also email him at Alexander.Bosworth@maricopa-az.gov subject ZON22-06 Park at the Lakes.

Sincerely,

The City of Maricopa

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



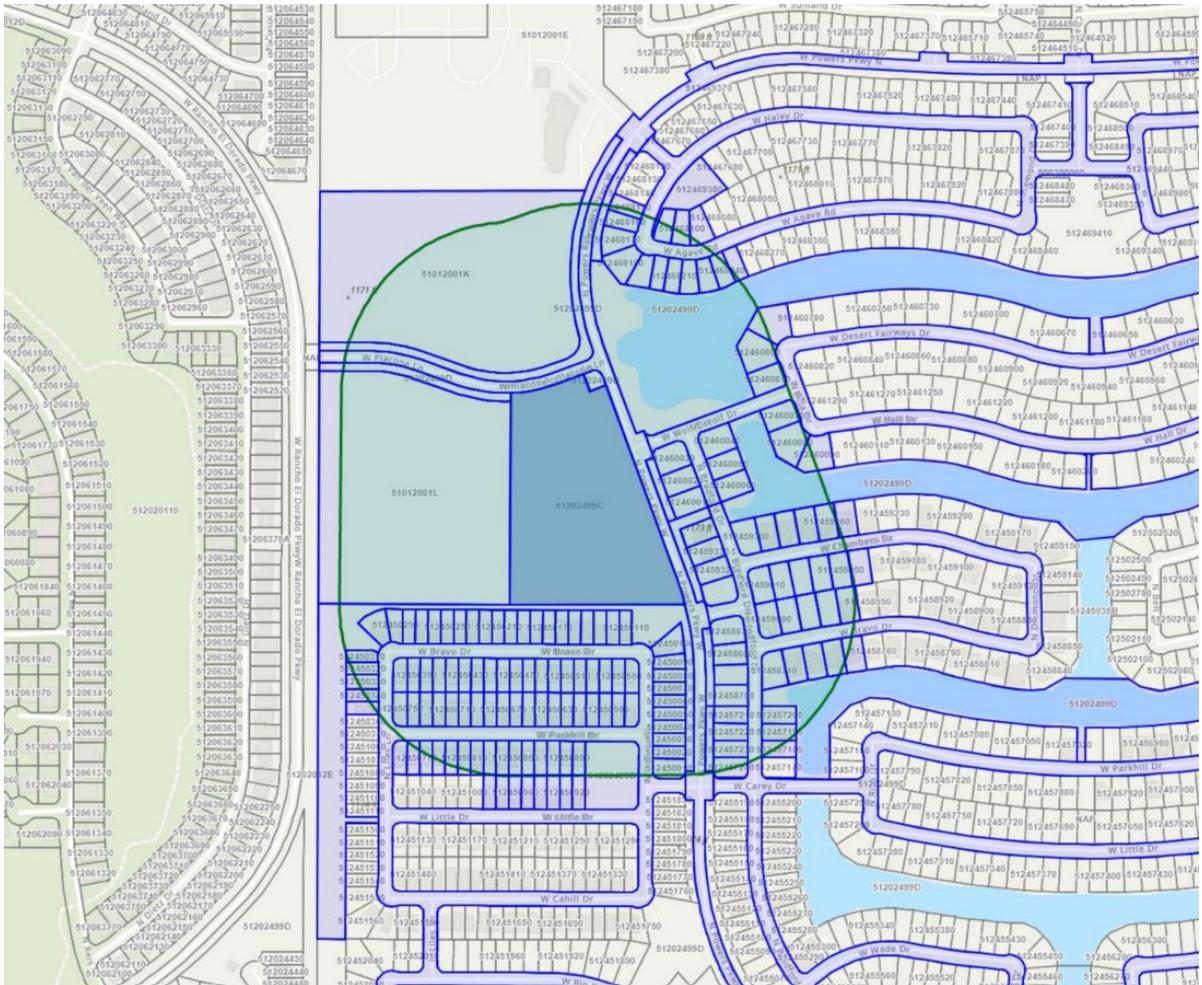
Notification Area Map

Project Name: Lakes Park

Location: SWC of N. Powers Parkway W. and W. Placone Ln.

Request: Parks and Open Space Recreation

Current Zoning of Subject Property: PAD (Planned Area Development) and underlying CR-3 (Single Family Residential)



MAILING LIST

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HUGHES KATHI
41200 W LITTLE DR
MARICOPA, AZ 85138

ANDERSON MARK DAVID
2410 W PARK AVE
CHANDLER, AZ 85224

JOHNSON MARTIN K & EMILY O...
41369 W PARKHILL DR
MARICOPA, AZ 85138

DEL SORDI NICHOLAS C
41214 W LITTLE DR
MARICOPA, AZ 85138

WAACK AUSTIN J
41243 W PARK HILL DR
MARICOPA, AZ 85138

WILLIAMS FAITH L
21942 N LILES LN
MARICOPA, AZ 85138

QUINTERO VICTOR L
41228 W LITTLE DR
MARICOPA, AZ 85138

CUELLAR-PARAMO ROCIO
41257 W PARK HILL DR
MARICOPA, AZ 85138

DOTY RYAN PAUL
41130 W PARK HILL DR
MARICOPA, AZ 85138

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

VILLALOBOS IVETH
21816 N GREENLAND PARK DR
MARICOPA, AZ 85139

BOBB GERALD WAYNE JR
41144 W PARK HILL DR
MARICOPA, AZ 85138

SFR JAVALIN BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

JOHNSON DAVID
41285 W PARKHILL DR
MARICOPA, AZ 85138

SANDOVAL MERCED & CANDID...
41158 W PARKHILL DR
MARICOPA, AZ 85138

FETTKETHER DEBORAH S
41270 W LITTLE DR
MARICOPA, AZ 85138

BROWN JASON B
41299 W PARK HILL DR
MARICOPA, AZ 85138

JOHNSON TODD EUGENE & KR...
41172 W PARKHILL DR
MARICOPA, AZ 85138

GITTINS RODNEY P & DONNA ...
13238 BLUEBIRD LN
COUNCIL BLUFFS, IA 51503

LI WEI
2718 CLIFFWOOD DR
GRAPEVINE, TX 76051

BARRIERE MARIO SALVADOR J...
41186 W PARKHILL DR
MARICOPA, AZ 85138

HOFFNER MICHAEL PAUL LIVIN...
5728 S RINCON DR
CHANDLER, AZ 85249

SIMON JEREMY & MELISSA
615 MAYNARD BLVD
JACKSONVILLE, NC 28546

BORST AARON
41200 W PARK HILL DR
MARICOPA, AZ 85138

GARCIA ROY
41201 W PARK HILL DR
MARICOPA, AZ 85138

CASTRO LUZ
41341 W PARKHILL DR
MARICOPA, AZ 85138

TIMMONS PATRICIA
41214 W PARK HILL DR
MARICOPA, AZ 85138

SANDOVAL RENE
41215 W PARK HILL DR
MARICOPA, AZ 85138

MORALES JOHNNY R
41355 W PARK HILL DR
MARICOPA, AZ 85138

EAST CHRISTOPHER
41228 W PARK HILL DR
MARICOPA, AZ 85138

v 1/6 5/18/2022 11:23:32 AM

ADESZKO JEFFREY A DECLAR...
40957 W BRAVO DR
MARICOPA, AZ 85138

FEASTER RICKEY
40975 W CHAMBERS DR
MARICOPA, AZ 85138

MANGUM J KENNETH TR
22328 N RISA DR
MARICOPA, AZ 85138

DENNERLINE WG FAM TRUST
40937 W BRAVO DR
MARICOPA, AZ 85138

THEILE DANA JILL & JOHN
40953 W CHAMBERS DR
MARICOPA, AZ 85138

HAFIZ MOHAMMED & ASMINI BI...
21880 N BRADFORD DR
MARICOPA, AZ 85138

SERGIO BRIAN & ELINA
22006 N BRADFORD DR
MARICOPA, AZ 85138

CATHCART SHAWNTELL
40931 W CHAMBERS DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

BOGOLIN LEONARD J & ANNET...
1637 CADILLAC CIR
ROMEOVILLE, IL 60446

HOPPER SHERRY LEE
40909 W CHAMBERS DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

JONES TABATHA LESTER
40893 W BRAVO DR
MARICOPA, AZ 85138

TIMMERMAN CODY & IRMA
40887 W CHAMBERS DR
MARICOPA, AZ 85138

HANS MATTHEW & SIERRA CH...
22005 N BOLIVIA ST
MARICOPA, AZ 85138

ANDRADE RICARDO
41236 W BRAVO DR
MARICOPA, AZ 85138

CARLSON MARGARET A REV T...
40978 W CHAMBERS DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

WIIST RODNEY & BELINDA J
40956 W BRAVO DR
MARICOPA, AZ 85138

ISENOR LEONARD
38 LAMBDON WAY
WHITBY, ON

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

ROSTRON DONALD KENT II
40936 W BRAVO DR
MARICOPA, AZ 85138

WARD JUSTINA L
40938 W CHAMBERS DR
MARICOPA, AZ 85138

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

URIBE LUIS ENRIQUE
40916 W BRAVO DR
MARICOPA, AZ 85138

DOYLE PATRICK J & BARBARA ...
40918 W CHAMBERS DR
MARICOPA, AZ 85138

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

RAPP BRANDON & GARILYNN
40896 W BRAVO DR
MARICOPA, AZ 85138

NORMORE ERIC D
1114-204 SPARROW HAWK DR
FORT MCMURRAY, AB

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

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WOODS KEVIN
41242 W PARKHILL DR
MARICOPA, AZ 85138

LEWIS LAKEISHA
41380 W PARK HILL DR
MARICOPA, AZ 85138

KUBURICH STEPHEN
41257 W BRAVO DR
MARICOPA, AZ 85138

SIEGEL ALIZA
41256 W PARKHILL DR
MARICOPA, AZ 85138

SPALDING CARL H LIV TRUST
3718 MOUNT EVEREST BLVD
SAN DIEGO, CA 92111

BERNARD WILLIAM JR & JENNI...
13208 FULLENWIDER CIR
EAGLE RIVER, AK 99577

BUTLER JERYAN
41270 W PARK HILL DR
MARICOPA, AZ 85138

ORTEGA GRACIELA ANN
PO BOX 984
MARICOPA, AZ 85139

MCLACHLAN INVESTMENT GR...
8712 156TH AVE
EDMONTON, AB

GRIFFIN MAUREEN E
41284 W PARK HILL DR
MARICOPA, AZ 85138

MONNSERATT KEVIN J & CHRIS...
41159 W BRAVO DR
MARICOPA, AZ 85138

GEGEN ADAM & CARRIE
41299 W BRAVO DR
MARICOPA, AZ 85138

LIN CHAOXIA & JIAJUN
57 ELIZABETH LN
IRVINE, CA 92602

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

LOPEZ JOSE & YESENIA
41313 W BRAVO DR
MARICOPA, AZ 85138

PAYMAR DANIEL J & SANDRA
41312 W PARKHILL DR
MARICOPA, AZ 85138

KREBS STEVEN M
22119 N LAKESIDE DR
MARICOPA, AZ 85138

HOLDER RYAN
41327 W BRAVO DR
MARICOPA, AZ 85138

CONWELL CATHY L
41326 W PARK HILL DR
MARICOPA, AZ 85138

HPA ARIZONA I LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

CASTRO SAMUEL ADAM & KAR...
41341 W BRAVO DR
MARICOPA, AZ 85138

TIGLER REGINA & TEVORA
41340 W PARK HILL DR
MARICOPA, AZ 85138

ELLIOTT AMANDA MARIE
41215 W BRAVO DR
MARICOPA, AZ 85138

CAZARES KARINA & YESENIA
41355 W BRAVO DR
MARICOPA, AZ 85138

ANDREWS FRANCIS C
41354 W PARK HILL DR
MARICOPA, AZ 85138

KENNEDY JARMEL
41229 W BRAVO DR
MARICOPA, AZ 85138

SMITH DAVY FAMILY TRUST
3845 E TANGLEWOOD DR
PHOENIX, AZ 85048

ANTUNEZ GENNY LIZMAILIN G...
41368 W PARK HILL DR
MARICOPA, AZ 85138

KEZER TYLER J
4038 E JICARILLA ST
PHOENIX, AZ 85044

JACKSON MARLIN & CRYSTAL
NO ADDRESS GIVEN
,

GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	BENTLEY JOY C 21902 N BRADFORD DR MARICOPA, AZ 85138	CAUDRON GLENN & SUSAN 253 E BRIDGEPORT PKWY GILBERT, AZ 85295
RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254	SPAMPINATO LOUIS LIV TRUST 309 LEXINGTON CIR NEWPORT BEACH, CA 92660	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
SCHWARTZ MATHEW & PEGGY 40966 W DESERT FAIRWAYS D... MARICOPA, AZ 85138	SMITH MARQUIS 21936 N BRADFORD DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	MORRELL LESLIE 21982 N BRADFORD DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	BRILLANTES GERARDO F 40979 W BRAVO DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	RMBC ENTERPRISES LLC 22030 N BRADFORD DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	MACHADO PATRICIA & RICHA... 40978 W BRAVO DR MARICOPA, AZ 85138	RIORDAN FRANK & DANETTE 14419 AUSTIN PL ANACORTES, WA 98221
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	LANE CHRISTOPHER & LETICIA 22078 N BRADFORD DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
GEHAN HOMES OF AZ LLC 1501 W FOUNTAINHEAD PKWY ... TEMPE, AZ 85282	MUMMA DAWN AMY 40993 W CHAMBERS DR MARICOPA, AZ 85138	RICHMOND AMERICAN HOMES... 16427 N SCOTTSDALE RD STE ... SCOTTSDALE, AZ 85254
MADISON GLENN E JR 21903 N BRADFORD DR MARICOPA, AZ 85138	WOODBURY LOREN & SANDRA 5355 87TH ST SW CARSON, ND 58529	BEATTY ASHLEY C & JASON 22120 N BRADFORD DR MARICOPA, AZ 85138

WALBAUM TERRY
235 HULL CRESCENT
SASKATOON, SK

METRO RED-1 LLC
17700 N PACESETTER WAY, ST...
SCOTTSDALE, AZ 85255

SWANSON AARON
4831 E LA PUENTE AVE
PHOENIX, AZ 85044

BADACHI TRANSITO
21918 N BRADFORD DR
MARICOPA, AZ 85138

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

BLACKWELL LEON & RODORIS
21953 N BOLIVIA ST
MARICOPA, AZ 85138

DIMAS DONALD & RHONDA
21958 N BRADFORD DR
MARICOPA, AZ 85138

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

DRAUS SHAYLA
21956 N LILES LN
MARICOPA, AZ 85138

MEILY DONALD W & FORD LOUI...
2268 OLD HERSHEY RD
HERSHEY, PA 17033

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

HUMPHREY ANDREA T
21967 N BOLIVIA ST
MARICOPA, AZ 85138

CANASTILLO SERGIO GOMEZ
22246 N RISA DR
MARICOPA, AZ 85138

PAEZ JESUS SERGIO
21879 N BOLIVIA ST
MARICOPA, AZ 85138

SHAH KHURAM
MAIL RETURN
,

BODDEN ERICA FRANCES
21981 N BOLIVIA ST
MARICOPA, AZ 85138

MARICOPA UNIFIED SCHOOL D...
45012 W HONEYCUTT AVE
MARICOPA, AZ 85139

YOUNGKRANTZ KALLIE D
41152 W BRAVO DR
MARICOPA, AZ 85138

MARICOPA UNIFIED SCHOOL D...
45012 W HONEYCUTT AVE
MARICOPA, AZ 85139

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

KIDD-MCDONALD SHANIQUE
41166 W BRAVO DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

HERNANDEZ RICHARD A
42811 CHARLESTON WAY
FREMONT, CA 94538

METRO RED-1 LLC
17700 N PACESETTER WAY, ST...
SCOTTSDALE, AZ 85255

CONN TODD M
21911 N BOLIVIA ST
MARICOPA, AZ 85138

LSF9 MASTER PARTICIPATION ...
MAIL RETURN
,

FUENTES ZONIA A
41250 W BRAVO DR
MARICOPA, AZ 85138

HARRISON MICHELE C
MAIL RETURN
,

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

HURLEY STEPHANIE & JAMES
41264 W BRAVO DR
MARICOPA, AZ 85138

GALVAN VICTOR ROBERTO
22000 N LILES LN
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SALAS ELIZABETH
41292 W BRAVO DR
MARICOPA, AZ 85138

BOENNING BRUCE R
41138 W BRAVO DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

ROWE ROBERT & CRISTY PRIS...
44573 W GRANITE DR
MARICOPA, AZ 85139

SFR JV-2 PROPERTY LLC
15711 RED HILL AVE STE 100
TUSTIN, CA 92780

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

ALMADA EDWARD P & CAROL L
41320 W BRAVO DR
MARICOPA, AZ 85138

BAZAES LUIS P & CARMEN L
41222 W BRAVO DR
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

MITCHELL PATRICK J
2709 NE 148TH ST
VANCOUVER, WA 98686

CREA ANTHONY J & KIM T
41278 W BRAVO DR
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

CAMPBELL BILLIE J & CHARLE...
41362 W BRAVO DR
MARICOPA, AZ 85138

AGUILERA JUAN
41334 W BRAVO DR
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

TURGEON PHILIPPE & CHRISTI...
55229 RANGE RD 260
STURGEON COUNTY , AB

MENDEZ ALBERTO A
41376 W BRAVO DR
MARICOPA, AZ 85138

GEHAN HOMES OF AZ LLC
1501 W FOUNTAINHEAD PKWY ...
TEMPE, AZ 85282

BLANCO GUILLERMO A & IRMA
MAIL RETURN
,

BLAZINA DANIEL
41384 W BRAVO DR
MARICOPA, AZ 85138

BROWN DORIS CLASHIN
21984 N LILES LN
MARICOPA, AZ 85138

RANCHO EL DORADO PHASE II...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

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)

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NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Rezoning Case # ZON22-06
Neighborhood Meeting
July 6th @ 6:00 PM
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
July 25th @ 6:00 PM
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
August 16th @ 6:00 PM
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time,
and location.
The City of Maricopa is proposing
a rezoning from "CR-3 Single
Family Residential" to "OS-PR
Parks and Recreation Open
Space" at Parcel Number 512-02-
499C generally located on the
southwest corner of N. Powers
Parkway W. and W. Placone Ln.
The Planning and Zoning Division
is processing this proposal in ac-
cordance to the Zoning Code as a
Rezoning/Zoning Map Amend-
ment.
Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are wel-
come 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: Alexander Bosworth at
39700 W. Civic Center Plaza,
Maricopa, AZ 85138 or email at
Alexander.Bosworth@maricopa-
az.gov. Please include name, ad-
dress, telephone number and sig-
nature. For questions, contact the
Planning and Zoning Division at
(520) 316-6948.
No. of publications: 1; date of
publication: Jun. 17, 2022.

Public Notice Sign



Neighborhood Meeting

The required neighborhood meeting was held on Wednesday, July 6th, at the City of Maricopa Council Chambers. A total of three (3) residents attended, whom overall had positive or neutral views on the proposal. Some questions raised by the residents were whether any noise or light mitigation techniques will be present, as well as concerns with the parking area and its proximity to the residents to the south of the park, as these areas typically may be the cause of greater noise. Another concern presented by the residents was the hours of operation, and how long the lights would be on in the park, as well as the presence of the ballfield lights.