



**CITIZEN PARTICIPATION PLAN
REPORT
GPA22-07/ZON22-02
May 2022**

PLANNING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

City Center Multi-Family General Plan Amendment and Rezone GPA22-07/ZON22-02:

The City of Maricopa seeks to amend the Land Use Designation set in the Maricopa General Plan for a portion of parcel 502-03-012M. Parcel 502-03-012M currently has a designation of Public/Institutional (P). The existing land use designation does not permit higher density residential development as noted in the General Plan Village Center concept for the City Center area. Amending the General Plan to a High Density Residential (H) designation will allow opportunity for meeting the goals of the Village Center concept by providing the opportunity for high density residential development.

The City of Maricopa seeks to rezone a portion of parcel 502-03-012M. Parcel 502-03-012M currently has a designation of Transitional (TR) zoning. The existing zoning does not permit higher density residential development as noted in the General Plan Village Center concept for the City Center area. Rezoning to High Density Residential (HR) will allow opportunity for meeting the goals of the Village Center concept by providing the opportunity for high density residential development.

Surrounding Area:

Refer to Figure 1 for an aerial view of the subject property and the surrounding area.

Parcel 502-03-012M is bounded to the north by W Honeycutt Rd., to the west by N White and Parker Rd., to the south by W Bowlin Rd., and to the east by the N High Lonesome Dr. alignment. The site is currently vacant and actively engaged in agricultural use.

To the north of the site, between the site and W Honeycutt Rd., the area is vacant and actively engaged in agricultural use.

To the west of the site is the Desert Passage single-family residential subdivision and the subdivision's neighborhood park.

To the south of the site, south of W Bowlin Rd., the area is vacant and actively engaged in agricultural use.

To the east of the site, the area is vacant and actively engaged in agricultural use. The proposed Eagle Shadow subdivision is planned for this area.

Existing conditions and proposed change:

- The City proposes to rezone a 16.78 ac. portion of parcel 502-03-012M, directly north of City Hall to High Density Residential. As noted, the subject area is currently vacant and under active agricultural uses.

List of Public Meetings

Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

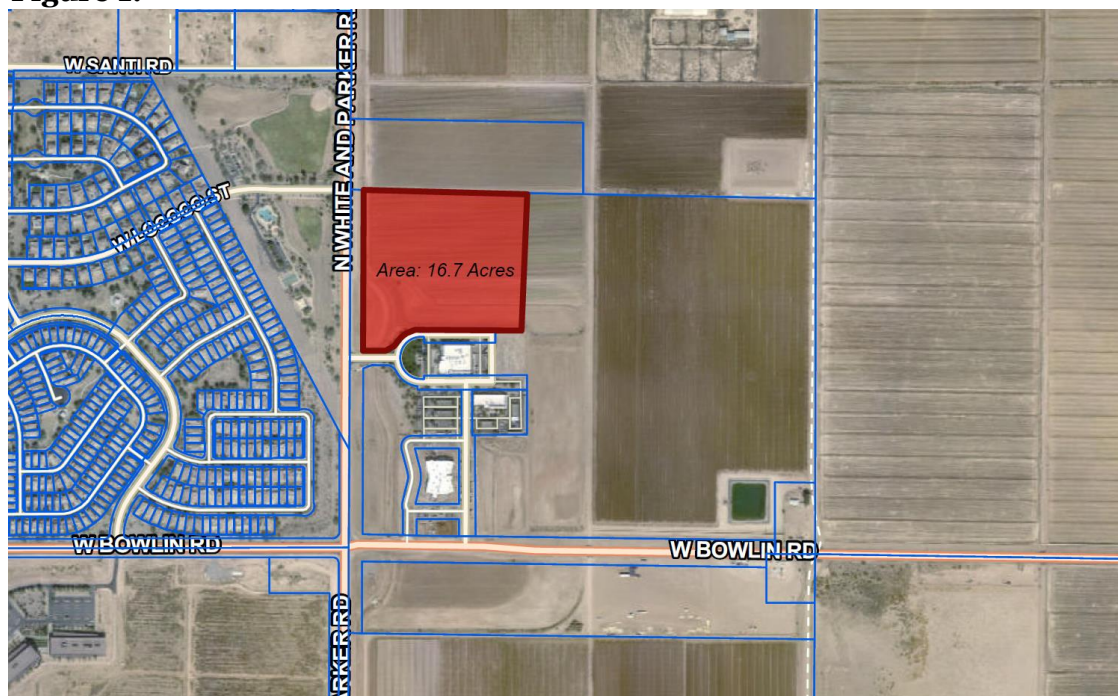
Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

Site Location

Figure 1:



LIST OF PROPERTY OWNERS CONTACTED

| | | |
|---|--|---|
| | REYNOLDS SETH B 18320 N CELIS ST MARICOPA, AZ 85138 | DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201 |
| DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201 | SHELTON COURTNEY DAWN MAIL RETURN , | TOM SAMANTHA 18389 N CELIS ST MARICOPA, AZ 85138 |
| DA SILVA MANUEL F & DA SILVA... 40003 W CATHERINE DR MARICOPA, AZ 85138 | MUNTEAN SHEILA ROSE & PHI... 2 37152 C & E TRAIL RED DEER COUNTY, AB | BROPHY PAUL 53 HUDSON COVE SPRUCE GROVE, AB |
| TAH MS BORROWER LLC 1508 BROOKHOLLOW DR SANTA ANA, CA 92705 | VILLA CARLOS JR 18343 N CELIS ST MARICOPA, AZ 85138 | DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201 |
| CABRAL SUSAN E 39975 W CATHERINE DR MARICOPA, AZ 85138 | SZCZUBELEK PRZEMYSŁAW & ... 18362 N CELIS ST MARICOPA, AZ 85138 | MOEHR BRIAN 18417 N CELIS ST MARICOPA, AZ 85138 |
| SYVERSON DANIEL G & THERE... 18285 N CELIS ST MARICOPA, AZ 85138 | TREJO CRISTINA BEATRIZ CAN... 18359 N CELIS ST MARICOPA, AZ 85138 | MARTINEZ EDUARDO 18431 N CELIS ST MARICOPA, AZ 85138 |
| MONAZYM HEATHER 18291 N CELIS ST MARICOPA, AZ 85138 | MILANOWSKI SCOTT R 18374 N CELIS ST MARICOPA, AZ 85138 | CABANA DEVELOPMENT LLC PO BOX 519 STANFIELD, AZ 85172 |
| PANGBORN WILLIAM K & KELLY... 9 WENDELL AVE STITTSVILLE, ON | HARVEY ALBERT 17853 W BUCHANAN ST GOODYEAR, AZ 85338 | ANDERSEN JEFFREY D & VICKI... 836 M ST APT 112 ANCHORAGE, AK 99501 |
| DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201 | JENSEN KEVIN P 18392 N CELIS ST MARICOPA, AZ 85138 | HANSON JAY C & SANDY 18463 N CELIS ST MARICOPA, AZ 85138 |
| HARTMAN MICHAEL & JULIANN... 18315 N CELIS ST MARICOPA, AZ 85138 | CHRISTENSEN LEAH 18385 N CELIS ST MARICOPA, AZ 85138 | ARP 2014-1 BORROWER LLC 23975 PARK SORRENTO STE 30... CALABASAS, CA 91302 |

ROJAS PERLA I GARCIA
18483 N CELIS ST
MARICOPA, AZ 85138

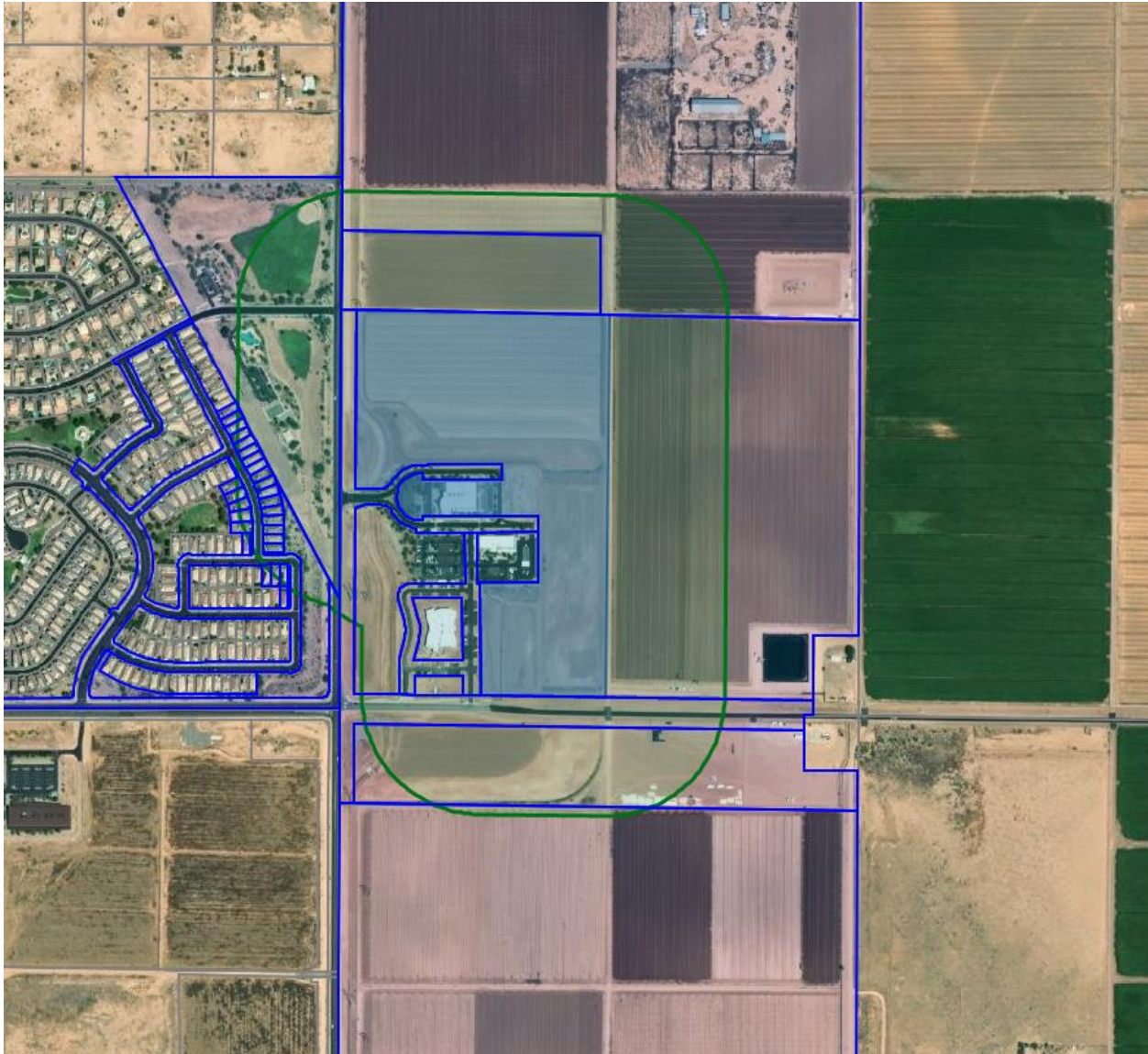
NEELY FAMILY FARM LLC
21895 N DESERT PARK CT
MARICOPA, AZ 85138

GENERATION CHURCH AZ
1010 S ELLSWORTH RD
MESA, AZ 85208

DESERT PASSAGE COMMUNIT...
450 N DOBSON RD STE 201
MESA, AZ 85201

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

NOTIFICATION MAP



NOTIFICATION LETTER

RE: ZON22-02 and GPA22-07 – City Center Multi-Family Rezone and Minor General Plan Amendment.

This site is generally located at the **Southeast Corner of White and Parker Rd. and Lococo St., Parcel Number APN # 502-03-012M** within the City of Maricopa incorporated limits.

Dear Neighbor,

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

**Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**City Council
June 21 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail/certified mail/delivery confirmation mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact **Derek Scheerer** at the City of Maricopa Planning Department at **520-316-6948**. You can also email him at Derek.Scheerer@maricopa-az.gov subject **ZON22-02 and GPA22-07 – City Center Multi-Family Rezone and Minor General Plan Amendment**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

The City of Maricopa

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

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

NEWSPAPER PUBLICATION

Neighborhood Meeting

May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Commission Meeting PUBLIC HEARING

June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

June 21, 2022 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

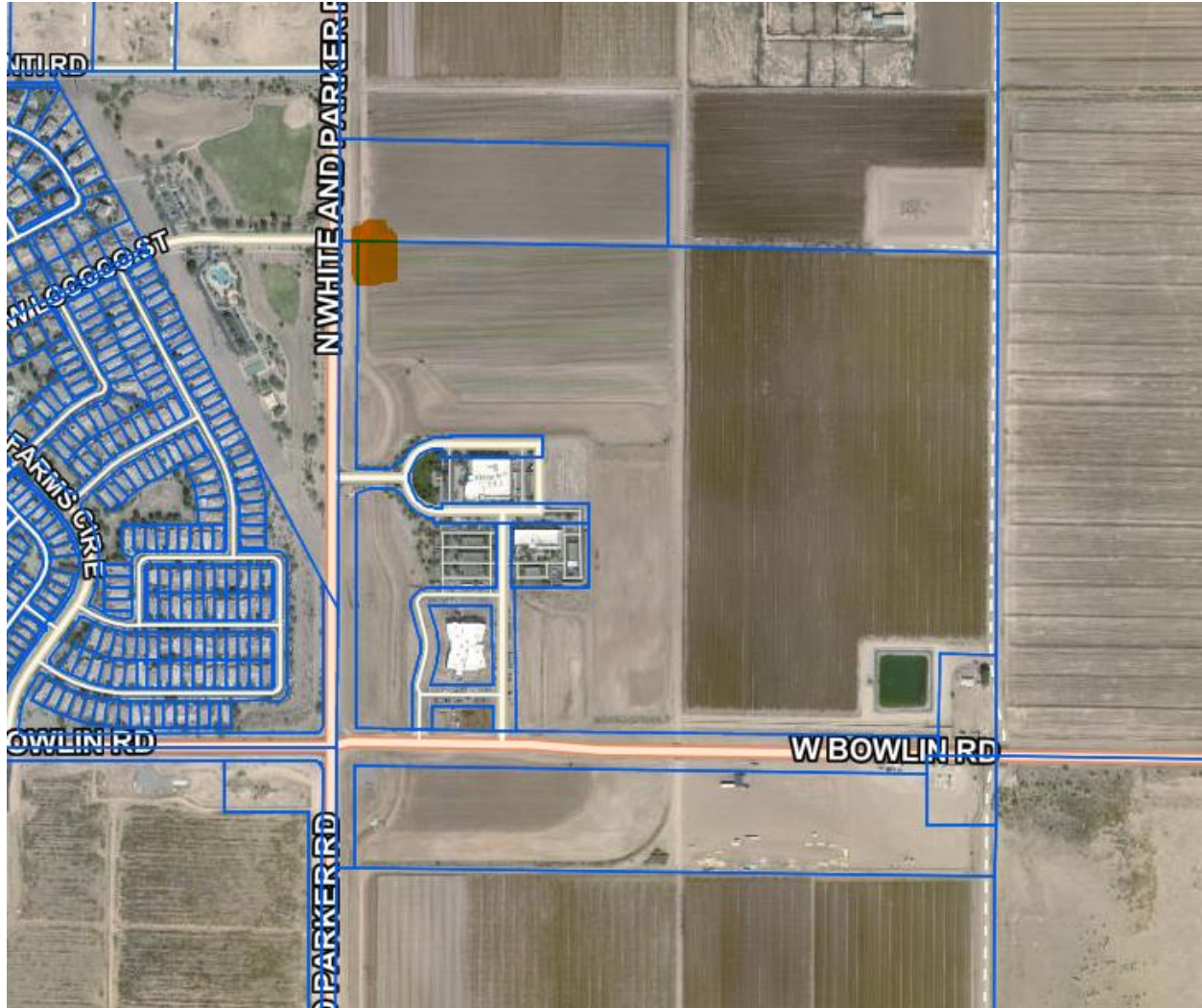
ZON22-02: Request to amend the City's zoning map for approximately 16.7 acres from Transitional (TR) Zoning to High Density Residential (RH) Zoning. Generally located at the southeast corner of White and Parker Rd. and Lococo St., within the City of Maricopa incorporated limits.

GPA22-07: Request to amend the City's General Plan Land Use Map for approximately 16.7 acres from Public Institutional (P) to High Density Residential (HDR). Generally located at the southeast corner of White and Parker Rd and Lococo St, within the City of Maricopa incorporated limits.

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.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6986

Publication Date: May 10, 2022

NEIGHBORHOOD SIGN LOCATION



NEIGHBORHOOD SIGN POSTING

**Proposal: Case # ZON22-02 Rezone/Zone Change at the
SE Corner of White and Parker Road and Lococo Street.
Case # GPA22-07 Minor General Plan Amendment
Parcel Number APN #502-03-012M**

Neighborhood Meeting

**May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138**

Planning and Zoning

**June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

City Council

**June 21, 2022 @ 7:00 p.m.
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

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. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-316-6948.

Posting Date: May 10, 2022

NEIGHBORHOOD MEETING SIGN-IN SHEET

There were no attendees from the public at the neighborhood meeting.

COMMENTS

Staff did not receive comment from the public.

No one from the public attended the neighborhood meeting.