



**CITIZEN PARTICIPATION PLAN
REPORT
GPA19-02
July 2019**

PLANNING DIVISION

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Copper Sky General Plan Amendment Project Narrative GPA19-02:

The city of Maricopa is looking to amend the Land Use Designation set in the Maricopa General Plan for parcel 510-12-014E, 510-12-014H, and lot 1 of 510-12-124J. Parcels 510-12-014E and 510-12-014H are currently designated commercial land use, and 510-12-014J is currently designated employment land use; all three lots do not have any permanent structures on them. The existing land use designation is not congruent with the planned mixed use Copper Sky project. Amending the General Plan to a Mixed Use designation will allow this project to proceed. The Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Mixed Use projects should provide a true combination of uses that inter-relate in design and function with a pedestrian-oriented environment.

Surrounding Area:

Refer to figure 1 for an aerial view of the three subject properties and the surrounding area.

Parcel 510-12-014E is bounded to the north by Bowlin Rd, a small gas station and Desert Cedars, designated Medium Density Residential. It is bounded to the East by the Maricopa Police Department Substation, designated Commercial. It is bounded to the south by parcel 510-12-014H, designated Commercial. It is bounded to the west by John Wayne Pkwy and Alterra South, designated Medium Density Residential.

Parcel 510-12-014H is bounded to the north by parcel 510-12-014E, designated Commercial. It is bounded to the east by the main building of the Copper Sky development, designated Employment. It is bounded to the south by Martin Luther King Jr Blvd and Lot 1 of parcel 510-12-014J, designated Employment. To the west it is bounded by John Wayne Pkwy and Alterra South, designated Medium Density Residential.

Lot 1 of parcel 510-12-014J is bounded to the north by Martin Luther King Jr Blvd and parcel 510-12-014, designated Commercial. It is bounded to the east by Copper Sky fields, designated Public/Institutional. It is bounded to the south by retention basins, designated Employment. It is bounded to the west by John Wayne Pkwy and Alterra South, designated Medium Density Residential.

Existing conditions and proposed change:

- Parcel 510-12-014E is 8.78 acres and is currently designated Commercial, city staff recommends this be amended to Mixed Use.
- Parcel 510-12-014H is 10.46 acres and is currently designated Commercial/Employment, city staff recommends this be amended to Mixed Use.
- Lot 1 of parcel 510-12-014J is approximately 11 acres and is currently designated Employment, city staff recommends this be amended to Mixed Use.

List of Public Meetings

<p>Neighborhood Meeting July 25th, 2019 @ 5:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

<p>Public Hearing Planning and Zoning Commission: August 12, 2019 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>Public Hearing City Council: September 3, 2019 @ 7:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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Timeline

- July 8th – Planning and Zoning Commission (Discussion)
- July 10th - Public Outreach Begins
- July 25th – Neighborhood Meeting
- August 12th - Planning and Zoning Commission (Discussion and Action)
- September 3rd – City Council hearing and Adoption

Site Locations

Figure 1:

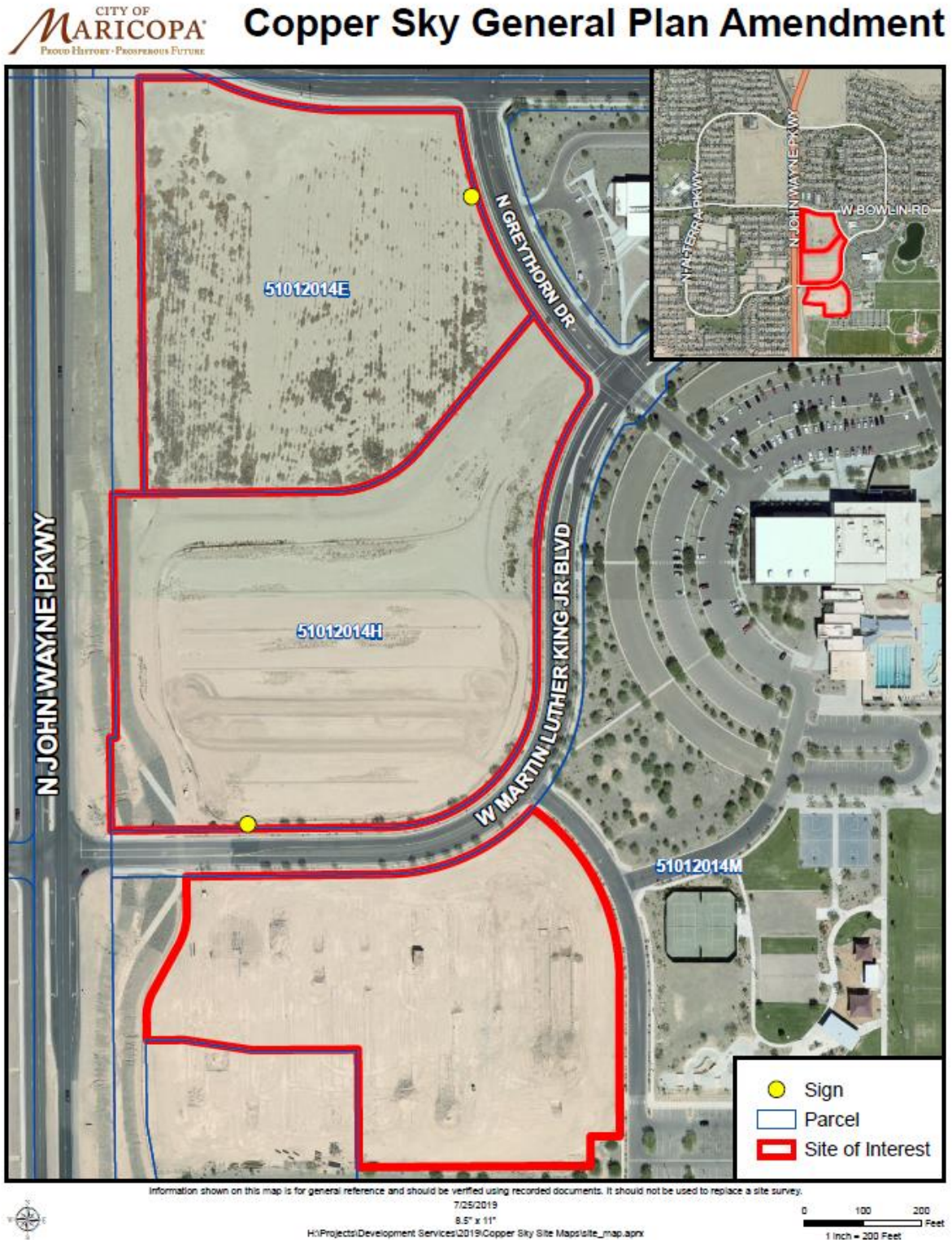


Figure 2:

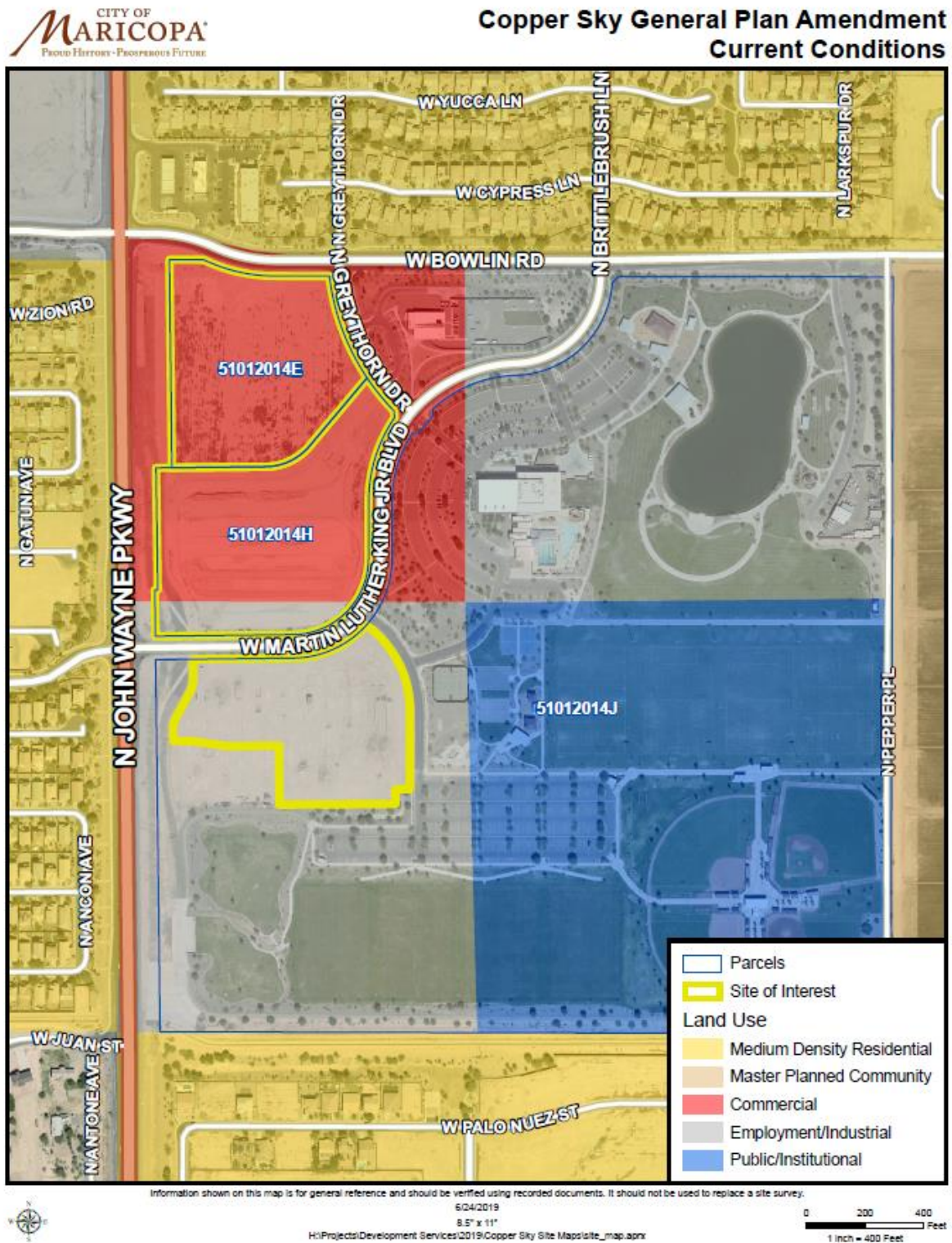
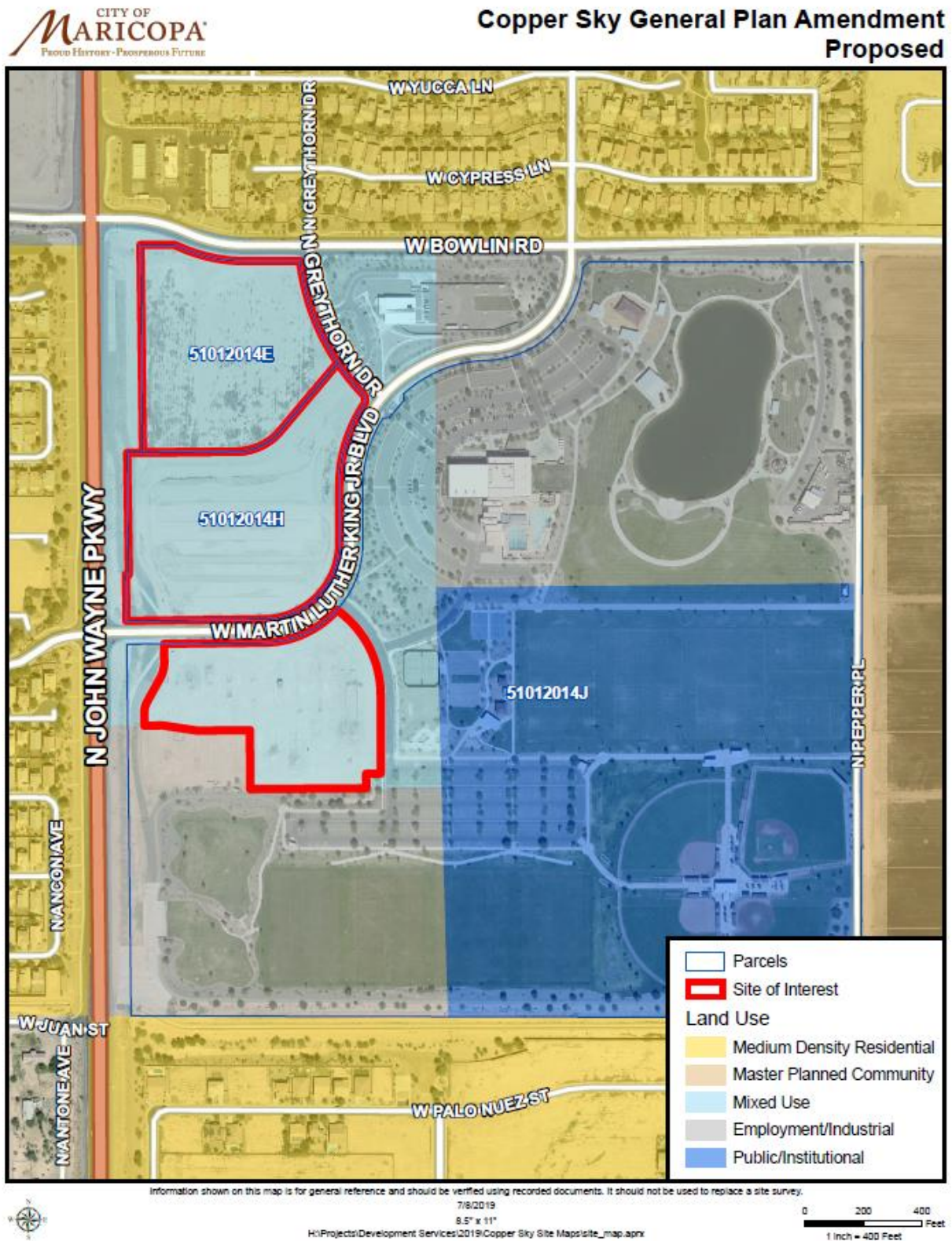


Figure 3:



LIST OF PROPERTY OWNERS CONTACTED

File too large to incorporate into report. Record of mailing list is kept on file with the Planning and Zoning Division.

NOTIFICATION MAP

GPA19-02



NOTIFICATION LETTER

GPA19-02

MEETING NOTICE: NOTIFICATION LETTER

RE: General Plan Amendment case # **GPA19-02**. This site is generally located at the southeast corner of John Wayne Pkwy/SR-347 and Bowlin Rd within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by the City of Maricopa for a General Plan Amendment at the above mentioned property. The meeting dates in regards to this request are as follows:

<p style="text-align: center;">Neighborhood Meeting July 25th, 2019 @ 6:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	
<p style="text-align: center;">Public Hearing Planning and Zoning Commission: August 12, 2019 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p style="text-align: center;">Public Hearing City Council: September 3, 2019 @ 7:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

According to the Pinal County Assessors records, you are a property owner within 300 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.

The purpose of the neighborhood meeting and public hearing is to receive public comments for the following request:

GPA19-02 – A request by the City of Maricopa amend the General Plan for approximately thirty (30) acres of land, located on the southeast corner of N. John Wayne Pkwy (SR-347) and Bowlin Road, changing the designated use from Employment and Commercial to Mixed Use.

If you, or any applicable tenants, wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. Please contact Adam Shipley, Management Analyst at the City of Maricopa Planning Division at 520-316-6992. You can also email Adam.Shipley@Maricopa-AZ.gov; subject Case # **GPA19-02**

Please see additional pages for project narrative and other exhibits.

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, City of Maricopa

NEWSPAPER PUBLICATION

Neighborhood Meeting:
Date: July 25, 2019 @ 6:00pm
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission Hearing:
Date: August 12, 2019 @ 6:00pm
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:
Date: September 3, 2019 @ 7:00pm
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meetings 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.

Case #s: GPA19-02, ZON19-02, ZON19-03

Description of Request: A General Plan Amendment and two Zoning permit applications have been submitted with the City of Maricopa. The General Plan Amendment, GPA19-02, will amend a portion of the designated land use adjacent to Copper Sky to allow for the development of a mixed use project. The first Zoning application, ZON19-02, will rezone property adjacent to Copper Sky to allow for the development of a mixed use project. The second Zoning application, ZON19-03, will rezone property adjacent to City Hall to allow for the development of a new library.

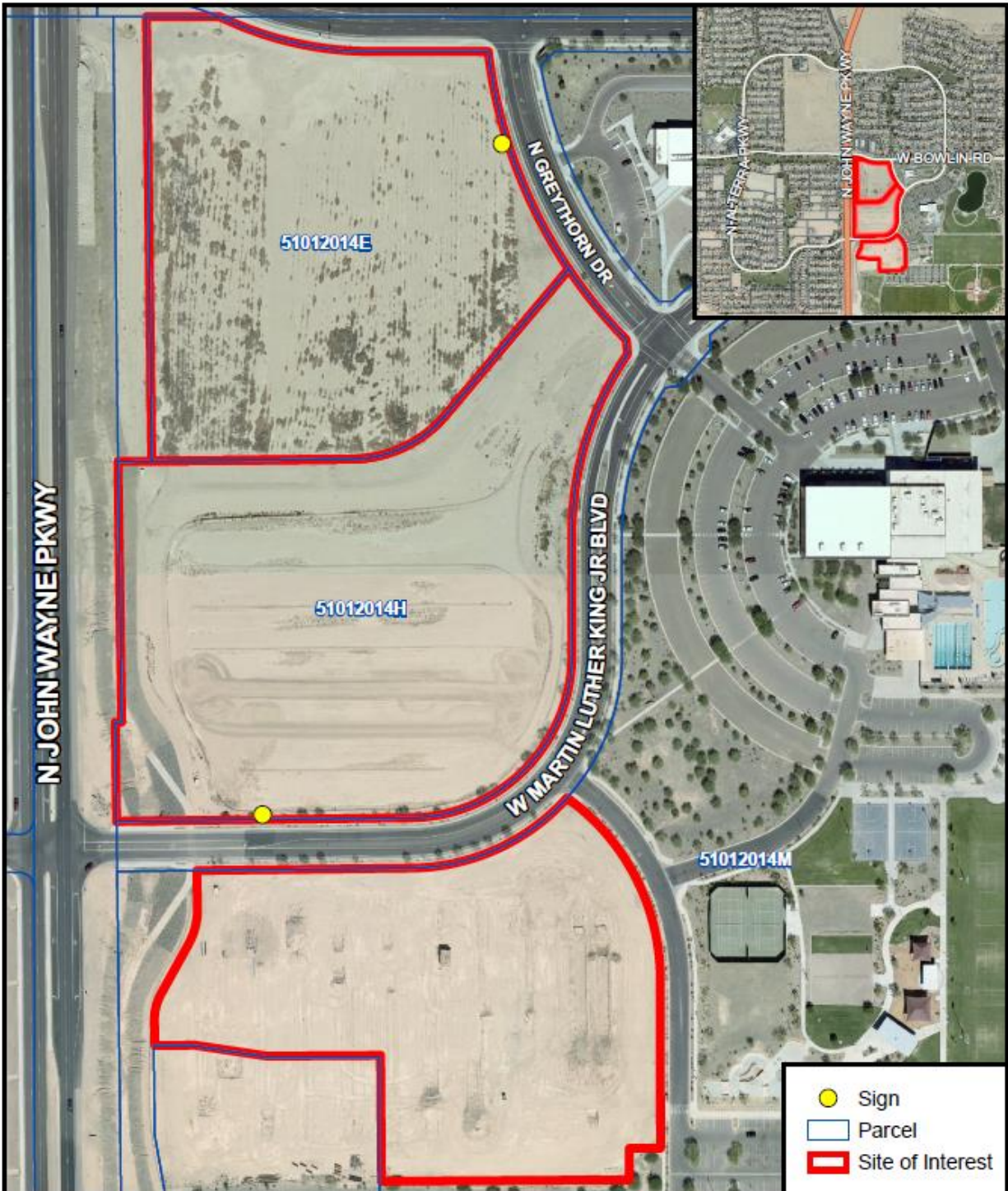
Anyone wishing to appear and make comment in regards to the above applications is encouraged to attend. Written comments are welcome and, if received prior to the hearing, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Adam Shipley/Peter Margoliner at 39700 W Civic Center Plaza Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this 3rd of July, 2019
Vanessa Bueras, City Clerk
Published in Casa Grande Dispatch and Maricopa Monitor, 9th of July, 2019

NEIGHBORHOOD SIGN LOCATIONS



Copper Sky General Plan Amendment



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

7/25/2019

8.5" x 11"

H:\Projects\Development Services\2019\Copper Sky Site Maps\site_map.aprx

0 100 200 Feet
1 inch = 200 Feet

NEIGHBORHOOD SIGN PICTURES

GPA19-02



GPA19-02



NEIGHBORHOOD MEETING SIGN-IN SHEET



Neighborhood Meeting Sign-In:

GP19-02 / 20N19-02 / 20N19-03

Name/Nombre	Address/Dirección	Phone/Teléfono	E-mail	Preferred Language
DACE BRINKMAN	44154 W. Yucca Ln, Maricopa 85138	520-423-7328	ABRINKMAN72@gmail.com	<input checked="" type="checkbox"/> English <input type="checkbox"/> Spanish
Bob Marsh	44181 W Buckhorn Ter	520 568 1900	bobmarsh@gmail.com	<input checked="" type="checkbox"/> English <input type="checkbox"/> Spanish
Cynthia Marsh	"	"	cynthiamarsh@windstream.com	<input type="checkbox"/> English <input type="checkbox"/> Spanish
RODOLFO LOPEZ	39700 W. CIVIC CENTER PLAZA	520-316-6986	RODOLFO.LOPEZ@MARICOPA-AZ.GOV	<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish
				<input type="checkbox"/> English <input type="checkbox"/> Spanish

COMMENTS

Staff received one comment from a resident shown below.

Beverly Massey

44381 W Cypress Lane

Maricopa, AZ 85138

RobeyMassey@Yahoo.com

“Thankyou for this letter of notice for the upcoming meeting of the General Plan Amendment for the SE corner of John Wayne Pkwy/SR-347. I work nights and am unable to attend the three upcoming meetings on July 25, August 12, and Sept 3, 2019. My opinion on this matter is that I DO NOT think anything should occupy this corner except more park for the enjoyment of others!! I hate to see any stores, shops or gas stations go in that space. It would just ruin the neighborhood and property value. I don't think anything should go there!! I personally do not want anything to occupy that corner space!! What a ruination!! Why does this have to happen? Thankyou for notifying me about this and considering my opinion. Sincerely. Beverly Massey. 44381 W Cypress Ln”

Staff's Response to the comment is shown below:

August 1, 2019

Beverly Massey

44381 W Cypress Ln

Maricopa, AZ 85138

Re: Comments received for Copper Sky General Plan Amendment GPA19-02

Dear Ms.Massey,

The City of Maricopa appreciates your response to the above-mentioned public notification for GPA19-02.

The General Plan provides the City with the blueprint for an enhanced economy, orderly growth and support of Maricopa's neighborhoods and desired community character. The Plan is intended to implement, and where necessary expand on, the planning goals and strategies of the citizen-driven 2040 Vision Strategic Plan (adopted May 5, 2015).

The proposed amendment to the General Plan is in conformance with goals and objectives outlined in the General Plan, including:

Objective B1.3.1: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities. Implement 2014 Zoning Code provisions to encourage the infill of existing residential areas with neighborhood serving commercial uses.

Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths and other people- oriented amenities.

Objective F4.2.1: Build upon the Town Hall Visioning Session for the Vekol Site and preliminary plan and design concepts and entitle (Zone and plat) the Copper Sky Mixed Use Site to market as shovel ready sites for public/private development. This may include Final Plat, removal from the 100 year floodplain designation, rezoning, and site plan approval.

The existing land designation (a mixture of Commercial and Employment) already does not lend itself to additional park space as proposed in your response.

The City of Maricopa thanks you for your response, please reach out to me with any further questions or concerns,

Adam Shipley

Management Analyst

Development Services

520-316-6992

Adam.Shipley@Maricopa-AZ.gov