Citizen Participation Plan & Report

Home at Maricopa

Submitted to:

City of Maricopa
39700 W. Civic Center Dr.
Maricopa, AZ 85138

Submitted on Behalf of:

Shelter Asset Management Group
7150 East Camelback Road, #402

Scottsdale, AZ 85251

El Dorado Holdings
8501 North Scottsdale Road, #120

Scottsdale, AZ 85253

Prepared by:

Iplan Consulting
3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

April - 2022

PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, in conjunction with El Dorado Holdings and Shelter Asset Management, has initiated a Minor General Plan Amendment and PAD Rezoning request for the 25.3-acre Home at Porter Road project, located south of the southeast corner of Porter Road and Bowlin Road. The intent of the project is to allow for a mixed-use development consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit (DRP) request has also been filed for the 18.8 acre residential portion of the project.

SITE AERIAL PHOTO



CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting - Greg Davis
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Phone: (480) 227-9850
Email: Greg@iplanconsulting.com

NOTIFICATION

In order to provide effective citizen participation in regards to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

A. A contact list was created and submitted to the City for all property owners within 600 feet of the site for the purpose of mailing Public Hearing notifications.

B. A neighborhood meeting was held on 04/08/2022 with no members of the public attending. A letter was sent out to all property owners within 600 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend.

C. A Notice of Public Hearing sign will be posted per City regulations on the property at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).

D. A Notice of Public Hearing newspaper advertisement will be published per City regulations at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).

TENTATIVE SCHEDULE

Formal Filing:	02/15/2022
Citizen Participation Plan Initial Submittal:	02/15/2022
Newspaper Advertisement:	03/21/2022
Neighborhood Meeting Notification:	03/24/2022
Citizen Participation Final Report:	03/24/2022
Post Property:	03/24/2022
Neighborhood Meeting:	04/08/2022
Planning and Zoning Commission Meeting:	05/09/2022
City Council Meeting:	05/17/2022

ATTACHMENTS

- Citizen Participation Report
- Notification Map - 600-foot radius
- Notification List - 600-foot radius
- Neighborhood Meeting Letter
- NOPH Sign Posting
- Newspaper Notice

Citizen Participation Report

DETAILS AND TECHNIQUES USED TO INVOLVE THE PUBLIC

Meetings:

- One neighborhood meeting was held on Friday, April 8th 2022 at the Maricopa City Library. No members of the public attended the meeting thus there was no discussion.

- No additional neighborhood meetings were held.

Notifications:

- Letters inviting adjacent property owners within 600 feet of the subject property were mailed out on 03/24/22 informing the recipients of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. A copy of the invitation and mailing list are included following this report.

- A newspaper advertisement was ran in the Casa Grande Dispatch starting on 03/21/22 informing the readers of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.

- A 4' x 8' Notice of Public Hearing sign was posted on site along the porter Road frontage informing any passersby of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.

Participants:

- We have had no contact from any members of the public regarding this proposal.

SUMMARY OF CONCERNS, ISSUES, AND PROBLEMS

Describe the substance of concerns, issues, and problems:

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

Describe how have any concerns, issues, and problems been or will be addressed:

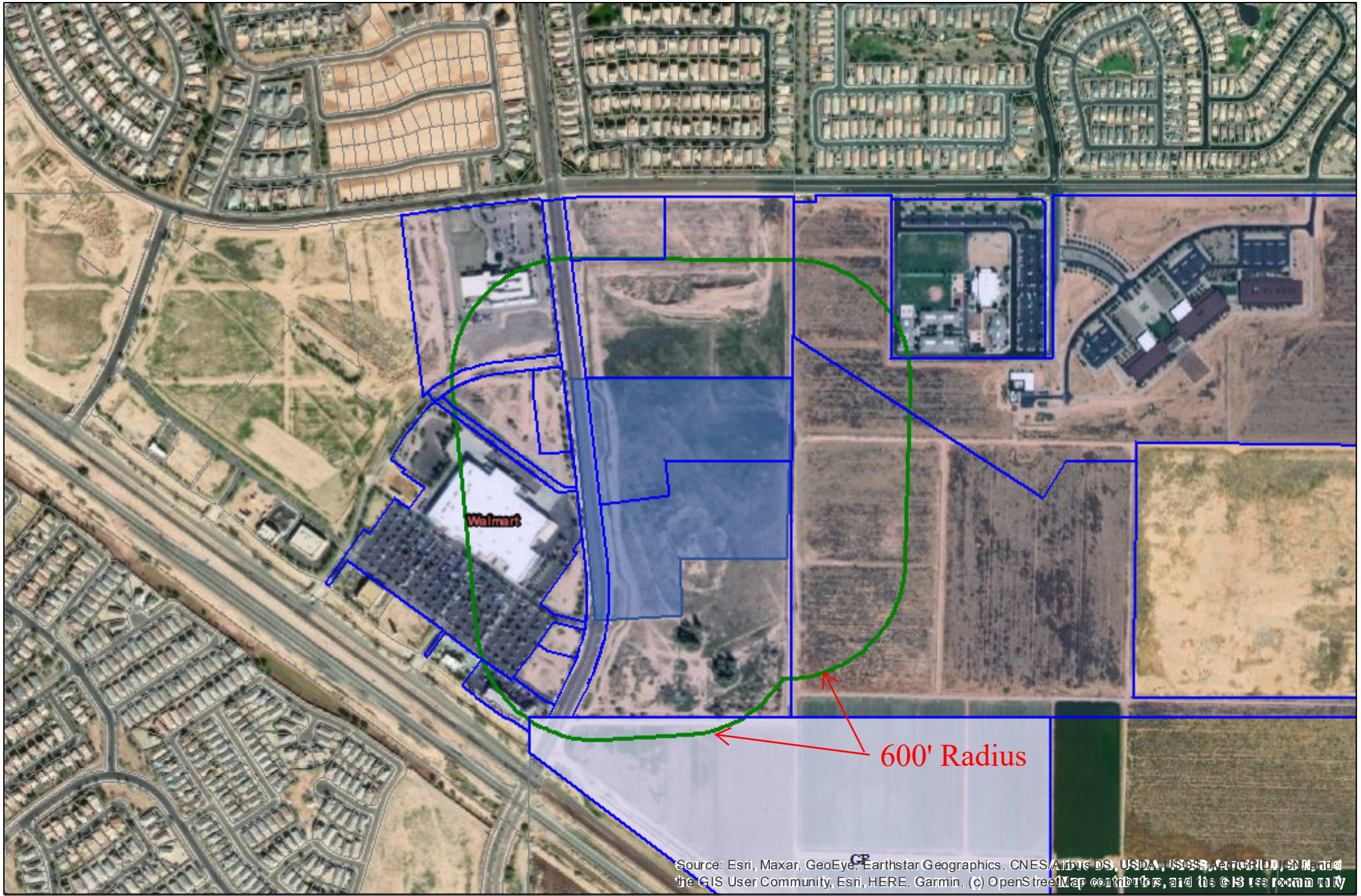
- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

Describe the perceived or real concerns, issues, and problems that have not been resolved:

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Community Development Status Viewer



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

HORIZON AT THE WELLS LLC
860 E 86TH ST STE 5
INDIANAPOLIS, IN 46240

LEGACY TRADITIONAL CHART...
17760 REGENT DR
MARICOPA, AZ 85138

EVR PORTER LLC
8501 N SCOTTSDALE RD STE 1...
SCOTTSDALE, AZ 85253

BANNER HEALTH
2901 N CENTRAL AVE
PHOENIX, AZ 85012

EL DORADO PORTER 27 LLC
8501 N SCOTTSDALE RD STE 1...
SCOTTSDALE, AZ 85253

PENDOLA FAM TRS PSHIP
PO BOX 1307
GRASS VALLEY, CA 95945

PINAL COUNTY COMMUNITY C...
8470 N OVERFIELD RD
COOLIDGE, AZ 85128

CADAK HOLDINGS LLC
3317 S HIGLEY RD STE 114-452
GILBERT, AZ 85297

CAPDEVL060 LLC
7742 E MINNEZONA AVE
SCOTTSDALE, AZ 85251

WAL-MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 72712

OASIS AT THE WELLS LP
860 E 86TH ST STE 5
INDIANAPOLIS, IN 46240

Iplan Consulting

Notice of Neighborhood Meeting
Home at Maricopa
Case #GPA22-05, PAD22-05, & DRP22-07

Dear Neighbor,

You are invited to attend an informal meeting to discuss a proposed request to make a minor amendment to the City's General Plan land use map as well as an amendment to the City's zoning map on approximately 25.3-acres of vacant property located south of the southeast corner of Porter Road and Bowlin Road. The property is owned by the applicant, El Dorado Holdings, who is working with Shelter Asset Management to reclassify the General Plan land use from Public Facility/Institutional (P) and Mixed Use (MU) with underlying Light Industrial / Warehouse (CI-1) zoning to Mixed Use (MU) and to rezone the property to PAD (Planned Area Development). The intent of the requests is to develop a mixed-use project consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit has also recently been submitted to the City of Maricopa for review. As part of the formal entitlement process, we are offering interested residents the opportunity to view and comment on the proposal at a neighborhood meeting as identified below.

Neighborhood Meeting

Date:	April 08, 2022.
Time:	6:00 p.m.
Where:	Maricopa Public Library – Maple Room 18160 N. Maya Angelou Drive Maricopa, AZ 85138

For those that cannot attend the meeting but would still like information about the proposal, please contact me at Greg@iplanconsulting.com - 480-227-9850; or Derek Scheerer at the City of Maricopa Planning Department at Derek.scheerer@maricopa-az.gov - 520-316-6980. Please reference Home at Maricopa case #GPA22-05 & PAD22-05. This notice is being sent to all property owners on record with the Pinal County Assessor's office within 600-feet of the property under consideration via first class mail.

Following the neighborhood meeting, the project will be placed on a public hearing schedule which includes the Planning and Zoning Commission who will hear the case and make a recommendation to the City Council who will ultimately take final action on the case. Below are the projected future public hearings for this project.

Planning and Zoning Commission:	**City Council:**
April 25, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	May 17, 2022 @7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

On behalf of El Dorado Holdings and Shelter Asset Management,

Greg Davis
Entitlement Consultant

NOPH SIGN POSTING

GENERAL PLAN AMENDMENT
PAD REZONING
City of Maricopa – Planning Division

Proposal: *REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.*

CASE NUMBERS: GPA22-05, PAD22-05, DRP22-07

NEIGHBORHOOD MEETING
Friday, April 8, 2022 @ 6:00pm
Maricopa Public Library
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

PLANNING & ZONING COMMISSION HEARING:
Monday April 25, 2022 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:

Derek Scheerer
(520) 316-6980
derek.scheerer@maricopa-az.gov

CITY COUNCIL HEARING
Tuesday, May 17, 2022 @ 7:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date: March 24, 2022

NEWSPAPER NOTICE POSTING

NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA22-05, PAD22-05, DRP22-07

REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.

Neighborhood Meeting
April 8, 2022 @ 6:00pm
Maricopa Public Library – Maple Room
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission
April 25, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
May 17, 2022 @ 7:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138