

CITIZEN'S PARTICIPATION REPORT FOR "Villas at Stonegate"

Located in Maricopa, Arizona.



Prepared By:

BFH GROUP, LLC
3707 E. Southern Avenue
Maricopa, AZ 85206
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.



**CITIZEN’S PARTICIPATION PLAN
FOR “VILLAS AT STONEGATE”**

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- GENERAL PLAN MAP
- NOTIFICATION LETTER
- NOTIFICATION AREA MAP
- NOTIFICATION LIST
- NEWSPAPER NOTICE
- PUBLIC NOTICE SIGN
- ZOOM MEETING NOTES
- FINAL SUMMARY AND REPORT

1. PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative for the Minor General Plan Amendment, Rezoning, & Preliminary Site Plan submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Plan is to communicate with the surrounding and adjacent property owners the request for a Minor General Plan Amendment, Rezoning, & Preliminary Site Plan Approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

2. CONTACT

David Bohn, PE
BFH Group
3707 E. Southern Avenue
Mesa, AZ 85206
480.734.1446
davidb@thebfhgroup.com

3. PRE-APPLICATION MEETING

The pre-application meeting with the City of Maricopa Development Services staff was held on May 20, 2021.

4. ACTION PLAN

As part of the Citizen's Participation Plan, the following steps and procedures were taken to allow neighboring residents and property owners the opportunities to understand the proposed improvements as well as to communicate any questions or concerns they may have with regard to the development.

1. A contact list was developed for citizens and stakeholders who are within 600 feet of the subject property.
2. All persons listing on the contact list received a mailer notification which gave a general description of the property, the site plan and an invitation to a

neighborhood meeting(s)* which was held in the Pine Room at the City of Maricopa Library.

- a. The neighborhood meeting(s)* was held to provide more information and clarification to the interested neighbors. Adequate time was set aside to answer any questions and concerns held by the neighbors. A sign-in sheet was used. A copy of the sign in sheet(s)* is provided in this report.

**Two neighborhood meetings were held. One on March 15th, 2022 and the other on March 29th, 2022. Explanation as to why is provided in the next section.*

3. Notice of the neighborhood meeting was provided at least 15 calendar days prior to the neighborhood meeting date in the following manner:

- a. Written notices were sent out via mail to each identified property owner within 600' of the property.
- b. A sign was posted on the property providing a description of the request and the neighborhood meeting date, time, and location.
- c. A newspaper ad was published in the Casa Grande Valley Newspaper providing a description of the proposed site, meeting dates and locations for the neighborhood meeting, and public hearings.

**The Applicant originally set up the neighborhood meeting date for March 15th and sent out mailers to the neighbors with that date and provided the location. However, the Applicant was not able to get the signage on site and newspaper notification within the mandatory minimum timeframe. Thus, the meeting needed to be postponed to the 29th of March in order to comply with the notification minimum standards. In order to avoid more confusion and to give neighbors adequate opportunity to meet, the Applicant maintained the initial meeting on the 14th and still met on the revised meeting date of the 29th. Minutes of both meetings are provided in this report.*

5. SCHEDULE

Pre-Application Meeting:	May 20, 2021
Application Submittal:	September 2021
Notice of Neighborhood Meeting:	15 days prior to meeting
Notification Mailed:	February 25, 2022, March 14, 2022
Sign Posted:	March 11, 2022
Newspaper Ad Published:	March 11, 2022
Neighborhood Meeting:	March 15 & 29, 2022
Submittal of Final Citizen Participation Report:	April 2022
Planning and Zoning Commission Hearing:	April 25, 2022
City Council Hearing:	May 3, 2022

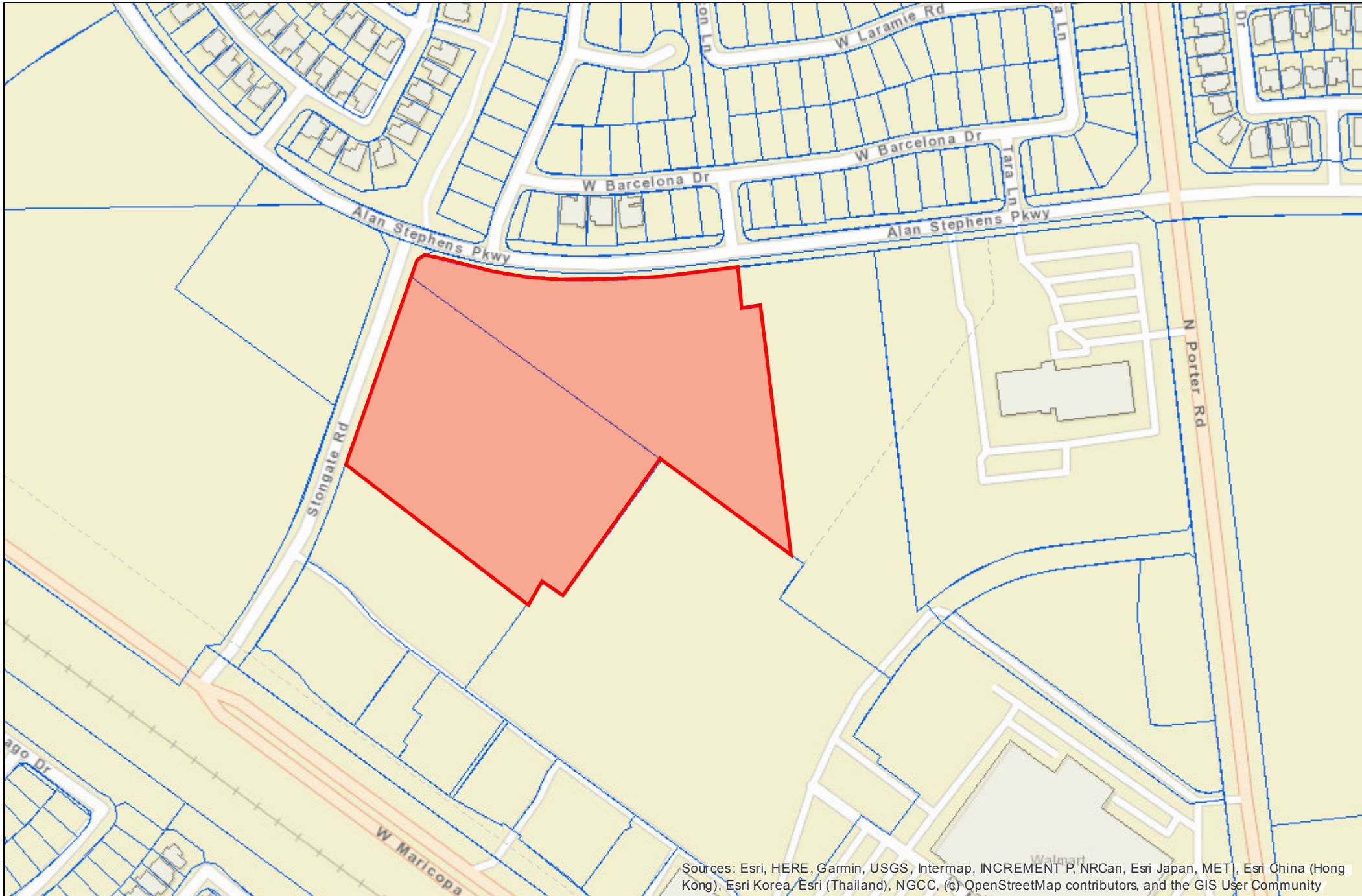
6. CONCLUSION

The attendance sign-in sheet is part of this report. The minutes of the meetings summarizes the points of discussion and questions raised during the meetings. Should there be any items not recorded, or any discrepancies, please contact David Bohn at 480.734.1446 or davidb@thebfhgroup.com.

Thank you.

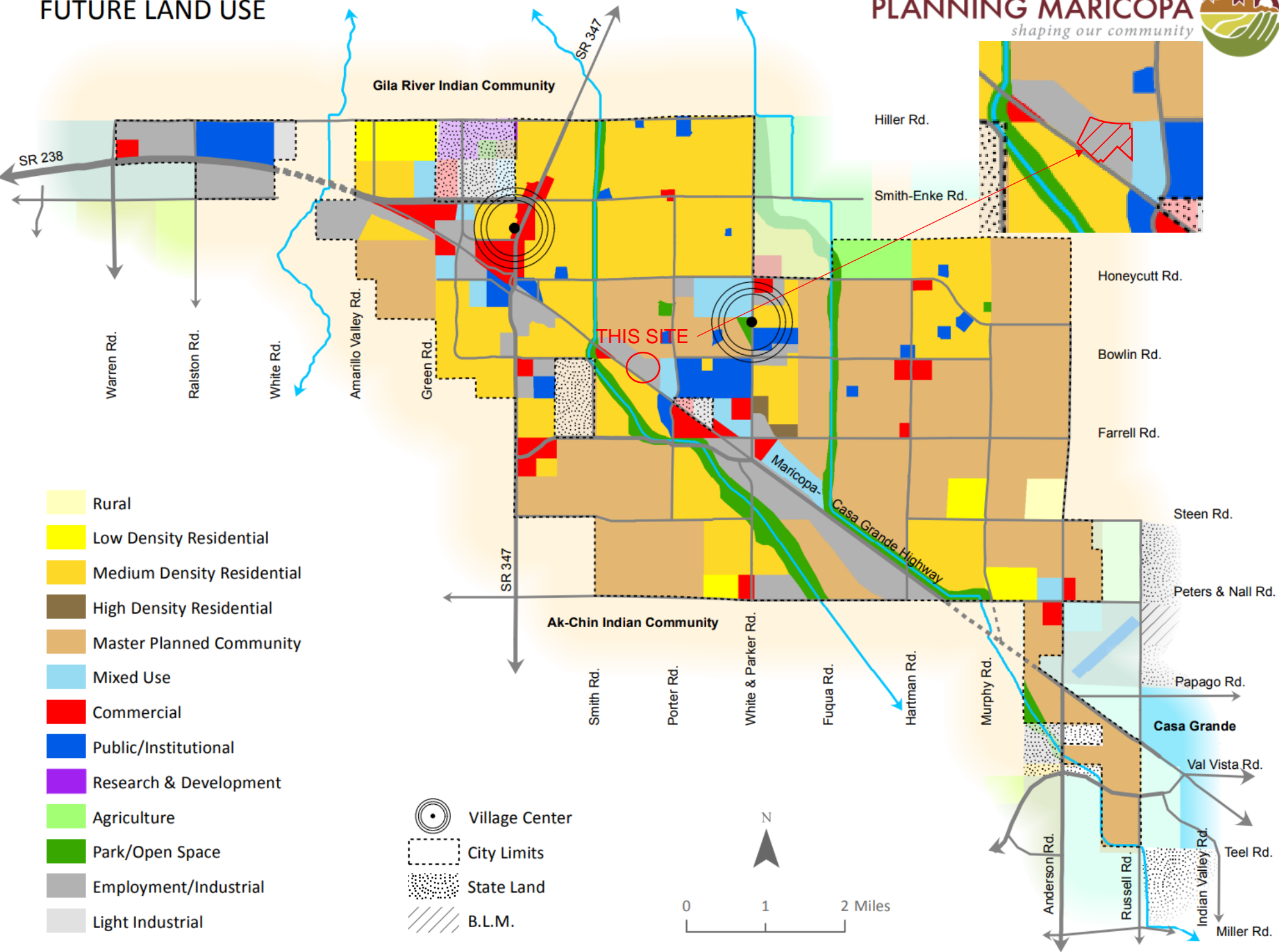
APPENDIX A

PARCEL MAP
GENERAL PLAN MAP
NOTIFICATION LETTER
NOTIFICATION AREA MAP
NOTIFICATION LIST
NEWSPAPER NOTICE
PUBLIC NOTICE SIGN
NEIGHBORHOOD MEETING SIGN-IN
NEIGHBORHOOD MEETING MINUTES



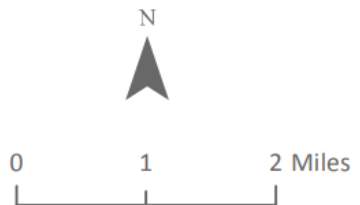
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FUTURE LAND USE



- Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Master Planned Community
- Mixed Use
- Commercial
- Public/Institutional
- Research & Development
- Agriculture
- Park/Open Space
- Employment/Industrial
- Light Industrial

- Village Center
- City Limits
- State Land
- B.L.M.





3707 E. Southern Avenue
Mesa, AZ 85206
davidb@thebfhgroup.com

RE: GPA21-07 & ZON21-05 Villas at Stonegate. This site is generally located at the southeast corner of Alan Stephens Parkway and Stonegate Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by BFH Group for a townhome residential development at the above-mentioned property. The meeting dates in regards to this request are as follows:

BFH Group is delighted to present to the City of Maricopa this application for the Minor General Plan Amendment, Rezoning, & Preliminary Site Plan submittal and approval. This notification letter is to communicate with the surrounding and adjacent property owners the request for a Minor General Plan Amendment, Rezoning, & Preliminary Site Plan Approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

Neighborhood Meeting
March 15, 2022 @ 7 pm
City of Maricopa Library
18160 N. Maya Angelou Dr.

Planning and Zoning Commission:
March 28, 2022 at 6 pm
City Hall
39700 W. Civic Center Plz Maricopa, AZ 85138

City Council:
May 3, 2022 at 7 pm
City Hall
39700 W. Civic Center Plz Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) 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 comment before or at the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-568-9098. You can also email him at Byron.Easton@maricopa-az.gov subject GPA21-07 & ZON21-05 Villas at Stonegate.

Please see additional attached pages: Site Plan



Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bohn".

David Bohn
BFH Group



REVISED DATES

3707 E. Southern Avenue
Mesa, AZ 85206
davidb@thebfhgroup.com

RE: GPA21-07 & ZON21-05 Villas at Stonegate. This site is generally located at the southeast corner of Alan Stephens Parkway and Stonegate Road within the City of Maricopa incorporated limits.

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Neighborhood Meeting
March 29, 2022 @ 7 pm
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18160 N. Maya Angelou Dr.

Planning and Zoning Commission:
April 25, 2022 at 6 pm
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May 3, 2022 at 7 pm
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According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via certified mail.

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Please see additional attached pages: Site Plan



REVISED DATES

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Sincerely,

A handwritten signature in black ink, appearing to read "David Bohn".

David Bohn
BFH Group

AFFIDAVIT OF NEIGHBOR NOTIFICATION

The undersigned Applicant has complied with the City of Maricopa's neighbor notification requirements for case number ZON21-05 and GPA21-07, located at the East side of the intersection of Stonegate Road and Alan Stephens Parkway, on March 14th, 2022.

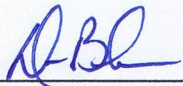
See attached example letter.

For applicant:

David Bohn

BFH Group

Applicant Company Name



Applicant

Subscribed and sworn to be on this 30 day of March 2022 by BFH GROUP.

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


Notary Public



My Commission expires: April 14, 2025

PROJECT NAME: VILLAS AT STONEGATE
LOCATION: SOUTHEAST CORNER OF ALAN STEPHENS PKWY & STONEGATE ROAD
REQUEST: GENERAL PLAN AMENDMENT-MINOR AND REZONING
CURRENT ZONING: CI-1



Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
MARICOPA 7 LLC	510120420	41840 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	PO BOX 1159-DEERFIELD, IL 60015
MARICOPA COVENANT GROUP LLC	510120410		2460 PASEO VERDE PKWY STE 145-HENDERSON, NV 89074
BARNETT JACOBS REAL ESTATE LLC	510120400	41940 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	650 N 99TH AVE STE 108- AVONDALE, AZ 85323
CAPDEVLO60 LLC	510120360	42150 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	
LAPLANTE BRIAN DENNIS & ASHLEY ANN	512415420	41909 W BARCELONA DR MARICOPA, AZ 85138	41909 W BARCELONA DR- MARICOPA, AZ 85138
WITZKE MICHAEL, WITZKE ROSE	512415430	41929 W BARCELONA DR MARICOPA, AZ 85138	41929 W BARCELONA DR- MARICOPA, AZ 85138
BATES LORI & CLIVE	512415410	41891 W BARCELONA DR MARICOPA, AZ 85138	41891 W BARCELONA DR- MARICOPA, AZ 85138
JONES ISAAC	512415400	41869 W BARCELONA DR MARICOPA, AZ 85138	41869 W BARCELONA DR- MARICOPA, AZ 85138
SMOAK SIDNEY C & LOLA B	512415390	41849 W BARCELONA DR MARICOPA, AZ 85138	41849 W BARCELONA DR- MARICOPA, AZ 85138
ATHERTON RONALD M JR & KATHRINE JO	512416330	41797 W BARCELONA DR MARICOPA, AZ 85138	41797 W BARCELONA DR- MARICOPA, AZ 85138
EVERETT LATRESS L	512416340	41779 W BARCELONA DR MARICOPA, AZ 85138	41779 W BARCELONA DR- MARICOPA, AZ 85138
MORENO ANNETTE MARIE	512416350	41761 W BARCELONA DR MARICOPA, AZ 85138	41761 W BARCELONA DR- MARICOPA, AZ 85138
YOUSIF SUSANA, YOUSIF AWAD S	512416370	41725 W BARCELONA DR MARICOPA, AZ 85138	41725 W BARCELONA DR- MARICOPA, AZ 85138
JORDAN DOUGLAS ALEXANDER, SLOAN AMBER	512415460	18046 N STONEGATE RD MARICOPA, AZ 85138	18046 N STONEGATE RD- MARICOPA, AZ 85138
RYAN LYLE E & PATTY J	512416400	41663 W BARCELONA DR MARICOPA, AZ 85138	41663 W BARCELONA DR- MARICOPA, AZ 85138
HORST RICKY A & CYNTHIA L	512415470	18066 N STONEGATE RD MARICOPA, AZ 85138	18066 N STONEGATE RD- MARICOPA, AZ 85138
OBRYANT HENRY E III & BOUNDS MARY G	512415350	41918 W BARCELONA DR MARICOPA, AZ 85138	4363 BROOKS RD- CLEVELAND, OH 44105
DEV VARUN & CONNIE L	512415360	41894 W BARCELONA DR MARICOPA, AZ 85138	41894 W BARCELONA DR- MARICOPA, AZ 85138

CRAMER DON & MONICA P	512415370	41868 W BARCELONA DR MARICOPA, AZ 85138	41868 W BARCELONA DR- MARICOPA, AZ 85138
KRAL JAMES & LINDA TRS	512417180	41804 W BARCELONA DR MARICOPA, AZ 85138	41804 W BARCELONA DR- MARICOPA, AZ 85138
YAZZA ALEXANDER & DEBBIE	512415480	18086 N STONEGATE RD MARICOPA, AZ 85138	18086 N STONEGATE RD- MARICOPA, AZ 85138
TRENCHIE ALEXANDER ETAL	512413720	18106 N ARBOR DR MARICOPA, AZ 85138	BOX 131-RED WATER AB
BRIDGES NATHAN DANIEL	512417170	41786 W BARCELONA DR MARICOPA, AZ 85138	41786 W BARCELONA DR- MARICOPA, AZ 85138
SESSION LATRIECE & SHAWN	512417160	41768 W BARCELONA DR MARICOPA, AZ 85138	41768 W BARCELONA DR- MARICOPA, AZ 85138
KALLANXHI LORI A & VLASH	512417150	41750 W BARCELONA DR MARICOPA, AZ 85138	41750 W BARCELONA DR- MARICOPA, AZ 85138
POTVIN JOSEE & BOARDMAN RALPH	512413770	18115 N CRESTVIEW LN MARICOPA, AZ 85138	247 DE SAINT VALLIER- GATINEAU QC
FIERRO MARIO & MENDOZA JESUS IVETH MORALES	512417130	41710 W BARCELONA DR MARICOPA, AZ 85138	41710 W BARCELONA DR- MARICOPA, AZ 85138
HENSHALL JAMES E, BLEIER ANGELA	512415490	18106 N STONEGATE RD MARICOPA, AZ 85138	18106 N STONEGATE RD- MARICOPA, AZ 85138
TRUSH BARRY & JANICE	512413780	18133 N CRESTVIEW LN MARICOPA, AZ 85138	345 W LOON DR-SHUNIAH ON
MANNELLO SEAN TIMOTHY & AMY CHRISTINE	512416940	41795 W LARAMIE RD MARICOPA, AZ 85138	41795 W LARAMIE RD- MARICOPA, AZ 85138
SOSA ALBERTO	512415500	18126 N STONEGATE RD MARICOPA, AZ 85138	18126 N STONEGATE RD- MARICOPA, AZ 85138
PIWKO EUGENE W & DONNA R REVOCABLE TRUST	512416950	41777 W LARAMIE RD MARICOPA, AZ 85138	41777 W LARAMIE RD- MARICOPA, AZ 85138
LINNE GARRET C & MARTIN- LINNE NICOLE K	512416960	41757 W LARAMIE RD MARICOPA, AZ 85138	41757 W LARAMIE RD- MARICOPA, AZ 85138
PEREZ-TORRES JORGE A & MENDOZA MARIEL C PEREZ	512413790	18147 N CRESTVIEW LN MARICOPA, AZ 85138	18147 N CRESTVIEW LN- MARICOPA, AZ 85138
LUNA DAVID & LAURA	512414700	18115 N ARBOR DR MARICOPA, AZ 85138	18115 N ARBOR DR- MARICOPA, AZ 85138
EDWARDS KHRYSTIAN ELIZABETH, WAITE MARCELL VINCENT	512414690	18129 N ARBOR DR MARICOPA, AZ 85138	18129 N ARBOR DR- MARICOPA, AZ 85138
JOHNSON DEAN & BURNE PATRICIA	512414730	18184 N CALACERA ST MARICOPA, AZ 85138	18184 N CALACERA ST- MARICOPA, AZ 85138
ESPINOZA FEDERICO	512414740	18196 N CALACERA ST MARICOPA, AZ 85138	18196 N CALACERA ST- MARICOPA, AZ 85138
COUNTRY ORCHARD ESTATES INC	510120370	42100 W MARICOPA- CASA GRANDE HWY MARICOPA, AZ 85138	277 LA COLINA DR- REDLANDS, CA 92374

CAPDEVLO60 LLC	510120390	42020 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	
3D DEVELOPMENT & HOLDINGS LLC	51012038A		6005 S 40TH ST STE 5-PHOENIX, AZ 85042
CAPDEVLO60 LLC	51012038B	42080 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	
BANNER HEALTH	510120550	17900 N PORTER RD MARICOPA, AZ 85138	2901 N CENTRAL AVE-PHOENIX, AZ 85012
ROSALES GUADALUPE C	512413730	18096 N ARBOR DR MARICOPA, AZ 85138	
GLENNWILDE HOMEOWNERS ASSOC	51241632A		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
GLENNWILDE HOMEOWNERS ASSOCIATION	51071015E	18715 N CONNER DR MARICOPA, AZ 85138	1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
MARICOPA STONEGATE LLC	51024001W		19184 E CANARY WAY-QUEEN CREEK, AZ 85142
OMNI MARICOPA LAND ACQUISITION LLC	51024001V		6615 N SCOTTSDALE RD-SCOTTSDALE, AZ 85250
OMNI MARICOPA SELF-STORAGE LLC	51012019E		6615 N SCOTTSDALE RD STE 207-SCOTTSDALE, AZ 85250
MARICOPA STONEGATE LLC	51012019F		19184 E CANARY WAY-QUEEN CREEK, AZ 85142
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	1301 SE 10TH ST-BENTONVILLE, AR 72712
CAPDEVLO60 LLC	510120520	42000 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	
A+ CHARTER SCHOOLS	51012054H		41600 W SMITH ENKE RD BLDG 12-MARICOPA, AZ 85138
CAPDEVLO60 LLC	51012054J		1725 W GREENTREE DR #114 TEMPE, AZ 85284
CAPDEVLO60 LLC	510120510	42000 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	1725 W GREENTREE DR #114 TEMPE, AZ 85284
OASIS AT THE WELLS LP	51012054K	41535 W SHEA WAY MARICOPA, AZ 85138	860 E 86TH ST STE 5-INDIANAPOLIS, IN 46240
CAPDEVLO60 LLC	51012054D		1725 W GREENTREE DR #114 TEMPE, AZ 85284
GLENNWILDE HOMEOWNERS ASSOCIATION	51071015E	18715 N CONNER DR MARICOPA, AZ 85138	1600 W BROADWAY RD STE 200-TEMPE, AZ 85282

GLENNWILDE HOMEOWNERS ASSOCIATION	51071015E	18715 N CONNER DR MARICOPA, AZ 85138	1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
ROBINSON LARRY & CAROL	512415440	41949 W BARCELONA DR MARICOPA, AZ 85138	41949 W BARCELONA DR- MARICOPA, AZ 85138
GLENNWILDE HOMEOWNERS ASSOC	51241632A		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
SOTELO RICARDO & RICO VIRIDIANA	512415450	18026 N STONEGATE RD MARICOPA, AZ 85138	18026 N STONEGATE RD- MARICOPA, AZ 85138
GLENNWILDE HOMEOWNERS ASSOC	51241632A		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
GLENNWILDE HOMEOWNERS ASSOCIATION, C/O AAM LLC	512417190		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
PRECHEL NANCY R ARIZONA QUALIFIED PERSONAL RESIDENCE TRUST	512415340	41942 W BARCELONA DR MARICOPA, AZ 85138	1000 DEER RIDGE CIR- HILLSBORO, WI 54634
WHITWAM JAKE JAMES & AMANDA K	512415380	41848 W BARCELONA DR MARICOPA, AZ 85138	41848 W BARCELONA DR- MARICOPA, AZ 85138
ALEXANDER HELEN & JOHN	512413760	18101 N CRESTVIEW LN MARICOPA, AZ 85138	18101 N CRESTVIEW LN- MARICOPA, AZ 85138
SHEAFFER ANTHONY W & BLESSED HOPE	512417140	41730 W BARCELONA DR MARICOPA, AZ 85138	41730 W BARCELONA DR- MARICOPA, AZ 85138
NOREK CAROL J, HYLAND JENELLE J	512415310	41877 W LARAMIE CT MARICOPA, AZ 85138	
DAELICK JOHN V & THU PHUONG T LIV TRUST	512415320	41899 W LARAMIE CT MARICOPA, AZ 85138	41899 W LARAMIE CT- MARICOPA, AZ 85138
PATTERSON ROBERT III, FELTS LORETTA	512414710	18101 N ARBOR DR MARICOPA, AZ 85138	18101 N ARBOR DR- MARICOPA, AZ 85138
GIBBENS JAMES R & LINDA L	512415300	41855 W LARAMIE CT MARICOPA, AZ 85138	PO BOX 752-CANDO, ND 58324
PUTTAPPA JAGADISH DOOPADA SANTANA	512416970	41737 W LARAMIE RD MARICOPA, AZ 85138	41737 W LARAMIE RD- MARICOPA, AZ 85138
GLENNWILDE HOMEOWNERS ASSOCIATION, C/O AAM LLC	512417190		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
OJEDA DARLENE	512413800	18161 N CRESTVIEW LN MARICOPA, AZ 85138	18161 N CRESTVIEW LN- MARICOPA, AZ 85138
ESHLEMAN SCOTT PAUL & REDLIN KATELYN ELIZABETH ANN	512415510	18148 N STONEGATE RD MARICOPA, AZ 85138	18148 N STONEGATE RD- MARICOPA, AZ 85138
NGAN JACKIE	512414720	18172 N CALACERA ST MARICOPA, AZ 85138	18172 N CALACERA ST- MARICOPA, AZ 85138
TAH 2015-1 BORROWER LLC	512413810	18191 N CRESTVIEW LN MARICOPA, AZ 85138	PO BOX 15087-SANTA ANA, CA 92735
GLENNWILDE HOMEOWNERS ASSOC	51241632A		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282

VANDERWALL CHARLES L & CHERYL L	512416360	41743 W BARCELONA DR MARICOPA, AZ 85138	41743 W BARCELONA DR- MARICOPA, AZ 85138
TELLEZ RAYMOND WILLIAM & JOANNE	512416380	41703 W BARCELONA DR MARICOPA, AZ 85138	41703 W BARCELONA DR- MARICOPA, AZ 85138
GLENNWILDE HOMEOWNERS ASSOC	51241632A		1600 W BROADWAY RD STE 200-TEMPE, AZ 85282
RICCHETTI TERESA & DAVID P	512416390	41681 W BARCELONA DR MARICOPA, AZ 85138	41681 W BARCELONA DR- MARICOPA, AZ 85138
O DONNELL DENNIS	512413740	18086 N ARBOR DR MARICOPA, AZ 85138	665 BECK ST-UNIONDALE, NY 11553
LEUCK EDMOND JR	512413750	18087 N CRESTVIEW LN MARICOPA, AZ 85138	18087 N CRESTVIEW LN- MARICOPA, AZ 85138
CONNER GEORGE S & MARLENE F	512416930	41813 W LARAMIE RD MARICOPA, AZ 85138	41813 W LARAMIE RD- MARICOPA, AZ 85138
MOODY JUSTIN, MOODY DAVID S & MELODY L	512415330	41921 W LARAMIE CT MARICOPA, AZ 85138	41921 W LARAMIE CT- MARICOPA, AZ 85138



NOTICE OF PUBLIC MEETING AND HEARING

CASE NUMBER: GPA21-07

NEIGHBORHOOD MEETING:

March 29, 2022 @ 7 pm
City of Maricopa Library
18160 N. Maya Angelou Drive
City of Maricopa, AZ

PLANNING AND ZONING HEARING:

April 25 @ 6:00 PM
CITY HALL
39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

CITY COUNCIL HEARING:

May 17 @ 7:00 PM
CITY HALL
39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listing meeting and public hearings will be held at the above stated date, time, and location. The propose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

CASE#: GPA21-07. This is to notify to the public that the applicant has made a formal request to make a minor amendment application to the General Plan from Employment Use (E) to High Density Residential Use (HDR).

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 Department, Attn.: Byron Easton at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Date this **day of month, year**

Vanessa Bueras, City Clerk

Published in the Maricopa Monitor, **Date**

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 03/2022		2 Advertiser/Client Name BFH GROUP	
23 Total Amount Due 51.41		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 03/16/22	6 Billed Account Number 18869 CHRIS.	7 Advertiser/Client Number 18869

8 Billed Account Name and Address BFH GROUP 3707 E. SOUTHERN AVE. MESA AZ 85206		Amount Paid: Comments: Ad #: 135284
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
03/18/22	135284 PNMAR AZTPT	GPA21-07 NOTICE OF PUBLIC MEETI 03/18 CGIT CGM3 AZ TPT TAX	1.0X 5.85 6.00	1 50.40 1.01	50.40	51.41



PAID
3-11-22

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 51.41
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 135284		25 Billing Period 03/2022		Advertiser Information	
6 Billed Account Number 18869	7 Advertiser/Client Number 18869	2 Advertiser/Client Name BFH GROUP			

Maricopa Legal

NOTICE OF PUBLIC MEETING AND HEARING

CASE NUMBER: GPA21-07
NEIGHBORHOOD MEETING:

March 29, 2022 @ 7 pm
City of Maricopa Library
18160 N. Maya Angelou Drive
City of Maricopa, AZ

PLANNING AND ZONING HEARING:

April 25 @ 6:00 PM
CITY HALL

39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

CITY COUNCIL HEARING:

May 17 @ 7:00 PM
CITY HALL

39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

NOTICE IS HEREBY GIVEN

THAT at the above listing meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

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Date this day of month, year
Vanessa Bueras, City Clerk
No. of publications: 1; date of publication: Mar. 18, 2022.



PUBLIC NOTICE SIGN

ZONING

City of Maricopa – Planning Division

Proposal: BFH Group is delighted to present to the City of Maricopa this Minor General Plan Amendment for the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment change from Employment to HDR (High Density Residential) will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

Current Zoning: CI-1

NEIGHBORHOOD MEETING

March 29, 2022 @ 7 pm
18160 N. Maya Angelou Drive
City of Maricopa, AZ 85138

PLANNING AND ZONING

April 25, 2022 @ 6 pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: BYRON EASTON

Senior Planner
520.316.6936
Byron.Easton@maricopa-az.gov

CITY COUNCIL MEETING

May 17, 2022 @ 7 pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Alan Stephens Pkwy and Stonegate Rd, in the City of Maricopa, on 03/11/22.

See attached photo exhibit.

For applicant:

BFH Group

Dynamite Signs

Sign Company Name

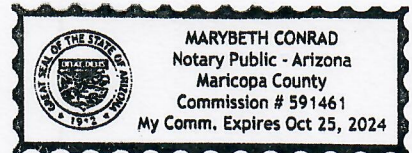
Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 03/11/22 by Meghan Liggett.

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

Mary Beth Conrad
Notary Public



My Commission expires: 10-25-24

ZONING

City of Maricopa - Planning Division

Proposal: BFH Group is delighted to present to the City of Maricopa this Minor General Plan Amendment for the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment change from Employment to HDR (High Density Residential) will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

Current Zoning: CI-1

NEIGHBORHOOD MEETING

Date: March 29, 2022
Time: 7:00 p.m.
Address: 18160 N. Maya Angelou Drive
City of Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER: BYRON EASTON
Senior Planner
520-316-6936
Byron.Easton@maricopa-az.gov

PLANNING AND ZONING COMMISSION HEARING:

Date: April 25, 2022
Time: 6:00 p.m.
Address: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: May 17, 2022
Time: 7:00 p.m.
Address: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date:
3/11/2022



Alan Stephens Pkwy

Maricopa AZ 85138

+33.043.196.112.017264

Friday, March 11, 2022 at 9:21:35 AM

ZONING

City of Maricopa - Planning Division

Proposal: BFH Group is delighted to present to the City of Maricopa this Minor General Plan Amendment for the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 318 townhome style units with a proposed gross density of 19.75 du/ac. The Minor General Plan Amendment change from Employment to HDR (High Density Residential) will open the door for the developer to rezone the property to RH (High Density Residential) to permit the multi-family attached townhome-style community.

Current Zoning: CI-1

NEIGHBORHOOD MEETING

Date: March 29, 2022
Time: 7:00 p.m.
Address: 18160 N. Maya Angelou Drive
City of Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION HEARING:

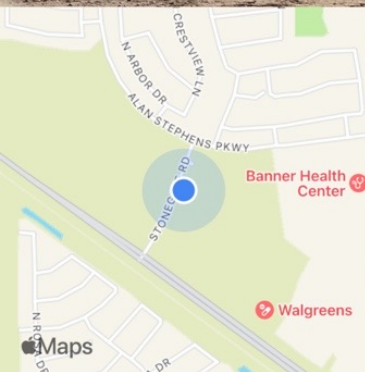
Date: April 25, 2022
Time: 6:00 p.m.
Address: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: May 17, 2022
Time: 7:00 p.m.
Address: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date:
3/11/2022

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER: BYRON EASTON
Senior Planner
520-316-6936
Byron.Easton@maricopa-az.gov



Stonegate Rd
Maricopa AZ 85138
+33 042 103 -112 019881
Friday, March 11, 2022 at 9:06:47 AM

MARCH 14, 2022

SIGN IN SHEET

NAME

ADDRESS

EMAIL / PHONE

Janice Trush

18133 N Crestview Lane

janice.trush@gmail.com
520-582-6333

Don Cramer

41868 W. Barcelona Dr

earlyn.cramer@gmail.com
480-215-7351

VARUN DEV

41894 W. BARCELONA DR.

480-888-0895

MARCH 29, 2022

SIGN IN SHEET

NAME	EMAIL	PHONE
CHARLES + CHASE VANDERWALL	cv7339@aol.com	815-657-6250
Janice Trush	janice.trush@gmail.com	520-582-6333

Villas at Stonegate – ZON21-05; GPA21-07

NEIGHBORHOOD MEETING MINUTES

March 15, 2022

MEETING SUMMARY

The first neighborhood meeting was held on Tuesday, March 15th, 2022 at the City of Maricopa Library, Pine Room. The purpose of the meeting was to discuss the proposed project, share more details of potential timing of the development process and give the attending neighbors the opportunity to ask questions, express concerns and seek further clarification of the proposal. Three (3) neighbors signed the attendance sheet (see attachments). David Bohn and Garrett Seely presented with hard board displays as well as maps, details, etc. utilizing the library's presentation tools.

PRIMARY QUESTIONS AND CONCERNS RAISED:

Q: Will the site have walls / gates and how will residents both within the community and outside the community navigate this new development?

A: The site proposes walls and gates all along the perimeter. There will be a 6' CMU block wall along the commercial side (south and east), and a view fence combination wall along the street frontages. The site will be gated for both vehicular access as well as pedestrian access, of which only the residents will have direct access through and within the proposed development.

Q: How will the property be maintained?

A: Property will have onsite property management. Owners / renters will be required to adhere to strict maintenance covenants and conditions and restrictions.

Q: How will the new property ensure that residents will not bring their dogs and overrun the existing greenspace corridor located within the communities to the north, in particular within the Glennwilde subdivision?

A: An onsite dog park is proposed within this development that will attract new residents to walk their dogs onsite. This will help reduce the possibility of residents potentially doing so elsewhere. This will also provide close proximity to allow their dogs to alleviate themselves prior to leaving the site and walking off-campus. Although there is little that can be done to

control the decisions made by specific residents, the property developer also offered to share in the solution by potentially installing a wall and pedestrian gate at the location of concern – the entrance to the greenspace corridor located at the north of Stonegate Road and Alan Stephens Parkway. It is important to note that this question was raised prior to the question about the site being fenced and the explanation that there would be a dog park onsite. Clarifying both of these helped the neighbor feel more at ease, however, she did ask the developer to see about solutions within her subdivision.

Q: Will there be access on Alan Stephens Parkway and what will be done about the traffic on Maricopa Casa Grande Highway?

A: No. There will be no access to Alan Stephens as stipulated by City of Maricopa planning staff. The developer will be responsible to adhere to the City of Maricopa traffic / transportation standards to ensure that the additional vehicular traffic to the site is mitigated as efficiently and safely as possible.

Although there was some discussion concerning the possibility of crime and property values diminishing, attending neighbors were happier to hear that the site would be completely walled or fenced. Overall, the discussion went well. Other than the concerns / questions raised above, it appeared that the neighbors viewed the proposed product favorably.

Villas at Stonegate – ZON21-05; GPA21-07

NEIGHBORHOOD MEETING MINUTES

March 29, 2022

MEETING SUMMARY

The second neighborhood meeting was held on Tuesday, March 29th, 2022 at the City of Maricopa Library, Pine Room. The purpose of the meeting was to discuss the proposed project, share more details of potential timing of the development process and give the attending neighbors the opportunity to ask questions, express concerns and seek further clarification of the proposal. Three (3) neighbors signed the attendance sheet (see attachments), one neighbor was a repeated visitor from the previous meeting. David Bohn and Garrett Seely presented with hard board displays as well as maps, details, etc. utilizing the library's presentation tools.

PRIMARY QUESTIONS AND CONCERNS RAISED:

Q: When should is the projected completion date – how long will construction be?

A: It is anticipated that the developer will receive final approvals and permits for construction by the end of the year. It would be expected that construction could begin at the end of 2022, but may end up in 2023. The expected timeline for completion is approximately 24 months from start to buildout.

Although there was a brief presentation, hard boards, and exhibits/details were shared, the meeting was held similar to a round table forum to allow open discussion. The two new attendees wanted to understand what was being proposed and how long it would take for completion. The third attendee, who also attended the previous meeting, wanted to discuss the greenspace corridor again. The developer and attendee reviewed the same concerns and solutions from before, which it appeared the neighbor was satisfied.

Overall the meeting concluded that the neighbors viewed the product to be much more favorable when they compared to apartments. The developer did not receive any vocal opposition to the proposed development, and in general, the neighbors seemed supportive.