

# **Maricopa Towne Center**

**Planned Area Development Rezoning & Minor General Plan Amendment**

## **Citizen Participation Final Report**



City of Maricopa

April 24, 2025

## **Introduction**

Vestar Development (“Vestar” or “Owner”) is a nationally recognized leader in the acquisition, development, and management of mixed-use retail and entertainment destinations in the western United States. Through its innovative development practices, Vestar has been creating unique destinations that exhibit a unique sense of place since 1989. The Maricopa Towne Center PAD and minor General Plan amendment proposes a thoughtfully integrated community district that allows for a variety of land uses. The PAD features common unifying elements through architecture, landscaping, pedestrian systems, and streetscape themes which will result in the development of complementary uses based on the needs of the community for the City of Maricopa (the “City”).

Vestar is excited to propose Maricopa Towne Center, an iconic, vibrant, master planned community that will enhance the City with new amenities and residential opportunities that include a mixed-use variety of land uses that include: office, commercial, retail, entertainment, hospitality, multi-family, single family residential, and other complementary land uses creating an inviting live, work, shop, and play environment (the “Project”).

In the City, Vestar is planning to develop on the 184 acres of two contiguous parcels located in the southeast corner of North John Wayne Parkway and West Farrell Road, identified as APNs: 510-73-001K & 510-73-001L (the “Property”). In order to allow the Project, Vestar is requesting to rezone the Property from Avalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

This report outlines the details of the process used by the applicant to involve the public pursuant to City of Maricopa’s citizen participation requirements described in the Zoning Code and Citizen Participation Plan Guide.

## **Notification Summary**

In accordance with Section 18.140.050, the proposed process for neighbor notification is outlined below and will be updated as the proposal progresses, and scheduling is confirmed:

1. 1<sup>st</sup> Notification Letter: March 26, 2025
2. 1<sup>st</sup> Site Posting: March 26, 2025
3. Neighborhood Meeting (Copper Sky): April 10, 2025
4. 1<sup>st</sup> Newspaper Notification: April 24, 2025
5. 2<sup>nd</sup> Notification Letter: April 24, 2025
6. Planning & Zoning Commission Hearing: May 12, 2025
7. City Council Hearing: June 17, 2025

## **Notification Area and Contacted Parties**

Property owners and occupants within 1,000 feet of the Property were obtained utilizing the Maricopa County Assessor's website. The applicant team notified the property owners within this area as well as any other persons identified by the City of Maricopa as potentially affected citizens. A buffer map of the notified area is attached hereto.

The mailing list consisting of the property owners within the notification area around the 1,000' boundary of the Property along with any interested parties is attached hereto.

## **Contact Dates and Methods**

On March 26, 2025, the applicant team mailed letters via First Class U.S Mail notifying all property owners within the 1,000' notification area and any identified interested parties. The letter included all required details of the Project requests, a map of the Property boundaries, the applicant's contact information, and an invitation to an open house neighborhood meeting to discuss Project details. An Affidavit of Notification with a copy of the letter is attached hereto.

On April 24, 2025, the applicant team will mail letters via First Class U.S Mail notifying all property owners within the 1,000' notification area, interested parties, and attendees from the open house meeting. The letter will include all of the Project details from the 1<sup>st</sup> notification letter as well as notification of the scheduled public hearings. A draft copy of the letter is attached hereto.

## **Site Posting**

On March 26, 2025, a Public Notification Sign was erected on the Project Site stating all of the details of the requests, the times and locations of the neighborhood meeting and public hearings, and the applicant's and County's contact information. An Affidavit of Posting with a photo of the sign is attached hereto.

## **Neighborhood Meeting**

On April 10, 2025, a public open house meeting was held from 5:30PM – 6:30PM at the Coppersky Multi-generational facility. Surrounding property owners, interested parties, and the general public were invited to the neighborhood meeting to discuss Project details and address any questions or comments regarding the Project. A copy of the sign-in sheets and official summary of the meeting are attached hereto.

## **Newspaper Notice**

On April 24, 2025, a legal ad will be published in the Pinal Central Dispatch newspaper with details of the requests and notice of the public hearings. A draft proof of the legal ad is attached hereto.

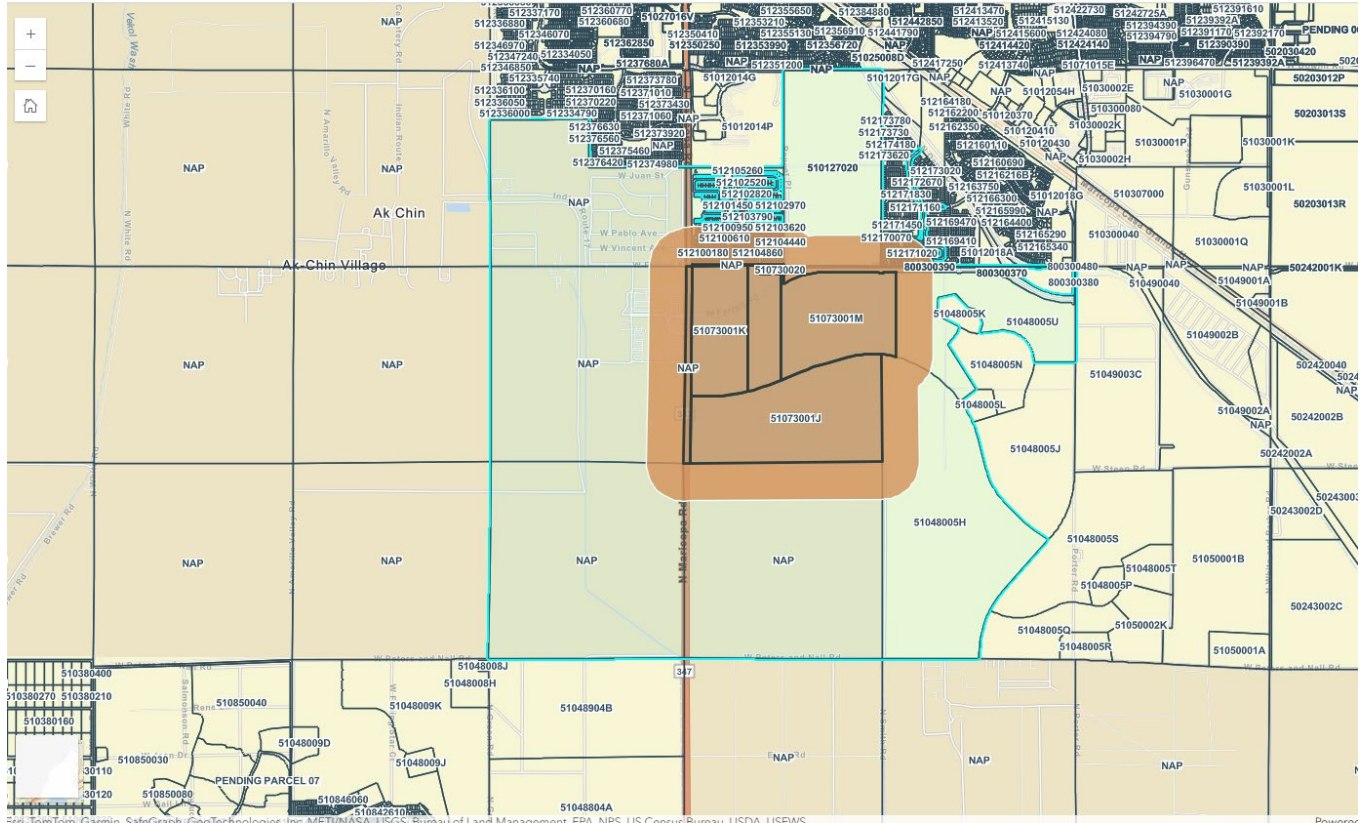
Project Vicinity Aerial Map



# 1,000ft Buffer Map and Mailing List



Pinal County Mailing Notification ⓘ



44189 W PALO OLMO RD TRUST  
210 OAK AVE  
KANNAPOLIS , NC 28081-1432

ACEVES SALVADOR ANGELO  
44493 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

ADAMS DALE JR & JANKI AYMEN  
44262 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

AGUILAR MARIA J  
29345 VIA NORTE  
TEMECULA , CA 92591-1183

AGUILAR SAUL R  
44002 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

ALLAH JAMAR & OLSEN ROBYN  
44063 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

ALVEY TAYLOR MARIE & JACOB WADE  
44129 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

AMADOR CHRISTIAN A CUEVAS  
44094 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

AMARO JUAN ROSENDO & OLGA  
MARTINEZ  
44373 W PALO TECA RD  
MARICOPA , AZ 85138-8349

AMKE VENTURES LLC  
7 COE DR  
AJAX , ON -

ANTHONY CLYDE JR & VENESSA  
44606 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

ANUMOLU BALAKRISHNA  
2039 E HACKBERRY PL  
CHANDLER , AZ 85286-6234

APODACA CHRIS JACOB  
44574 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

APPIAH COLLINS & ANTWI ADELAIDE  
TRS  
2743 E PALMER ST  
GILBERT , AZ 85298-8574

ARCHULETTA WILLIAM & LYNNEA  
44139 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

ARGUELLES KATHY & DAVID ANTONIO  
44032 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

ARNOT JEFFERY DANIEL  
44300 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

ASH HAMILTON WILLIAM II & REBEKKA  
44156 W PALO ALISO WAY  
MARICOPA , AZ 85138--364

AYALA RAUL ROSALES  
43953 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

BAINS HARJOT  
MAIL RETURN  
, -

BAINS SANDEEP  
MAIL RETURN  
, -

BAKER BRIAN L & AMY V  
44355 W PALO TECA RD  
MARICOPA , AZ 85138-8349

BARRON RONALD & CHERYL REV TRUST  
44216 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

BERGER CHRISTINE TRUST  
395 BLACKHAWK DR  
NEWBURY PARK , CA 91320-0480

BERNAL JUAN CARLOS SANCHEZ  
44312 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

BIRDON LA PORCHEA  
44247 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

BOGGS THOMAS DANIEL JR & VALERIE  
44231 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

BONILLA GEORGE CANO  
44191 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

BOSAK ALEXANDRIA MARIE & ANDREW  
ROBERT  
44337 W PALO TECA RD  
MARICOPA , AZ 85138-8349

BRANAMAN PATRICIA M & BRANAMAN  
SUMMER J  
44173 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

BROOKS TAHLIA MARIA  
44469 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

BROWN DEXTON  
44141 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

BURK JAMES SCOTT & MIDDLETON  
AARON DANIEL  
44046 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

BURKHARDT NICHOLAS & CATHERINE  
43912 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

BURNS KARRIA & JEFFERSON KIRK JR  
43985 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

CAMPBELL JUDE CADEN  
44605 W PALO CEDRO RD  
MARICOPA , AZ 85138-8348

CAPE CHRISTOPHER BLU & ODINS-  
CAPE TATJANA  
43970 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

CARDONA ANDREA  
44062 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

CARMONA JESUS F CHAVEZ  
44447 W PALO ALISO WAY  
MARICOPA , AZ 85138-8513

CARTER ALISA MARY  
44558 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

CARTER MARY H & ERNEST AUBERT  
44410 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

CASTELLANOS ALFREDO & MARIA  
675 S MILLARD AVE  
RIALTO , CA 92376-6698

CASTILLO MIGUEL & LAURA GUADALUPE  
44394 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

CASTRO RAFAEL JR & ABILENE  
44127 W PALO TECA RD  
MARICOPA , AZ 85138-8360

CEPIELIK AKIAH  
44398 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

CHANG AMY  
44438 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

CHISHOLM ANTONE C  
44215 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

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

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

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

COBBINA DANIEL & JULIET  
44064 W PALO CEDRO RD  
MARICOPA , AZ 85138-8513

COLON MARCELINA  
43940 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

CORTES DONATO D VAZQUEZ  
44380 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

CORTEZ CALEB  
44018 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

CORYELLBATTLE GAYLA S  
16728 N PALO ROJO RD  
MARICOPA , AZ 85138-8513

CRETE HENRY & ROBYN  
43956 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

CROFT ASHLEE \*  
5028 E SIESTA DR  
PHOENIX , AZ 85044-4073

CROUCH LARRY E & PATRICIA A CO-TRS  
44109 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

CURTIS ALLYSON JEAN & RANFT JASON  
LEE  
44471 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

DAMRON LINDA E  
44574 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

DATAR ANOOP MILIND  
2407 CLIFFS EDGE DR  
AUSTIN , TX 78733-3603

DAVIES NATALIE  
43967 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

DICK ANNEKA  
44157 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

DINERO JANET MEDROSO & DINERO  
LETICIA MEDROSO  
44437 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

DUBOSE CHARLES BENNARD &  
BERNADETTE ADELA  
44500 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

DUBOSE DOROTHY MAE  
44419 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

DUNBAR DONALD V  
43911 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

DUNCAN RODERICK  
44277 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

DUNCAN STEVEN EDWARD  
44411 W PALO TECA RD  
MARICOPA , AZ 85138-8349

DUNN JESSICA ANN  
44027 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

EASON KENNY DON & CAREN EUGENIA  
PO BOX 63  
VELMA , OK 73491-1006

ELAM ANTONIO  
44591 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

ESCOBEDO DIANA JOANA  
670 W SHANNON ST  
CHANDLER , AZ 85225-5725

ESCUETA FLORENCE M & GILBERT M  
434 MCCOVEY LN  
SAN JOSE , CA 95127-7344

ESHEMITAN DEANNA DARLENE & DAVID  
ADOGBEJI  
44202 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

ESPINOZA ROSEMARY RENEE  
44339 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

EYMAN JESSE R III TR  
44251 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

FARRELL ALMA  
43983 W FARRELL RD  
MARICOPA , AZ 85139-8513

FEIST PATRICIA M & BRIAN  
44544 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

FKH SFR PROPCO I LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

FORTE SEAN M  
44447 W PALO TECA RD  
MARICOPA , AZ 85138-8349

FRANKLIN HEATHER NICOLE  
44035 W PALO TECA RD  
MARICOPA , AZ 85138-8361

FRANKLIN ORVELL JR & TONYA MARIE  
44514 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

FRAZIER SPENCER & HEATHER  
43981 W PALO TECA RD  
MARICOPA , AZ 85138-8359

GAM EDWIN THOMAS & SUZETTE MAE  
43923 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

GAMEZ IZAYA & BRENDA  
43924 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

GANSLER STEPHEN  
41358 W CIELO LN  
MARICOPA , AZ 85138-8378

GARCIA ENRIQUE SANCHEZ  
44355 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

GARCIA MANUEL JR  
44207 W PALO CEDRO RD  
MARICOPA , AZ 85138-8364

GARCIA YOLANDA PATRICIA DURAN  
44511 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

GARZA RAMIRO & MYRIAN  
44140 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

GASAWAY HELEN & JEFFERY  
44003 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

GIPSON CHANAE ATHEA  
44170 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

GIRON ANDRES  
44185 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

GLICKMAN MATHEW JOHN  
44620 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

GOMEZ NANCY IDALY  
44232 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

GONZALEZ AUTUMN GEORGINA &  
SAVANNA MARIE  
44560 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

GONZALEZ BRENDA V & FRANCISCO  
44267 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

GRECO ROBERT  
44016 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

GREEN TRESHONNA & BRANDON  
43938 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

GUDIEL WILLIAM & TAYLOR MARIE  
44219 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

GUDINO JULIO  
44159 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

HAGGARD ROBERT L & LAURA B  
44017 W PALO TECA RD  
MARICOPA , AZ 85138-8361

HARPER AHMAD  
43927 W PALO TECA RD  
MARICOPA , AZ 85138-8513

HARRELL RAKEEM M  
43954 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

HARRELL SHANEE LATRICE TR  
1221 W 3RD ST APT 454  
LOS ANGELES , CA 90017-7519

HENNING COLLIN REEVES & GUEVARA  
ELIZABETH MARY  
44202 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

HENSON WILMA JEAN  
953 N SHERWOOD WAY  
QUEEN VALLEY , AZ 85118-8979

HERRERA TRACEY M  
44391 W PALO TECA RD  
MARICOPA , AZ 85138-8349

HICKS SHIRLENE SURVIVORS TRUST  
3024 E COCONINO DR  
GILBERT , AZ 85298--578

HIMES REBECCA ROA  
44468 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

HOLMAN REX  
44073 W PALO TECA RD  
MARICOPA , AZ 85138-8361

HOLT JONATHAN S REV TRUST  
44544 W PALO ALISO WAY  
MARICOPA , AZ 85138--347

HOOVER THOMAS LAWRENCE & CAROL  
JEAN  
44401 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

HUANG JIAN HONG  
7504 S MCCORMICK WAY  
QUEEN CREEK , AZ 85142-2456

HUDSON SFR PROPERTY HOLDINGS III  
LLC  
4849 GREENVILLE AVE  
DALLAS , TX 75206-6413

HUGHES CASSANDRA LEIGH  
44483 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

HUMPHREY KAREN CLAUDETTE  
44588 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

ITTAMALLA SMITHA JACOB  
44543 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

JAMES HEATHER & ZACHERY JACOB  
44047 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

JASINSKI CATHERINE MARY THOMKA &  
KENNETH ROGER  
44354 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

JASINSKI DYLAN CHASE THOMKA &  
LEXIE JUANITA  
44483 W PALO TECA RD  
MARICOPA , AZ 85138-8349

JERICO TERESA LYNETTE  
44590 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

JESKE TIMI MARIE REED  
44428 W PALO OLMO RD  
MARICOPA , AZ 85138--348

JOHNSON TIMOTHY  
44200 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

KIELY TIMOTHY J & ELIZABETH TRS  
43969 W PALO ALISO WAY  
MARICOPA , AZ 85138--364

KLINKHAMMER PATRICK & SHERYL  
44031 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

KNECHT SHERRI L  
44248 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

KOSURI VARAPRAKASH A  
44253 W PALO CEDRO RD  
MARICOPA , AZ 85138--364

LABERRY DANIEL ROBERT  
44232 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

LACOCO FRANK & JEAN TRS  
44032 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

LAMOUR CARLINE  
1506 E 54TH ST  
BROOKLYN , NY 11234-4393

LARA JOSEPH ANTHONY II  
44547 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

LARA TREVOR DANIEL & QUINTERO  
GLORIA  
44565 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

LARMORE MICHAEL & CHERYL TRS  
44319 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

LAROCHE NICKOLAS EWELL  
44455 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

LAVOIE CHRISTINA LOUISE & MATTHEW  
ROBERT  
44575 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

LEGER CIARA NICOLE & JOHN CUYLER  
44529 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

LEON EDNA PESQUEIRA  
43954 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

LEWIS SHAWN  
44501 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

LEYBA ALYSSA VICTORIA  
44513 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

LISK ROBERT R & PATRICIA A TRS  
936 E CEDAR DR  
CHANDLER , AZ 85249-9332

LOPEZ BRIAN LEE & MARIA R  
44123 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

LOPEZ CARMEN LORENZO & LEIA D  
44369 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

LOPEZ DAVID & SOCORRO  
44555 W PALO TECA RD  
MARICOPA , AZ 85138-8349

LORENZANA JESSICA GUZMAN & OMAR  
44561 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

LYNCH LARRY D JR  
44607 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

MADDALA NAGAVALLY  
44330 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

MADRIGAL ARIANA CHRISTINE & BOYLE  
TUCKER JOSEPH  
44485 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

MARCANO YAMERIS DIAZ  
44499 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MARTINEZ ANGELICA  
44186 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

MARTINEZ SARAI M  
44017 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

MASON JACQUELYN  
44216 W PALO CEDRO RD  
MARICOPA , AZ 85138--363

MCADAM ASHLEY MARIE  
44498 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MCCRAY RONELL & VERONICA CO-TRS  
44484 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MCH SFR PROPERTY OWNER 2 LLC  
14355 COMMERCE WAY  
MIAMI LAKES , FL 33016-6150

MCMONIGAL DYLAN GABRIEL  
44559 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MCNEAL TY-QUIAN  
44201 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

MEDINA GONZALO LOPEZ  
44203 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

MENDOZA LUIS MANUEL CUEVAS &  
GARCIA WENDY D  
44262 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

MILLER HOLLIS R & CAROL L CO-TRS  
12665 ARROWWOOD LN  
BELVIDERE , IL 61008--960

MILLER LARRY & BANEIKA  
44186 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

MIYAGAWA MEI LIN & JAY  
44420 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MONTEITH TYLER  
44127 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

MOON-NEGRETE BRITTNEY LEEANN  
44545 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

MOORE JERAD MATTHEW  
MAIL RETURN  
, -

MORENO SERGIO ABEL LOPEZ &  
BENITES JOSE ENRIQUE APODACA  
44453 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

MOUA SAY & XE XIONG  
44554 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

MPAS LLC  
6004 STOREY BLVD  
CHEYENNE , WY 82009-9363

MYERS KIMBERLY F & KENNETH E JR  
44603 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

MYERS WENDY  
44109 W PALO TECA RD  
MARICOPA , AZ 85138-8360

NELSON SHELLY ANGELIQUE  
44156 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

NIEMCZYK DANIEL & JENNIFER  
44297 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

NOGALES SAMUEL JOSEPH & BRITTANY  
RAE  
44301 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

OLIVARES KARINA ALEXA  
44140 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

OLMOS MARIA & ADRIAN ESTEVAN  
43957 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

ORBEGOSO-RODRIGUEZ DEYSI  
44017 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

ORTEGA ALISON & ALBERT  
44053 W PALO TECA RD  
MARICOPA , AZ 85138-8361

ORTEGA MANUEL & ORTEGA GARCIELA  
43939 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

ORTIZ CARLOS FABIAN & MEJIA MIRNA  
YAMILETH CRUZ  
44454 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

PACURSA DAWN ANIKA  
43941 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

PAGAYA SMARTRESI F1 FUND PROPERTY  
OWNER II LLC  
90 PARK AVE # LEVEL 31  
NEW YORK , NY 10016-6130

PALO BREA HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-8504

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ASSOCIATION  
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PHOENIX , AZ 85040-8504

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ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-8504

PARK WILLIAM TRUST  
43963 W PALO TECA RD  
MARICOPA , AZ 85138--359

PARKER JENNIFER RENEE  
44155 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

PARRA SEVERIN EDMOND & OLIVIA  
VILLA  
44048 W PALO OLMO RD  
MARICOPA , AZ 85138--362

PATERNINA-ESCUDERO MARJOLYN DE  
LOS ANGELES  
44468 W PALO CEDRO RD  
MARICOPA , AZ 85138-8513

PATHWAY HOMES BUYER LLC  
PO BOX 803467  
DALLAS , TX 75380-0346

PATI EVELYN T  
44140 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

PATIBANDLA KALYANI  
1285 E MEAD DR  
GILBERT , AZ 85298-8087

PATTERSON DAVID MICHAEL  
7940 E CAMELBACK RD UNIT 102  
SCOTTSDALE , AZ 85251-1265

PEARSON PAUL N & SUSAN A LIV TRUST  
44372 W PALO OLMO RD  
MARICOPA , AZ 85138--348

PENCE PAUL & CENDEJAS-PENCE CHER  
44170 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

PEREZ MICHAEL & DESIREE  
44235 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

PICKERING YVES EDWARD & OCTAVIA  
44342 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

PINAL COUNTY  
PO BOX 827  
FLORENCE , AZ 85132-8513

POTTER JENIFER J & JOHN J  
43927 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

PRECIADO PAUL & ANDREA  
44149 W PALO TECA RD  
MARICOPA , AZ 85138-8360

PRINCE NATHAN ANDREW  
44591 W PALO CEDRO RD  
MARICOPA , AZ 85138-8347

PRIOLISI SALVATORE TR  
44063 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

PROPERTY RESERVE ARIZONA LLC  
PO BOX 511196  
SALT LAKE CITY , UT 84151-1119

PROPERTY RESERVE ARIZONA LLC  
PO BOX 511196  
SALT LAKE CITY , UT 84151-1119

QUINETTE ELIZABETH REV TRUST  
44001 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

QUINN JUSTIN L  
44048 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

RAMIREZ JOSE ANTONIO & ARELY  
44572 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

RAMOS VICTOR ALBERTO  
44604 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

REED DWAYNE ERIC & CYNTHIA LUPE  
44473 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

REYES-ROJAS LUIS D  
43951 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

RICHARD IRENE ALICE  
44484 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

RIEMAN DEBORAH MICHELLE  
44446 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

RIGGS BRETT M & SAMANTHA E TRS  
43924 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

ROBERTS JAMES & PAULA  
44246 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

ROBINSON JEREMY  
43986 W PALO OLMO RD  
MARICOPA , AZ 85138-8361

RODRIGUEZ ALEIDA O & RODRIGUEZ-  
SAENZ AMHED IVAN  
43923 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

ROMERO SALVADOR JR  
44319 W PALO TECA RD  
MARICOPA , AZ 85138-8349

ROMO JESUS ISAAC LOERA  
43981 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

RONDEMA TIFFANY ANN & MICHAEL  
TROY  
44318 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

RUTTER ROBERT  
44264 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

S&S HOUSER LLC  
2793 E PARK AVE  
GILBERT , AZ 85234-4635

SANCHEZ JUAN CARLOS BERNAL  
44312 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

SANTOS BRANDY  
44248 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

SEIFERT CHARLES & ALDENORA  
44218 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

SELF MARTHA & STEPHEN  
43999 W PALO TECA RD  
MARICOPA , AZ 85138-8359

SELIGMAN ROBERT ANDREW & JESSICA  
ANN  
44621 W PALO CEDRO RD  
MARICOPA , AZ 85138-8348

SEPULVEDA MICHAEL L  
44237 W PALO CEDRO RD  
MARICOPA , AZ 85138--364

SERENE ABODES LLC  
4453 E COUNTY DOWN DR  
CHANDLER , AZ 85249-9733

SERRANO JOHANA ALEXANDRA  
ROMERO  
44621 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

SFR II BORROWER 2021-3 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606-6699

SFR JV-2 DDTL BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0730

SFR JV-HD 2024-1 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0733

SHARMA PRAJESH & ANJU A  
29290 N 123RD DR  
PEORIA , AZ 85383-3407

SHELTON LARRY J & AMANDA N  
44002 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

SHERMAN BRYSON KIMO & SUSANA  
44518 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

SHOALS JUSTIN  
44124 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

SIERRA TERESITA  
44319 W PALO CEDRO RD  
MARICOPA , AZ 85138-8366

SNM REAL ESTATE LLC  
1905 E VAUGHN ST  
TEMPE , AZ 85283-3422

SOLIS RICARDO I  
44282 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

SONI ARTHUR DANIEL  
44143 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

SOTO RANDALL CORDOVA  
44223 W PALO CEDRO RD  
MARICOPA , AZ 85138-8364

SP DUNN/AK CHIN LLC  
2776 E VIRGINIA ST  
GILBERT , AZ 85296-6899

SP DUNN/AK CHIN LLC  
2776 E VIRGINIA ST  
GILBERT , AZ 85296-6899

STANDIFER DAMARIUS SHAREE &  
STANDIFER DARRIN  
44438 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

STANGHELLINI LAURA REV FAM TRUST  
151 MATEO AVE  
DALY CITY , CA 94014-4250

STANLEY CHRISTOPHER  
44186 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

STANLEY MARCUS STEVEN & JESSICA  
44079 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

STEINMETZ RYAN CHRISTOPHER  
44529 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

STRUSS ERIK JAMES  
44482 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

SUN LUJIE  
1941 E DEL RIO DR  
TEMPE , AZ 85282-2282

SUN LUYI  
1941 E DEL RIO DR  
TEMPE , AZ 85282-2282

TAH 2015-1 BORROWER LLC  
PO BOX 15087  
SANTA ANA , CA 92735-5008

TAPIA CARLOS S & ROSALIE G TRS  
44528 W PALO CEDRO RD  
MARICOPA , AZ 85138--347

TEELING KEVIN JONATHAN & SHARLENE  
44261 W PALO ALISO WAY  
MARICOPA , AZ 85138-8365

TEODOSIO ANAYELLI FLORES &  
VALENCIA NORBETO  
44062 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

TERRELL RACHELLE JP & TORYN D  
44371 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

TIBAYAN ANTONIO PATAWE & YOLABDA  
PENA  
44390 W PALO OLMO RD  
MARICOPA , AZ 85138-8513

TIBAYAN ANTONIO PATAWE & YOLANDA  
PENA CO-TRS  
44390 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

TODD-SUMMERS ASHLEE LAUREN  
44408 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

TRUJILLO VICTORIA  
44033 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

TUGGLE MAURICE D JR  
44047 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

UGALDE MICHAEL FLORES  
44013 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

VALENZUELA ROSA ISELA & JAVIER  
PLANTILLAS  
44429 W PALO TECA RD  
MARICOPA , AZ 85138-8349

VAN GALLAND LOUIS  
44536 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

VANCIK WILLIAM HENRY JR & SHANNYN  
44073 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

VEGA CHRISTINA M  
44170 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

VIEIRA CANDIDA NINET & ANTONIO  
CARLOS  
44583 W PALO OLMO RD  
MARICOPA , AZ 85138-8349

VILLAVICENCIO ABIGAIL PINEDA  
44397 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

VILLEGAS DANIEL & MARIA G TRS  
12861 E RANCHO ESTATES PL  
RANCHO CUCAMONGA , CA 91739-  
9230

WALTERS SHAUN & KELLEYN  
44156 W PALO OLMO RD  
MARICOPA , AZ 85138-8362

WARD THOMAS OTHO & DEBRA  
KATHRYN  
44515 W PALO ALISO WAY  
MARICOPA , AZ 85138-8346

WATSON BRYANT  
44032 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

WEAVER ANDREA LYNN  
44594 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

WEBSTER LUKE R & LISA M  
44016 W PALO ALISO WAY  
MARICOPA , AZ 85128-8512

WELLS KENNETH  
43937 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

WEST PALO OLMO ROAD LLC  
6962 W IRMA LN  
GLENDALE , AZ 85308-8946

WILLIS KYLE  
MAIL RETURN  
, -

WINGET TERRY L  
44528 W PALO ALISO WAY  
MARICOPA , AZ 85138-8347

WITHERSPOON RODNEY E II  
44437 W PALO OLMO RD  
MARICOPA , AZ 85138-8348

YELLOWMAN COLETTE & YELLOWMAN  
CARLEIGH R  
44175 W PALO CEDRO RD  
MARICOPA , AZ 85138-8363

ZEIMET PETER J II  
43926 W PALO ALISO WAY  
MARICOPA , AZ 85138-8364

## **3/26/2025 Notification Letter**

# Affidavit of Notification

Case No.(s): PAD23-04 and GPA23-05

Applicant Name: Vestar Development

Location: SEC of N. John Wayne Pkwy and W. Farrell Rd.

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Amado  
Applicant Representative Signature

3/26/2025  
Date

This instrument was acknowledged before me on this 26<sup>th</sup> day of March,

2025, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen  
Notary Public

My commission expires June 5, 2027



# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JENNIFER HALL  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.505.3938 Fax 480.505.3925  
JHall@RoseLawGroup.com  
www.RoseLawGroup.com

March 26, 2025

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm, on behalf of Vestar (the “Owner”), has recently filed an application (PAD23-04 and GPA23-05) to redevelop the site located at the southeast corner of N. John Wayne Pkwy and W. Farrell Rd. The request will change the zoning on approximately 184 acres of land from Aalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

This proposal will allow the development of Maricopa Towne Center – a community district with a variety of land uses including office, commercial, retail, entertainment, hospitality, multi-family, residential, and other complimentary land uses creating an inviting live, work, shop and play environment.

The Applicant team is hosting an Open House Meeting for the public. Please stop by anytime between 5:30 PM – 6:30 PM to learn more about the project.

**Open House Meeting**

Thursday, April 10, 2025

Anytime between 5:30 PM – 6:30 PM

Multipurpose A - Dry (Copper Sky Room)

Copper Sky Multigenerational Center

44345 W Martin Luther King Jr. Blvd

Maricopa, AZ 85138

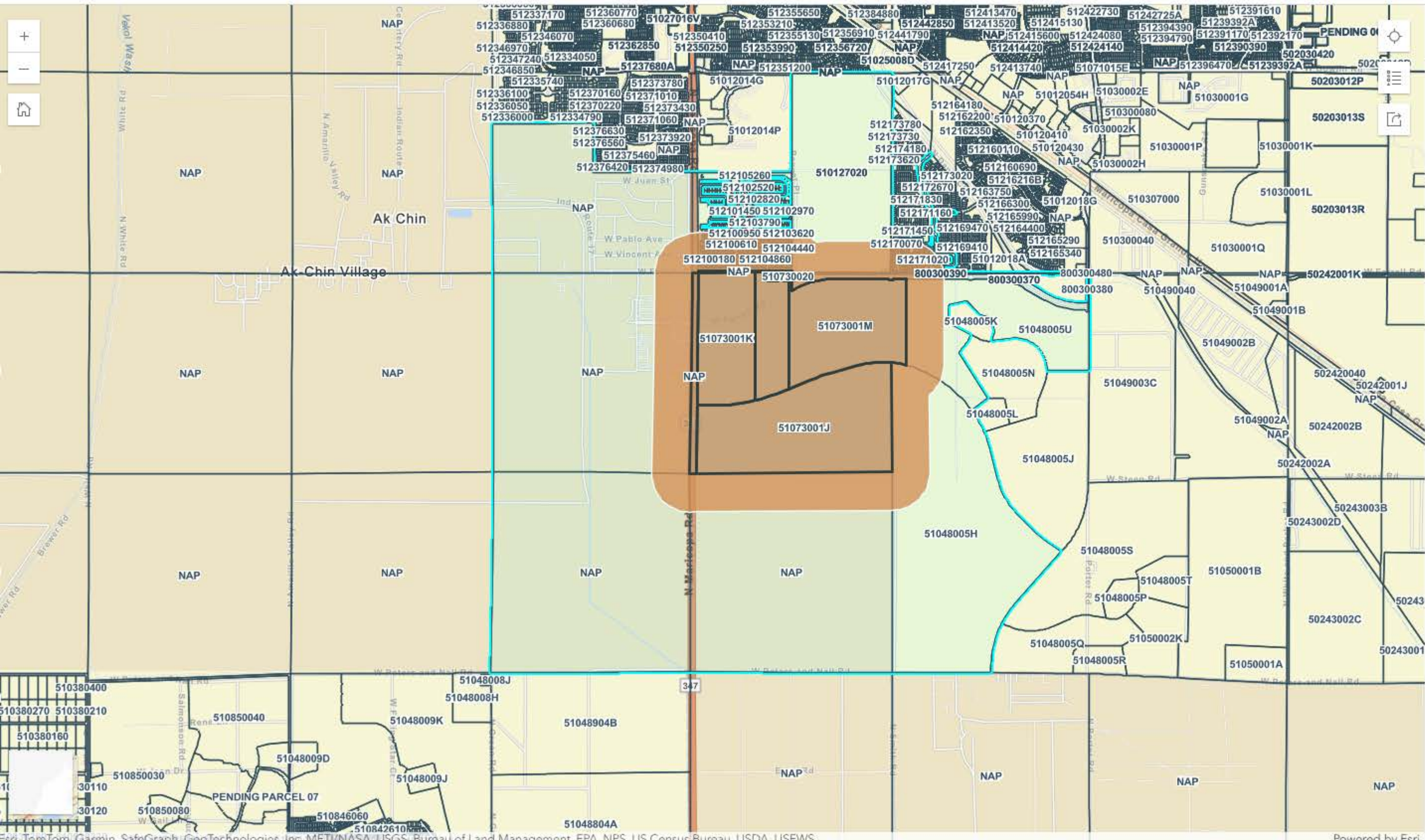
If you are unable to attend the Open House, please contact me directly at 480.505.3938 or at [JHall@roslawgroup.com](mailto:JHall@roslawgroup.com) to learn more about the project. The City’s Assigned Planner is Derek Scheerer, who can be reached at (520) 316-6921 or [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov) and reference Project # PAD23-04 and # GPA23-05.

I am happy to answer any questions or hear any comments you may have regarding this project. You may reach me at any time.

Sincerely,

*Jennifer Hall*

Senior Project Manager



Create new list

Select features from the input layer to add to your list.  
Draw with sketch tools, specify a search distance, and use features from another layer to select overlapping features.

Input layer

TaxParcels

Search Parcel, Address or Owner

Search distance ⓘ

1000

Feet

Use layer features ⓘ

TaxParcels

418 selected features

List name

Layer 1000 Feet

Done

Cancel

## **3/26/2025 Sign Posting**

# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Farrell & John Wayne, in the City of Maricopa, on 03/26/25.

See attached photo exhibit.

For applicant:

Rose Law Group

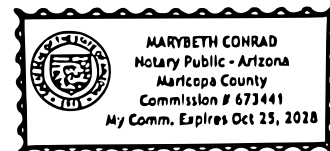
Dynamite Signs  
Sign Company Name

Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 03/26/25 by Meghan Liggett.

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

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-28



# ZONING

CITY OF MARICOPA- PLANNING DIVISION



**Proposal: Case # PAD23-04 and Case # GPA23-05 – Requests to Rezone property located at SEC of John Wayne Pkwy & Farrell Rd from Aalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.**

## NEIGHBORHOOD MEETING

Date: APRIL 10, 2025  
Time: 6:00 P.M.  
Location: Copper Sky - Room A  
44345 MLK Jr. Blvd.  
Maricopa, AZ 85138

## PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: MAY 12, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

## CITY COUNCIL MEETING

Date: JUNE 17, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:**

Derek Scheerer 520-316-6980

Email: [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov)

Posting Date: March 26, 2025



March 26, 2025 at 7:24 AM  
+33.028983,-112.047525  
44503-44699 W Farrell Rd  
Maricopa AZ 85138  
United States

## **4/10/2025 Open House Sign-in Sheets**

## Open House Meeting Sign-in Sheet

**44345 W Martin Luther King Jr. Blvd**

**April 10, 2025 from 5:30PM – 6:30PM**

**# PAD23-04 & GPA23-05**

[illegible]

| Name                    | Address                                            | Email                   | Phone        | Y/N to receive project updates |
|-------------------------|----------------------------------------------------|-------------------------|--------------|--------------------------------|
| Orvell + Tonya Franklin | 44514 W Palo Alto Way, Maricopa 85138              | OFJ2@msn.com            | 602 796 6169 | Y                              |
| Chris Boettcher         | 44596 W. Palo Verde St. Maricopa, 85138            | cboettcher@gmail.com    | 4            | Y                              |
| Evelyn Tindle           | 44433 W. Palo Verde St.                            | etindle87@gmail.com     |              |                                |
| Brittany Labem          | 44232 W Palo Verde Way                             | brithut3@gmail.com      | 708-251-2068 | Y                              |
| Yvette Manzella         | 37574 W Merced St                                  | ymanzella@gmail.com     | 847-814-5230 | Y                              |
| Tim Wolf                | 44541 W Palo Verde Rd Maricopa AZ 85138            | tim.wolf@wufpacking.com |              | Y                              |
| Donna Ciruolo           | 44197 W. Palo Verde Amarillo Rd Maricopa, AZ 85138 | dciruolo@cutlook.com    | 602 739-1292 | Y                              |
| Pado Luciano            | 44200 W PALO VERDE MARICOPA AZ 85138               | pi.lucianos@gmail.com   | 484-832-1403 | Y                              |
|                         |                                                    |                         |              |                                |

44345 W Martin Luther King Jr. Blvd

April 10, 2025 from 5:30PM - 6:30PM

# PAD23-04 &amp; GPA23-05

| Name                 | Address                          | Email                          | Phone                            | Y/N to receive project updates |
|----------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
| CURT & Tami Quinn    | 44212 W. Palo Nuez ST Maricopa   | CURTQ24@msn.com                | 253 921 4382                     | Y                              |
| Debbie Trigg         | 44531 W. Palo CENIZA WAY         | debtuck59@yahoo.com            | 499-3658<br>510- <del>4943</del> | Y                              |
| Bill & CANDY Shelley | 44250 W Palo Nuez St             | BNCLOUPNASCAE@msn.com          | 503-702-7556                     | Y                              |
| Cheri & Aaron Tanis  | 44162 W. Palo Abeto Dr. Maricopa | CheriTanisRealEstate@gmail.com | 509-860-3421                     | Y                              |
| Tim KIELY            | 43969 W. PALO ALSO WAY           | Z4ARAT@yahoo.com               | 415-828-6106                     | Y                              |
| Cecilia Garzon       | 44219 W Palo Nuez St.            | Cecilia3valdeze@hotmail.com    | 520-870-1552                     | Y                              |
| Lisa Fuente          | 40407 W Act PI Maricopa AZ       | thebarness69@netscape.net      | 907-529-7999                     | Y                              |
|                      |                                  |                                |                                  |                                |
|                      |                                  |                                |                                  |                                |

| Name               | Address                   | Email                     | Phone        | Y/N to receive project updates |
|--------------------|---------------------------|---------------------------|--------------|--------------------------------|
| IRENE RICHARD      | 44484 W. PALO ALISO WAY   | I.RICHARD@COMCAST.NET     | 508-361-3105 | Y                              |
| Megan Rogers       | 44036 W Palo Verde St     | maroged1103@yahoo.com     | 480-384-0902 |                                |
| Brian Bates        | 44933 West Palo Verde St  | bates.brian@yahoo.com     | 510-985-2152 | Y                              |
| VALERIE BOGGS      | 44231 W PALO ALISO WAY    | BoggsFamily@hotmail.com   | 480.748.7114 | Y                              |
| Roger + Lida Lowey | 44540 W. Palo Amarillo Rd | lhowey2nd@gmail.com       | 714-403-6045 | Y                              |
| Carmen Armenta     | 18086 N. Lakeside Ct      | yayadio2022@gmail.com     | 847-624-4179 | Y                              |
| Rae Nystrom        | 44073 W. Palo Ceniza Way  | DAVANYS@SBCGlocal.net     | 847-602-0770 | Y                              |
| Teresa Terich      | 44590 W Palo Cedro Rd     | Teresa.Terich@aol.com     | 480.223.8820 | Y                              |
| Vincent Manfredi   | 45512 W. Dink Maricopa AZ | Vincent@ManfrediFamily.ca | 602-373-9996 | Y                              |

## **4/10/2025 Open House Meeting Summary**

**Maricopa Towne Center**  
**PAD Rezoning with Minor General Plan Amendment**  
**Open House Meeting Summary**

Cases #PAD23-04 and GPA-23-05

**Date:** April 10, 2025  
**Time:** 5:30PM-6:30PM  
**Location:** Copper Sky Multi-generational Facility  
44345 W Martin Luther King Jr. Blvd.  
Maricopa, AZ

**Applicant Team:**

Ryan Ash, Vestar Development  
Jon Gillespie, Zoning Attorney Rose Law Group  
Jennifer Hall, Sr. PM Rose Law Group  
Lily Drosos, PM Rose Law Group  
Kayla Amado, Rose Law Group  
Alex Fish, ABLA (Land Plan Designer)  
Sarah Simpson, United Civil Group (Traffic Engineer)

The Applicant Team arrived at the meeting site at 5:00PM to set up the meeting room with exhibit boards on easels. Neighbors began arriving at 5:15PM and were asked to sign into the meeting. A total of 34 neighbors signed into the meeting and included the following elected officials and Derek Scheerer, Senior Planner and Rick Williams, Planning Director from the city:

- Pinal County Supervisor Rich Vitiello, District 1
- Maricopa City Councilman Vincent Manfredi
- Maricopa Planning Commissioner Bill Robertson

Attendees were greeted by a member of the Applicant team and walked through a series of project exhibit boards. The proposed project and zoning request were explained and questions were answered.

The Applicant team introduced the project site using a Vicinity map to show the location directly across from the Ak-Chin casino on the east side of Hwy 347. It was explained that this project site is being purchased by Vestar Development, local renowned developer who is known for high quality mixed use projects all over the state including projects like Tempe Marketplace and Desert Ridge. Vestar wants to bring another exciting new mixed use project to Maricopa and has identified this site as the most ideal location. Most of the neighbors are familiar with Vestar and were very interested in knowing if there were any committed restaurants or retail establishments already on board.

The background and historical zoning of the property by Pinal County in 2006 as “Avalea PAD – 2170 acre Master Planned Community” was discussed in detail with close attention to the commercial and transitional zoning and the permitted uses already allowed on the project site. Most of the neighbors were not aware of the previously approved zoning on the property and just thought the land was farmland zoned for agricultural purposes. Moving through the thoughtfully displayed exhibits the team showed side by side comparisons identifying the existing and proposed General Plan land use designations as well as the existing and proposed zoning districts. It was clear that the existing and proposed zoning districts are similar and that this is a simple update to change the zoning from Pinal County zoning to City of Maricopa zoning. If City Council approves this request then Vestar will move to the next step which is detailed site planning. Neighbors asked when Vestar is planning on moving dirt and it was estimated that could be in the next year or two.

The conceptual bubble plan showing potential uses on the 184 acre site was presented and it was explained that the requested PAD allows for flexibility with the permitted uses (retail, commercial, offices, restaurants, single and multifamily residential) to encourage a truly cohesive development project. It was clarified that this is a conceptual plan and the detailed site plan will be developed after the zoning is approved during the site planning process.

Finally, there were several character boards showing photos of single family, townhome/condo, commercial and retail designs to give the neighbors an idea of what the buildings could look like.

Questions and Concerns expressed during the meeting were as follows:

- Multi-family along Sonoran Desert could be supportable but do not want it along Farrell Road
- There is 30% vacancy on apartments in Maricopa right now so why do we need more?
- Want nicer sit-down restaurants (Eggstasy, Longhorns, etc.)
- Didn't realize there was already commercial and residential zoning for this parcel
- Would like to see ALL commercial
- No commercial; keep it single family residential
- I want restaurants and shopping!
- Whole Foods would be nice anchor
- Do you have any signed tenants
- When will construction start?
- NO apartments!! Decreased property values and crime
- Maricopa needs to stop growing
- Existing infrastructure not good
- Farrell Road needs to go through
- Keep additional traffic off of Farrell Rd

The Applicant Team listened and took notes on the comments expressed during the meeting. They answered questions and addressed concerns to the best of their ability. Throughout the meeting it was emphasized that even though the site plan and tenants have not been determined the community should take comfort in the fact that Vestar is going to be planning, developing, and owning this exciting mixed use project. Many neighbors were encouraged to go to Vestar's website to see the high quality projects around the state! Vestar is local developer who knows this market better than anyone and they care about the communities that they partner with!

\*\*We had one hearing impaired couple attend the meeting and we planned ahead to bring an extra team member to communicate directly with this couple. Fortunately, the couple brought their teenage daughter who used sign language to act as a translator so we could communicate with her parents and answer their questions.

Comment Cards:

Our team received 4 comment cards during the meeting which are attached with this summary. As you will see from the comments that the neighbors are opposed to apartments but are welcoming of the other mixed uses (commercial, office space, shopping, townhomes and single family homes).

The meeting adjourned at 6:50PM and the Applicant team cleaned up and exited the facility at 7:00PM.

After the meeting, the Applicant Team emailed all attendees thanking them for their time and opening the line of communication for continued discussion about the project.

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Candy & Bill Shelley  
Name

503-702-7556 BNCLOUENASCAIZ  
Phone Email @MSN.COM

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Traffic concerns going in and  
out of Fairrell Also DO NOT  
want apartments

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Donna Circolo

Name

6027391292 dcircolo@outlook.com

Phone

Email

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I Support the commercial +  
single family homes. I do  
not want multi family adjacent  
to Farrel Rd. I also oppose  
vertical mutty family

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Brian Batey

Name

510-485-2152

Phone

batey-brian@yahoo.com

Email

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I support business on Farrell  
across from Palo Verde  
I OPPOSE Apartments!

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)  
of the project.

Evelyn Tindle  
Name

510-938-3829  
Phone

etindle87@gmail.com  
Email

## COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

PLEASE do not build multi family housing.  
NO more apartments! We all bought houses in Pal  
Brea because it was supposed to be edge of  
town, by native land. We don't want →

Cont. on reverse →

property values to decrease due to  
apartments / multi family lots. IF this  
area must be developed, put in business  
park or retail stores, or single  
family homes.

**4/24/2025 DRAFT Newspaper Ad**



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Pinal Central Dispatch** on the dates indicated below.

If changes are needed, please contact us prior to deadline at **(520) 836-7461**.

Notice ID: bXmfY8MqZgXuQdRdBw7Z | **Proof Updated: Apr. 10, 2025 at 01:55pm MST**

Notice Name: Case #PAD23-04 and #GPA23-05

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

#### FILER

Kayla Bertoldo  
kbertoldo@roselawgroup.com  
(480) 291-0737

#### FILING FOR

Pinal Central Dispatch

Columns Wide: 1 Ad Class: Legals

Total Column Inches: 6.44

Number of Lines: 62

04/24/2025: Other Notice 40.86

|                |                |
|----------------|----------------|
| Subtotal       | \$40.86        |
| Tax            | \$0.74         |
| Processing Fee | \$9.09         |
| <b>Total</b>   | <b>\$50.69</b> |

NEWSPAPER NOTICE  
NOTICE OF PUBLIC HEARING  
AND PUBLIC MEETING

Case #PAD23-04 and #GPA23-05  
Project Name: Maricopa Towne  
Center  
Planning and Zoning Commission:  
Date/ Time: May 12, 2025 at 6:00  
PM

Location: City Hall – Council  
Chambers

39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council:

Date/ Time: June 17, 2025 at 6:00  
PM

Location: City Hall – Council  
Chambers

39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN  
THAT at the above listed meeting,  
a PUBLIC HEARING will be held  
at the above stated date, time, and  
location.

VESTAR, represented by Jon  
Gillespie and Jordan Rose of Rose  
Law Group, is proposing to develop  
Maricopa Towne Center (the  
“Project”) on the 184 acres located  
in the southeast corner of North  
John Wayne Parkway and West  
Farrell Road, identified as APNs:  
510-73-001K & 510-73-001L (the  
“Property”). In order to allow the  
Project, Vestar is requesting to  
Rezone the Property from Avalea  
PAD (CB-1, CB-2, Transitional) to  
Maricopa Towne Center PAD (MU-  
G), and amend the General Plan  
designation from Commercial,  
Master Planned Community, and  
Medium Density Residential to  
Mixed Use.

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.Sheerer@maricopa-az.gov](mailto:Derek.Sheerer@maricopa-az.gov). Please include  
name, address, telephone number  
and signature. For questions,  
contact the Planning and Zoning  
Division at (520) 568-9098.

No. of publications: 1: date of  
publication: Apr 24, 2025

## **4/24/2025 DRAFT Public Hearings Notification Letter**

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ▪ CARTER ▪ FISHER

JENNIFER HALL  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.505.3938 Fax 480.505.3925  
JHall@RoseLawGroup.com  
www.RoseLawGroup.com

April 14, 2025

**RE: NOTICE OF PUBLIC HEARING AND PUBLIC MEETING**

**Case # PAD23-04 and GPA23-05**

Dear Neighbor,

An application has been filed by our firm, on behalf of Vestar (the “Owner”), with the City of Maricopa to redevelop the site located at the southeast corner of N. John Wayne Pkwy and W. Farrell Rd to allow the development of Maricopa Towne Center. The request will change the zoning on approximately 184 acres of land from Avalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

The public hearing dates in regards to this request are as follows:

**Planning and Zoning Commission:**

May 12, 2025 @ 6:00 p.m.  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council:**

June 17, 2025 @ 6:00 p.m.  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

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 Scheerer, who can be reached at (520) 316-6921 or [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov) and reference Project # PAD23-04 and # GPA23-05.

Sincerely,

*Jennifer Hall*  
Senior Project Manager