

Kelly Ranch

Planned Area Development

Citizen Participation Report

Location: Southeast Corner of Maricopa-Casa Grande Highway and Porter Road

Case #: PAD22-19

Prepared By: Norris Design

First Submittal Date: November 10, 2022

Second Submittal Date: April 17, 2023

Final Submittal Date: May 8, 2023

**NORRIS
DESIGN**

PEOPLE + PLACEMAKING

901 East Madison Street | Phoenix, Arizona 85034

P 602.254.9600 | www.norris-design.com

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PROJECT NARRATIVE

Norris Design, on behalf of Cowley Companies, is proud to present the Kelly Ranch Planned Area Development, a future residential community for the southeast corner of Maricopa-Casa Grande Highway and Porter Road in Maricopa, Arizona. The Kelly Family is working alongside Cowley Companies to revitalize their current homestead, stables and ranch through the development of a residential community that embraces and celebrates the history of the approximately 100-acre property.

A rezoning is currently being requested to change the zoning designations of the subject property from GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development). The purpose of this request is to facilitate the evolution of the property from ranch to a future planned residential development in a manner that is compatible with the previously approved Major General Plan Amendment, while increasing housing opportunities within the City of Maricopa through the design and development of a cohesively planned community that exemplifies respect for community heritage and provides a family-oriented, connected and safe neighborhood.

PLAN IMPLEMENTATION

Following approval of the Citizen Participation Plan and notice to proceed by Staff, final copies of all required notification documents and postings will be provided to the assigned project planner for approval, and implementation of the plan will commence.

The first anticipated step is to hold a neighborhood meeting (format to be determined by the assigned project planner) to encourage early citizen feedback regarding the application. The meeting will be held a minimum of 15 days and no more than 90 days before the first scheduled public hearing on the application and at a location near the project site. Notice of the neighborhood meeting will be provided a minimum of 15 calendar days prior to the neighborhood meeting, with notification being provided in the following manner:

- Mailed notice to all property owners and occupants within a 600-foot radius of the project site
- Sign posting on project site

In the mailed notice and at the neighborhood meeting, citizens will be encouraged to contact Norris Design (applicant) via phone (602-254-9600) or email (jmeyers@norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design will also encourage neighborhood meeting attendees (as well as those who express interest) to share their contact information so that they may be notified of any substantial changes to the proposed project prior to the public hearing dates. It is anticipated that one neighborhood meeting will be held; however, if additional neighborhood meetings are warranted due to public concerns, the applicant will notify and host a second neighborhood meeting.

Throughout the citizen participation process, the applicant will communicate directly via email or phone with the assigned project planner to keep them informed of the status of citizen participation efforts. A minimum of 10 calendar days prior to the first public hearing on the application, a Citizen Participation Report will be submitted to the assigned project planner for review and inclusion in the public hearing report. The Citizen Participation Report will document the results of the outreach efforts and include the following items:

- Neighborhood Meeting Information – date and location of meeting, date and contents of notification mailing, list of notified property owners, copy of the sign-in sheet, meeting notes, etc.
- Photograph of sign posting
- Confirmation of the legal advertisement posting for the hearings
- Newspaper clipping of the legal advertisement for the hearings

- Summary of citizen concerns, issues and problems and how they were addressed by the applicant (if applicable)

Following the neighborhood meeting and after all necessary application revisions, the application will be scheduled for public hearings dates before Planning & Zoning Commission and City Council, in accordance with the rezoning application process and timeline.

NOTIFICATION & MEETING DOCUMENTS

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

Neighborhood Meeting Notification Letter & Sign Posting

The following pages include all documents pertaining to the first notification (letter and sign posting) including:

- Finalized notification letter sent to adjacent property owners on February 16, 2023
- 600-foot radius map of properties to be contacted
- List of property owners contacted, including parcel numbers, owner names, and tax billing addresses
- Sign posting location map
- Photo and affidavit of the sign posting

February 16, 2023

Re: Case # PAD22-19 – Kelly Ranch Planned Area Development. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

A Planned Area Development rezoning application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for the above-mentioned property. The meeting dates in regards to this request are as follows:

<u>Neighborhood Meeting:</u>	<u>Planning & Zoning Commission:</u>	<u>City Council:</u>
Date: March 7, 2023 Time: 6:00 p.m. Maricopa Library & Cultural Center, Maple Room 18160 N Maya Angelou Drive Maricopa, AZ 85138	Date: TBD Time: 6:00 p.m. City Hall Council Chambers 39700 W Civic Center Plaza Maricopa, AZ 85138	Date: TBD Time: 6:00 p.m. City Hall Council Chambers 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact 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 Case # PAD22-19 Kelly Ranch.

Please see below for project narrative. A conceptual development plan is also enclosed with this letter.

Project Narrative:

Norris Design, on behalf of Cowley Companies, is proud to present the Kelly Ranch Planned Area Development, a future residential community for the southeast corner of Maricopa-Casa Grande Highway and Porter Road in Maricopa, Arizona. The Kelly Family is working alongside Cowley Companies to revitalize their current homestead, stables and ranch through the development of a residential community that embraces and celebrates the history of the approximately 100-acre property.

This request seeks to modify the current zoning designations of the property from GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development). The rezoning of the property follows the 2021 approval of a Major General Plan Amendment (GPA21-02) for the property which modified the land use designation from C – Commercial, OS – Open Space and E – Employment to MDR – Medium Density Residential. The purpose of this rezoning request is to facilitate the evolution of the property from ranch to a future planned residential development in a manner that is compatible with the previously approved Major General Plan Amendment, while increasing housing opportunities within the City of Maricopa through the design and development of a cohesively planned community that exemplifies respect for community heritage and provides a family-oriented, connected and safe neighborhood. A conceptual development plan (see attached) is included within the Kelly Ranch PAD, which indicates land uses with density ranges, potential access points and community amenity locations for conceptual purposes to indicate how the site might develop in accordance with the provisions of the PAD.

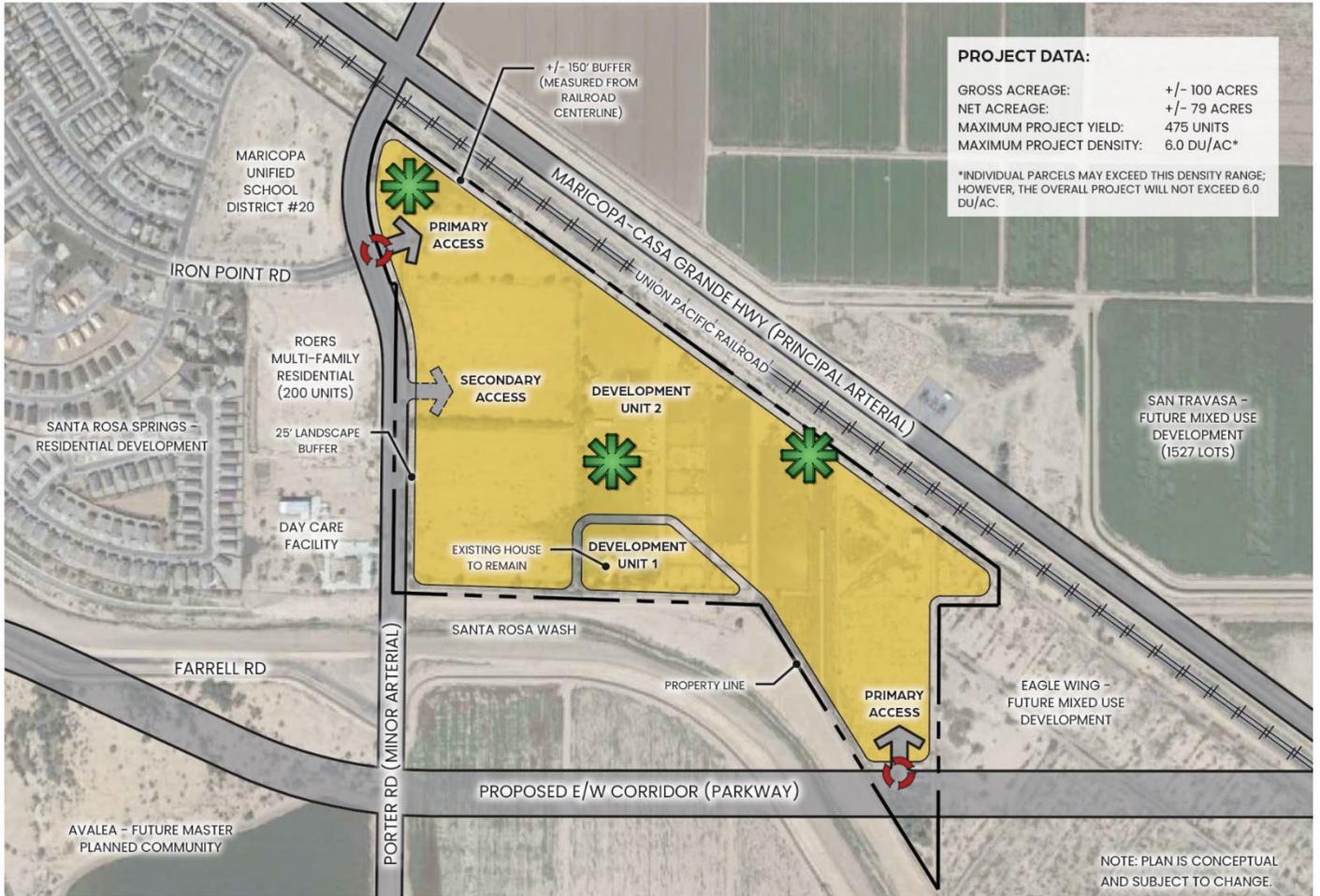
Sincerely,



Mandy Woods, Associate
Norris Design
mwoods@norris-design.com
602.254.9600

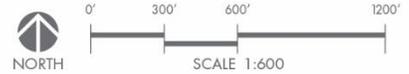
****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

CONCEPTUAL DEVELOPMENT PLAN

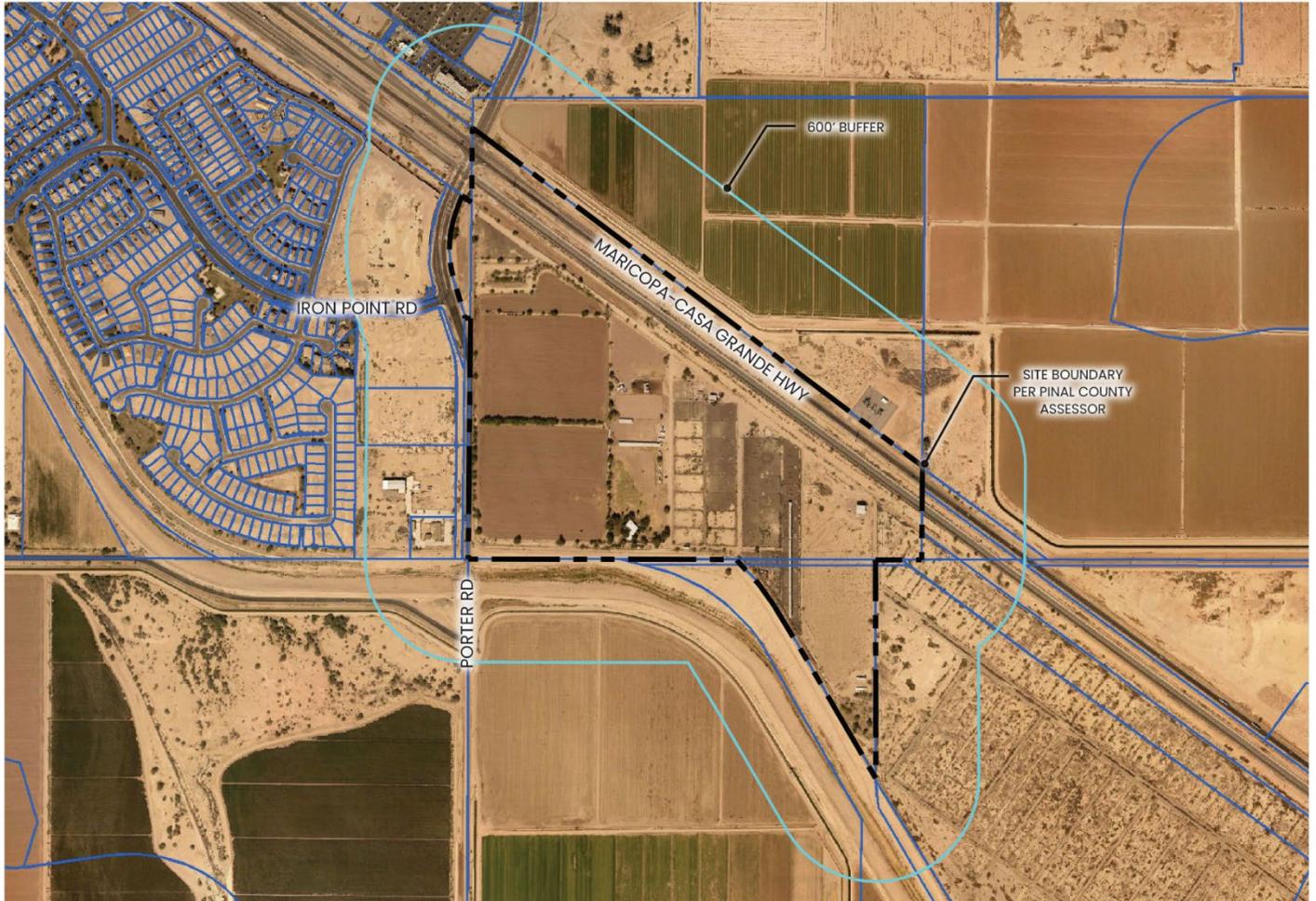


LEGEND

-  COMMUNITY AMENITY
-  MEDIUM DENSITY RESIDENTIAL
-  ENTRY MONUMENT

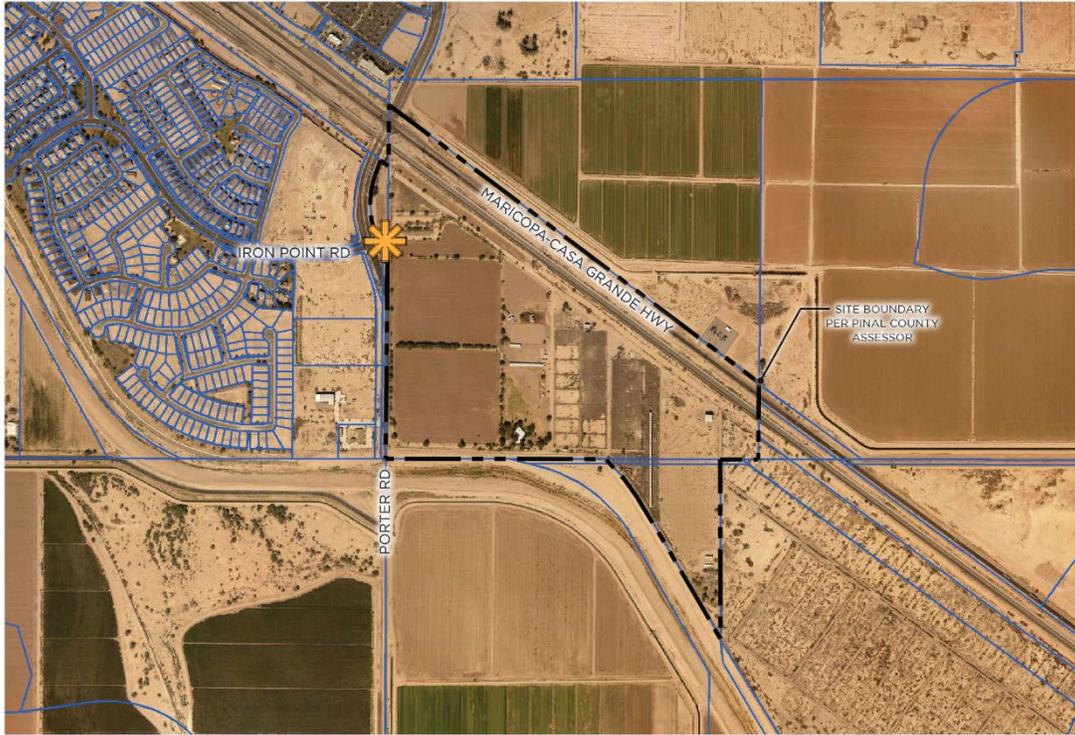


ADJACENT PROPERTY OWNERS | 600' RADIUS

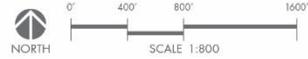


Property Owner Name	Parcel #	Physical Address	Tax Billing Address
PROJECT SITE - KELLY OWEN & SHIRLEY	51012018E		PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - KELLY OWEN J & SHIRLEY M TRS	510300040	41175 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - DUNN WILLIAM JR & REBECCA DUNN FAM TR	510490040	40811 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 302, KEARNY, AZ 85137
SMITH JD LIV TRUST	51049003B	41166 W STEEN RD, MARICOPA, AZ 85138	11620 S APPALOOSA DR, PHOENIX, AZ 85044
SMITH JD LIVING TR / SMITH MATTHEW B & ELENA N	51049003A	40750 W STEEN RD, MARICOPA, AZ 85138	41166 W STEEN RD, MARICOPA, AZ 85138
CITY OF MARICOPA	800300380		39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
CITY OF MARICOPA	800300390		39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
CITY OF MARICOPA	51049002A		39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
EAGLE SHADOW LLC	51049002B		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
UNION PACIFIC RAILROAD / CRAIG MILLER, ASST DIRECTOR PROPERTY TAX	510490050		1400 DOUGLAS ST STOP 1640, OMAHA, NE 68179
SAN TRAVASA LLC	51030001Q		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
STATE OWNED LAND - NO NAME LISTED ON ASSESSOR	510307000		NO ADDRESS LISTED ON ASSESSOR
PENDOLA FAM TRS PSHIP	510120460		PO BOX 1307, GRASS VALLEY, CA 95945
MCDONALD'S REAL ESTATE CO	510120450	41710 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	PO BOX 51657, PHOENIX, AZ 85076
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	1301 SE 10TH ST, BENTONVILLE, AR 72712
CAPDEVIL060 LLC	510120560		7742 E MINNEZONA AVE, SCOTTSDALE, AZ 85251
CADAK HOLDINGS LLC	510120570	17470 N PORTER RD, MARICOPA, AZ 85138	17470 N PORTER RD, MARICOPA, AZ 85138
MARICOPA UNIFIED SCHOOL DISTRICT #20	51012018G		45012 W HONEYCUTT AVE, MARICOPA, AZ 85139
SANTA ROSA SPRINGS HOMEOWNERS ASSOC	51012018H		7255 E HAMPTON AVE STE 101, MESA, AZ 85209
SANTA ROSA SPRINGS HOMEOWNERS ASSOC	51012018H		7255 E HAMPTON AVE STE 101, MESA, AZ 85209
EEM HOLDINGS LLC	51012018L		PO BOX 1289, MARICOPA, AZ 85139
EEM HOLDINGS LLC	51012018M		PO BOX 1289, MARICOPA, AZ 85139
KDJ ENTERPRISES INC	51012018P	16540 N PORTER RD, MARICOPA, AZ 85138	PO BOX 12127, CASA GRANDE, AZ 85130
CLARK AMALIA M	51012018N		44401 W YUCCA LN, MARICOPA, AZ 85138
MARICOPA AH I LLLP	51030002H		579 SELBY AVE, SAINT PAUL, MN 55102
PROPERTY RESERVE ARIZONA LLC	51048005V		PO BOX 511196, SALT LAKE CITY, UT 84151

SIGN POSTING LOCATION



LEGEND





NOTICE OF PUBLIC HEARING

CITY OF MARICOPA

ZONING

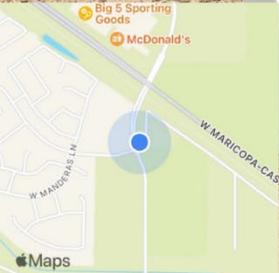


PROPOSAL: CASE # PAD22-19 - REZONING TO CHANGE THE ZONING DESIGNATIONS FROM GR (GENERAL RURAL) AND CI-2 (INDUSTRIAL) TO PAD (PLANNED AREA DEVELOPMENT), LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040), REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

Neighborhood Meeting: Date: March 7, 2023 Time: 6:00 PM Location: Maricopa Library & Cultural Center Maple Room 18160 N. Maya Angelou Dr. Maricopa, AZ 85138	Planning Commission Meeting: Date: TBD Time: 6:00 PM Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	City Council Meeting: Date: TBD Time: 6:00 PM Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
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City of Maricopa Contact: **ALEXANDER BOSWORTH** 520-316-6948 ALEXANDER.BOSWORTH@MARICOPA-AZ.GOV
www.maricopa-az.gov/maricopa/participates



Feb 17, 2023 10:52AM
17011 N Rosemont St
Pinal County

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the NEC of Porter Rd. & Iron Point Rd, in the City of Maricopa, on 2/17/23.

See attached photo exhibit.

For applicant:

NORRIS DESIGN on behalf of
Cowley Companies

Dynamite Signs

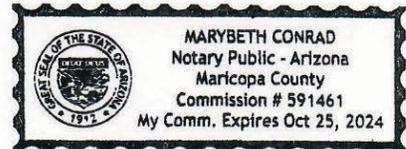
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 2/17/23 by Meghan Liggett.

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

MaryBeth Conrad
Notary Public



My Commission expires: 10-25-24

Neighborhood Meeting

The following pages include all documents related to the required neighborhood meeting held on March 7, 2023, including:

- Meeting summary
- Sign-in sheet
- Comment card draft (no comment cards received)

Kelly Ranches PAD – PAD22-19 Neighborhood Meeting Summary

Applicants: Norris Design on behalf of Cowley Companies
Date: March 7, 2023
Time: 6:00 p.m.
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive, Maricopa, AZ 85138

Meeting Attendance

The applicants were represented by Jennifer Meyers and Mandy Woods with Norris Design. Monson Cowley (Cowley Companies, developer) and Alex Bosworth (City of Maricopa project planner) also attended. No members of the public attended. See accompanying sign-in sheet for attendee contact information. Comment cards were prepared in advance of the meeting, but none were filled out and returned.

Meeting Summary

The meeting was held in person at the location noted above. Six 24x36 exhibit boards, based on graphics included in the PAD submittal, were prepared in advance of the meeting to aid in describing the request to attendees – a vicinity map, general plan land use map, existing and proposed zoning map, design strategy imagery, conceptual development plan and conceptual site plan. The applicant team arrived at 5:45 p.m. to set up for the meeting. After project discussion with Alex, the applicant team began cleaning up and left the premises around 6:30 p.m. due to no attendance from the public.

No additional outreach from the public has been received as of the date of this report.

KELLY RANCH PAD NEIGHBORHOOD MEETING - 3/7/2023 - SIGN IN SHEET

Subject: Rezoning to Planned Area Development | Case # PAD22-19

Date: March 7, 2023

Location: SEC Maricopa-Casa Grande Highway and Porter Road

Time: 6:00 PM

NAME	ADDRESS	PHONE	EMAIL
MONSON COWLEY	1242 E JACKSON ST PHOENIX, AZ	602-385-4200	monson@cowleyco.com
Alexander Bosworth	41269 Aime Ln. Maricopa, AZ 85138	520-316-6948	alexander.bosworth@maricopa-az.gov
JENLIFEX MEYERS	901 E. MADISON ST, PTX AZ	602-254-9600	JMEYERS@NORRIS-DESIGN.COM
Mandy Woods	901 E Madison St PTX AZ	602-254-9600	mwoods@norris-design.com



KELLY RANCH PAD NEIGHBORHOOD MEETING - 3/7/2023 - COMMENT CARD

NAME:

ADDRESS:

EMAIL:

PHONE:

COMMENT:



Hearing Notification Letter, Newspaper Notice & Updated Sign Posting

The following pages include all documents pertaining to the second (hearing) notification letter, newspaper notice and updated sign posting. The second letter was sent to an updated list of property owners, upon verifying parcel ownership changes that occurred after the first notification letter was sent.

- Finalized second notification letter sent to adjacent property owners on May 3, 2023
- Updated list of property owners contacted, including parcel numbers, owner names, and tax billing addresses
- Newspaper notice for the Casa Grande Dispatch
- Affidavit of publication for the newspaper notice
- Updated photo and affidavit of the sign posting



May 3, 2023

Re: Case # PAD22-19 – Kelly Ranch Planned Area Development. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

A Planned Area Development rezoning application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for the above-mentioned property. The meeting dates in regards to this request are as follows:

Planning & Zoning Commission:

Date: May 22, 2023
Time: 6:00 p.m.
City Hall Council Chambers
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council:

Date: June 20, 2023
Time: 6:00 p.m.
City Hall Council Chambers
39700 W Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact 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 Case # PAD22-19 Kelly Ranch.

Please see below for project narrative. A conceptual development plan is also enclosed with this letter.

Project Narrative:

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This request seeks to modify the current zoning designations of the property from GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development). The rezoning of the property follows the 2021 approval of a Major General Plan Amendment (GPA21-02) for the property, which modified the land use designation from C – Commercial, OS – Open Space and E – Employment to MDR – Medium Density Residential. The purpose of this rezoning request is to facilitate the evolution of the property from ranch to a future planned residential development in a manner that is compatible with the previously approved Major General Plan Amendment, while increasing housing opportunities within the City of Maricopa through the design and development of a cohesively planned community that exemplifies respect for community heritage and provides a family-oriented, connected and safe neighborhood. A conceptual development plan (see attached) is included within the Kelly Ranch PAD, which indicates land uses with density ranges and potential access points for conceptual purposes to indicate how the site might develop in accordance with the provisions of the PAD.

Sincerely,

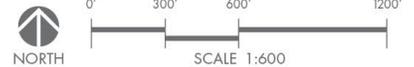
Mandy Woods, Associate
Norris Design
mwoods@norris-design.com
602.254.9600

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

CONCEPTUAL DEVELOPMENT PLAN



LEGEND



Property Owner Name	Parcel #	Physical Address	Tax Billing Address	Tax Billing City/State/Zip
KELLY OWEN J & SHIRLEY M TRS	510300040	41175 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 213	MARICOPA, AZ 85139
	51012018E			
DUNN WILLIAM JR & REBECCA DUNN FAM TR	510490040	40811 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 302	KEARNY, AZ 85137
SMITH JD LIV TRUST	51049003B	41166 W STEEN RD, MARICOPA, AZ 85138	11620 S APPALOOSA DR	PHOENIX, AZ 85044
SMITH JD LIVING TR / SMITH MATTHEW B & ELENA N	51049003A	40750 W STEEN RD, MARICOPA, AZ 85138	41166 W STEEN RD	MARICOPA, AZ 85138
	51049002A			
CITY OF MARICOPA	800300370		39700 W CIVIC CENTER PLZ	MARICOPA, AZ 85138
	800300380			
EAGLE SHADOW LLC	51049002B		7600 E DOUBLETREE RANCH RD STE 300	SCOTTSDALE, AZ 85258
UNION PACIFIC RAILROAD / CRAIG MILLER, ASST DIRECTOR PROPERTY TAX	510490050		1400 DOUGLAS ST STOP 1640	OMAHA, NE 68179
SAN TRAVASA LLC	51030001Q		7600 E DOUBLETREE RANCH RD STE 300	SCOTTSDALE, AZ 85258
PENDOLA FAM TRS PSHIP	510120460		PO BOX 1307	GRASS VALLEY, CA 95945
MCDONALD'S REAL ESTATE CO	510120450	41710 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	PO BOX 51657	PHOENIX, AZ 85076
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	1301 SE 10TH ST	BENTONVILLE, AR 72712
PINAL AZ INVESTMENT I LLC	510120560		7800 E LINCOLN DR UNIT 2021	SCOTTSDALE, AZ 85250
CADAK HOLDINGS LLC	510120570	17470 N PORTER RD, MARICOPA, AZ 85138	17470 N PORTER RD	MARICOPA, AZ 85138
MARICOPA UNIFIED SCHOOL DISTRICT #20	51012018G		45012 W HONEYCUTT AVE	MARICOPA, AZ 85139
SANTA ROSA SPRINGS HOMEOWNERS ASSOC	51012018H		7255 E HAMPTON AVE STE 101	MESA, AZ 85209
ROERS MARICOPA APARTMENTS OWNER LLC	51012018M		2 CARLSON PKWY N STE 400	PLYMOUTH, MN 55447
	51012018L			
KDJJ ENTERPRISES INC	51012018P	16540 N PORTER RD, MARICOPA, AZ 85138	PO BOX 12127	CASA GRANDE, AZ 85130
CLARK INVESTMENTS LLC	51012018N		44401 W YUCCA LN	MARICOPA, AZ 85138
MARICOPA AH I LLLP	51030002H		579 SELBY AVE	SAINT PAUL, MN 55102
PROPERTY RESERVE ARIZONA LLC	51048005V		PO BOX 511196	SALT LAKE CITY, UT 84151

**NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
REZONING, CASE # PAD22-19**

**Planning & Zoning Commission Meeting
(PUBLIC HEARING)**

May 22, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W Civic Center
Maricopa, AZ 85138

City Council Meeting

June 20, 2023 @ 6:00 PM
City Hall Council Chambers
39700 W Civic Center
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose of the public hearing is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a rezoning to modify the current zoning designations from GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development) generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a rezoning.

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: Alexander Bosworth at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Alexander.Bosworth@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6948.

May 2, 2023

Published in Casa Grande Dispatch

Publication Date: On or before May 6, 2023