



CITIZEN PARTICIPATION

PLAN REPORT

ZON19-02

ZON19-03

PLANNING DIVISION

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

TABLE OF CONTENTS

PROJECT NARRATIVES.....	Pg. 3-10
LIST OF PUBLIC MEETINGS.....	Pg. 11
TIME LINE OF EVENTS.....	Pg. 11
SITE LOCATIONS.....	Pg. 12-13
LIST OF PROPERTY OWNERS CONTACTED.....	Pg. 14
NOTIFICATION MAPS.....	Pg. 15-16
NOTIFICATION LETTERS.....	Pg. 17-18
NEWSPAPER PUBLICATIONS.....	Pg. 19
NEIGHBORHOOD SIGN LOCATION MAP.....	Pg. 20-21
NEIGHBORHOOD SIGN PICTURES.....	Pg. 22-24
NEIGHBORHOOD MEETING SIGN-IN SHEET.....	Pg. 25
PUBLIC COMMENTS.....	Pg. 26

Copper Sky Rezone Project Narrative ZON19-02:

The city of Maricopa is looking to rezone lots 510-12-014E, 510-12-014H, 510-12-014D, and 512-35-4190 of the Copper Sky multigenerational center. Lots 51012014E, 510-12-014D, and 512-35-4190 are currently zoned CB-2 General Business Zone and lot 51012014H is zoned TR - Transitional zone; none of the lots currently have any permanent structures on them. The existing zoning for these lots is based on the previous zoning code that was adopted from the Pinal County zoning code when the City of Maricopa was first incorporated. Since incorporation the city of Maricopa has adopted a new zoning code and the rezone will help reflect this. The rezone will also make it so the lots are in conformance with the general plan. Please refer to figure 1 for a general location of the parcels.

Surrounding Area:

Refer to figure 1 for an aerial view of the subject parcels and the surrounding area. Parcels 51012014E, 510-12-014D, and 512-35-4190 are bounded to the north by Bowlin Rd, a small gas station zoned CB-1 Local Business Zone and Desert Cedars which is zoned CR-3 Single Family Residence. They are bounded to the East by the Maricopa Police Department Substation. Bounded to the south by parcel 51012014H and bounded to the west by John Wayne parkway and Altera South which is zoned CR-3 Single family residence.

Parcel 51012014H is bounded to the north by parcel 51012014E which is zoned CB-2 General Business Zone. To the east by the main building of the copper sky development, to the south by Parcel 51012014J which is Zoned MU-G Mixed Use General. To the west it is bounded by John Wayne parkway and Altera south which is zoned CR-3 single family residence.

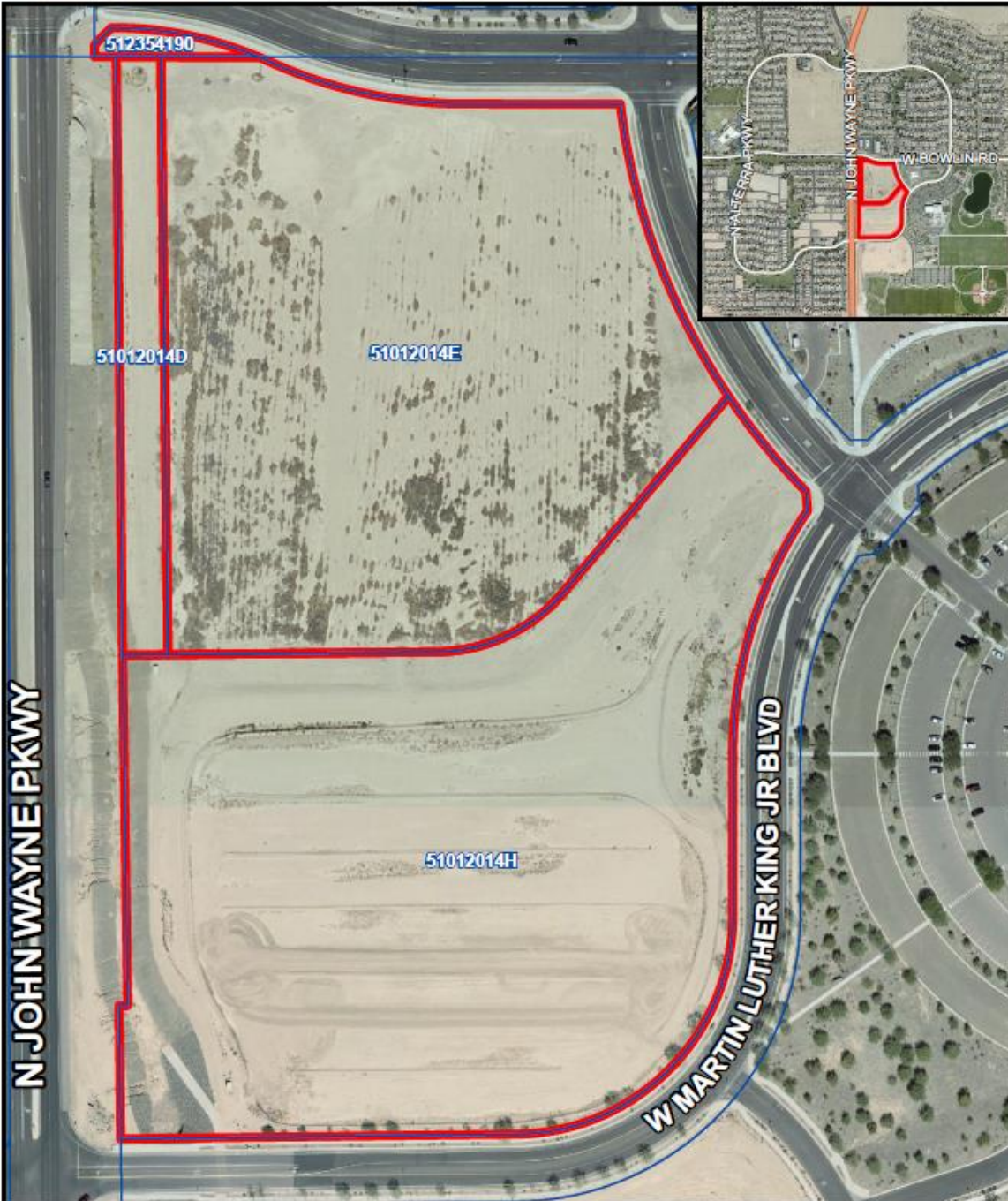
Excising conditions and Proposed change:

- Parcel 51012014H is 10.46 acres and is currently zoned TR – Transitional, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Parcel 51012014E is 8.78 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.

- Parcel 51012014D is .86 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Parcel 512-35-4190 is .1 acres and is currently zoned CB-2 General business zone, city staff proposes that this be rezoned to MU-G – Mix Use General.
- Please refer to figure 2 for a view of the current zoning for the subject parcels and figure 3 for the proposed zoning of the subject parcels

Figure 1:

Copper Sky Rezone



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.

7/9/2019
8.5" x 11"

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

0 75 150
Feet
1 inch = 150 Feet

Figure 2:

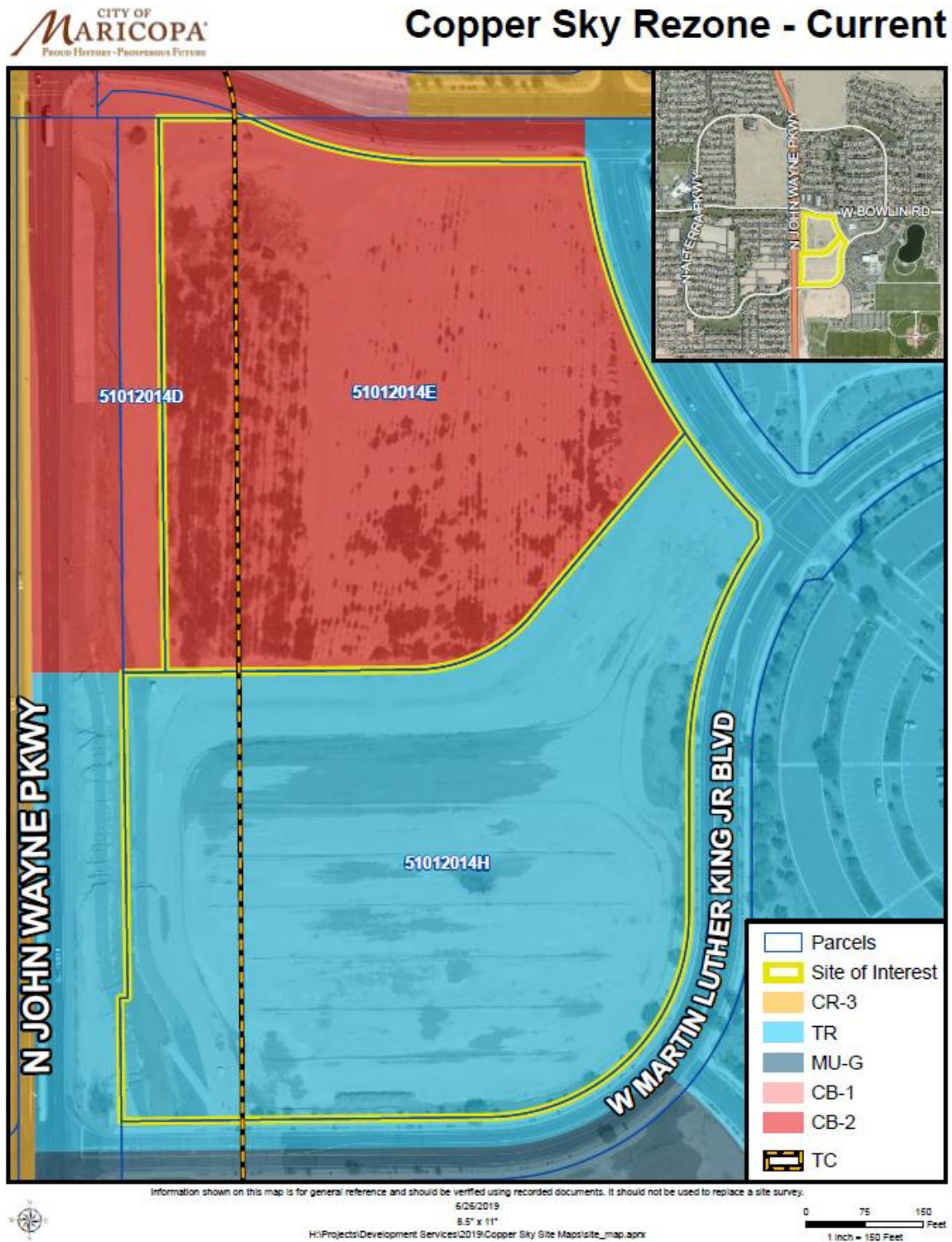
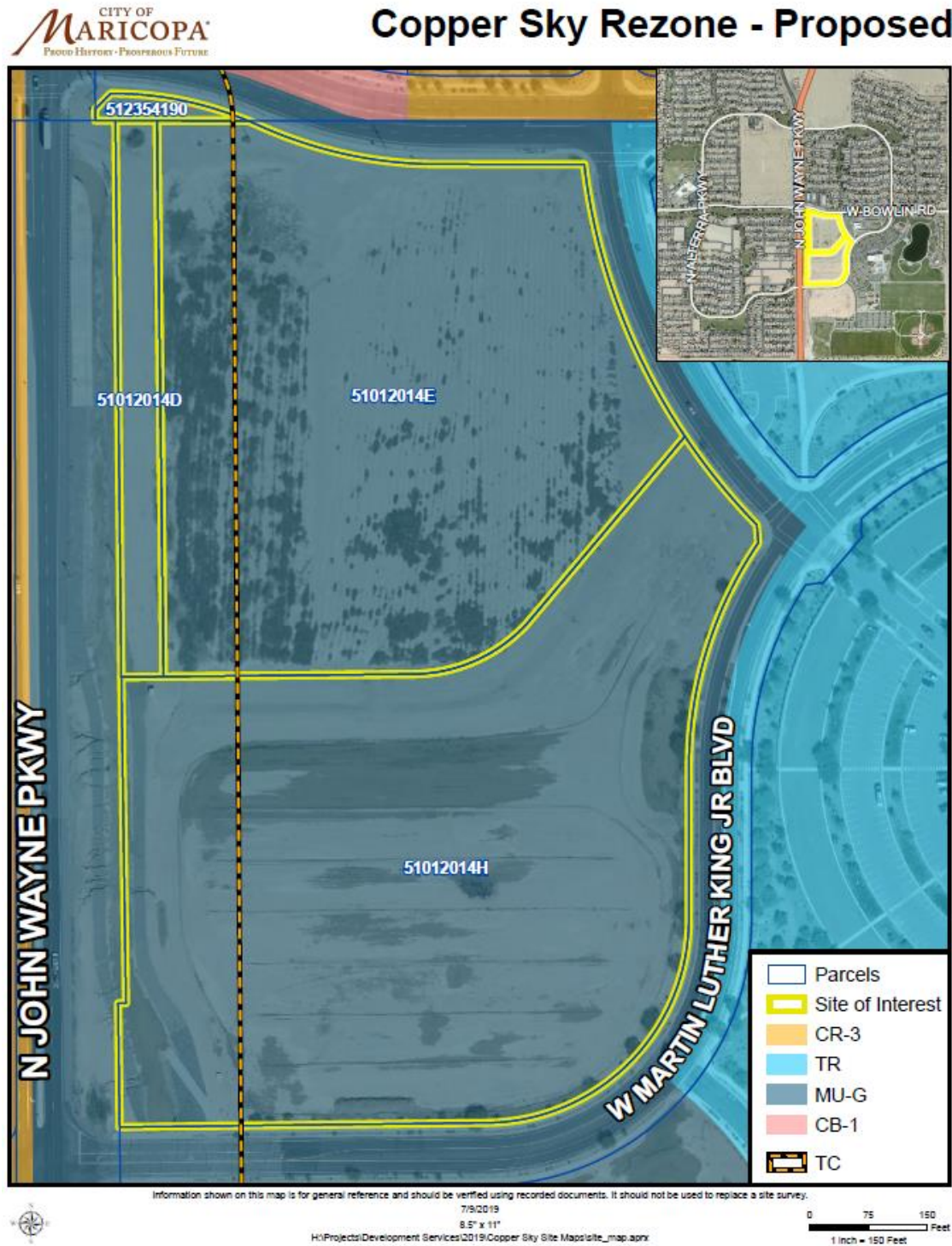


Figure 3:



New Library Rezone Project Narrative ZON19-03:

The city of Maricopa is looking to rezone part of lot 50203012H which is part of city hall's city center future development area. Lot 50203012H is currently zoned TR - Transitional zone; the area of the lot being rezoned is currently undeveloped and does not have any permanent structure on it. The existing zoning for this lot is based on the previous zoning code that was adopted from the Pinal County zoning code when the City of Maricopa was first incorporated. Since incorporation the city of Maricopa has adopted a new zoning code and the rezone will help reflect this. Please refer to figure 1 for a general location of the parcel.

Surrounding Area:

Refer to figure 1 for an aerial view of the subject parcels and the surrounding area. Parcel 50203012H is bounded to the north by City Hall and the police station, these are both zoned TR - Transitional. It is bounded to the East and south by undeveloped land zoned TR - Transitional. The parcel is bounded to the west White and Parker Rd. and the Smith Farms subdivision which is zoned CR-3 Single family residence.

Excising conditions and Proposed change:

- Parcel 50203012H is 4.75 acres and is currently zoned TR – Transitional, city staff proposes that this be rezoned to PI – Public Institution
- Please refer to figure 1 for a view of the current zoning for the subject parcel and figure 2 for the proposed zoning.

Figure 1:

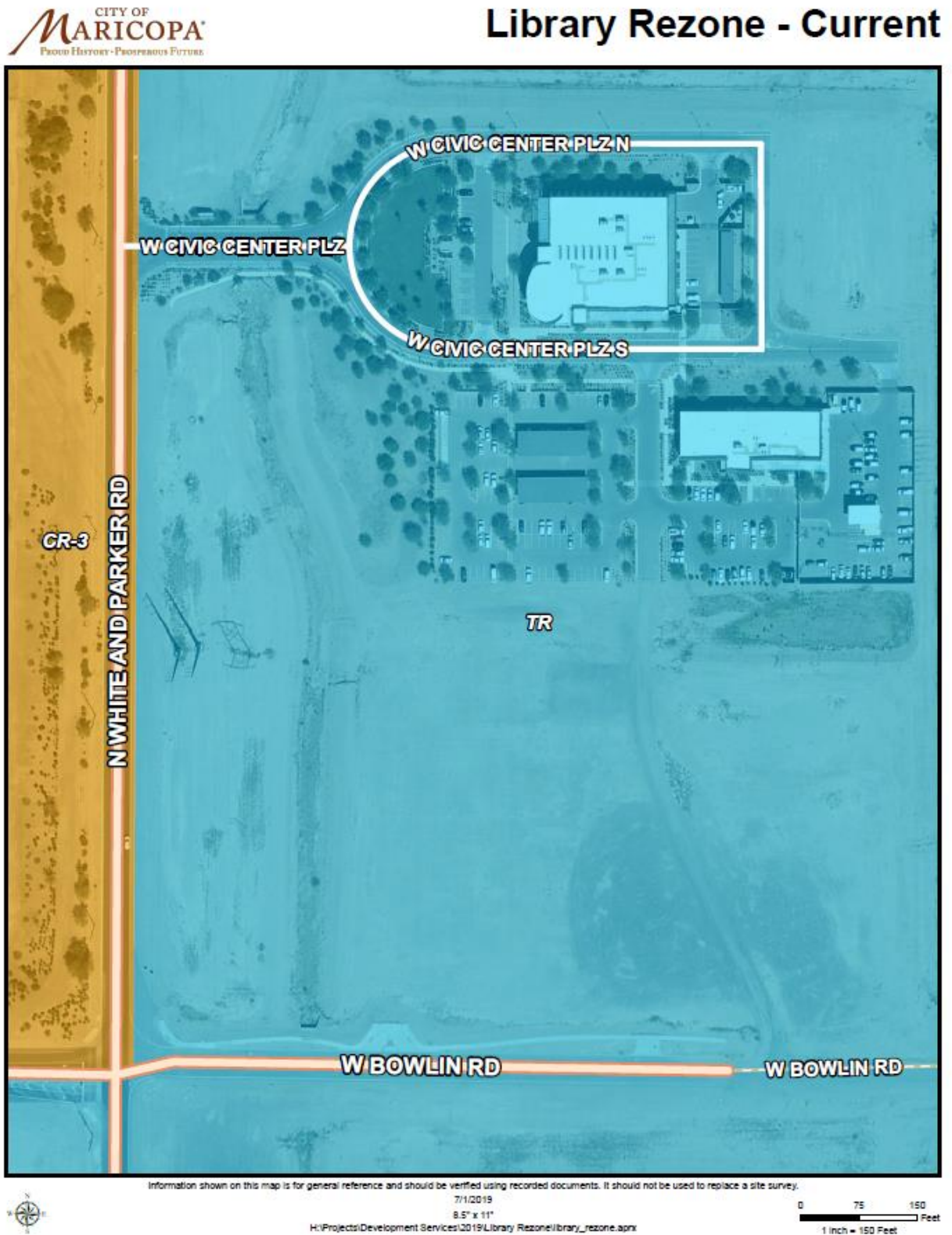
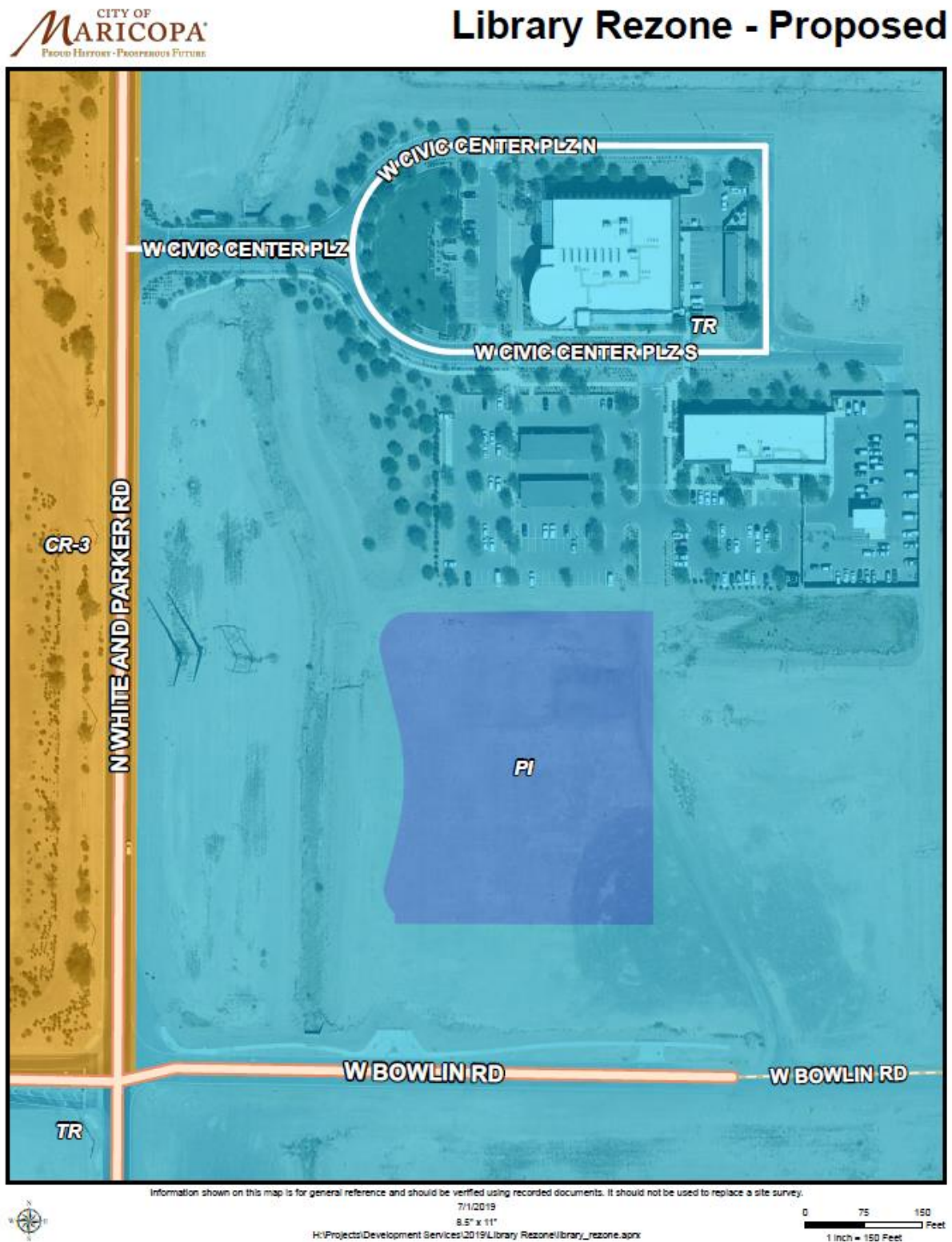


Figure 2:



Timeline

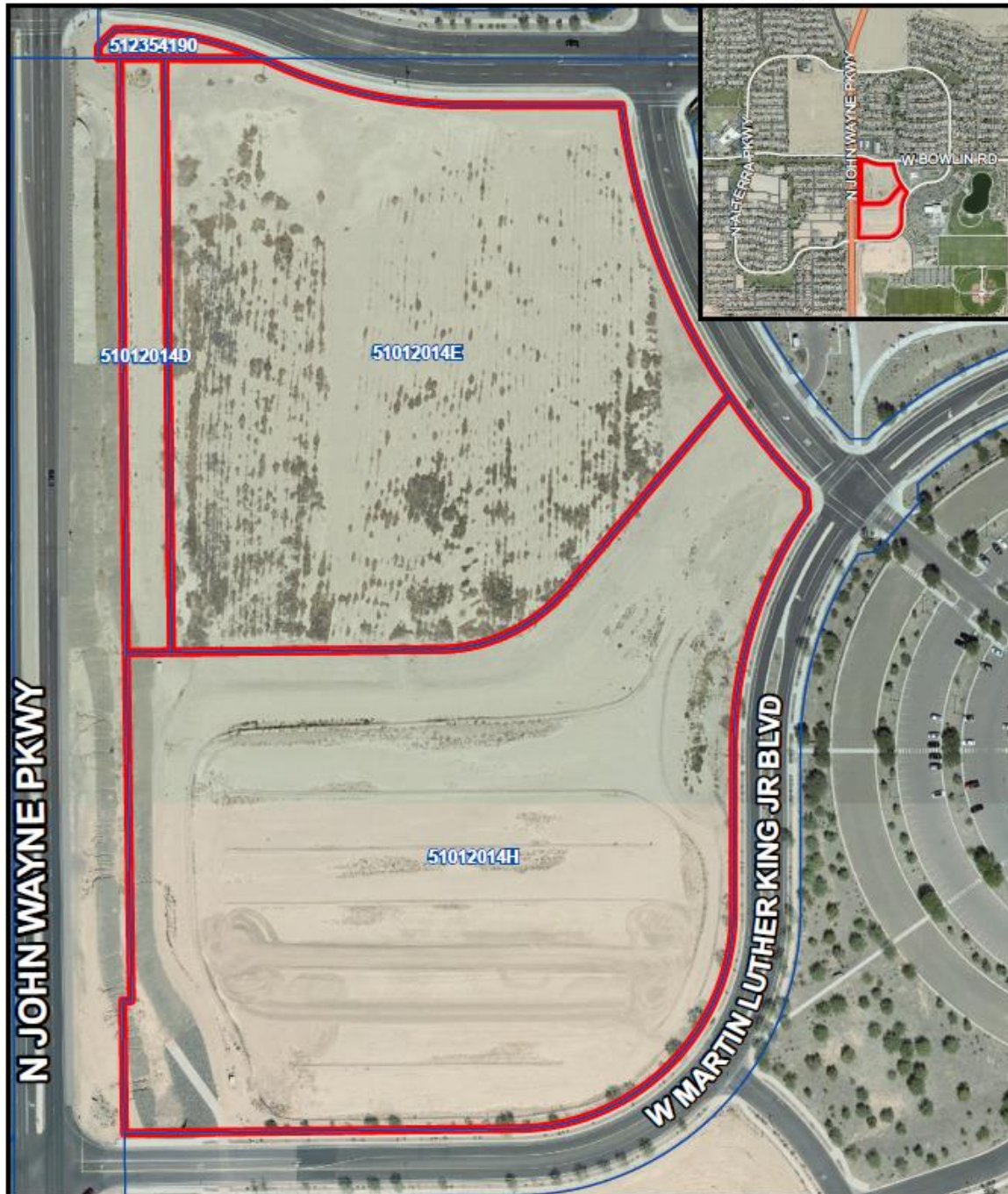
- July 8th – Planning and Zoning Commission (Discussion)
 - July 10th - Public Outreach Begins
 - July 25th – Neighborhood Meeting
 - August 12th - Planning and Zoning Commission (Discussion and Action)
 - September 3rd – City Council hearing and Adoption
-
- This timeline applies for both ZON19-02 and ZON19-03

Site Locations

ZON19-02



Copper Sky Rezone



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.

7/9/2019

8.5" x 11"

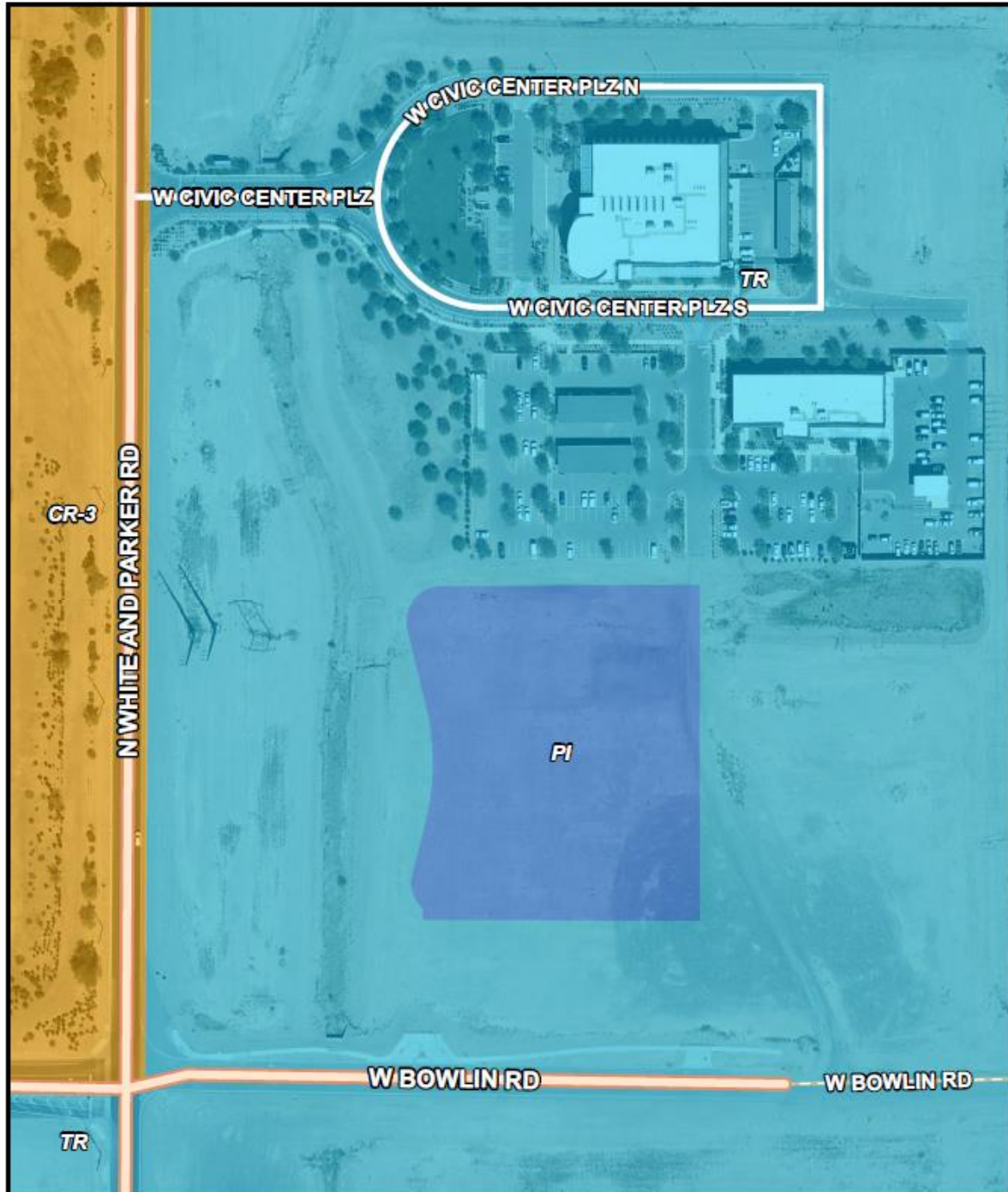
H:\Projects\Development Services\2019\Copper Sky Site Maps\site_map.aprx

0 75 150
Feet
1 inch = 150 Feet

ZON19-03



Library Rezone - Proposed



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.

7/1/2019
8.5" x 11"

H:\Projects\Development Services\2019\Library Rezone\library_rezone.aprx



0 75 150
1 inch = 150 Feet

LIST OF PROPERTY OWNERS CONTACTED

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

NOTIFICATION MAPS

ZON19-02



ZON19-03



NOTIFICATION LETTERS

ZON19-02

MEETING NOTICE: NOTIFICATION LETTER

RE: Rezoning case # **ZON19-02**. 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 rezoning at the above mentioned property. The meeting dates in regards to this request are as follows:

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

Public Hearing
Planning and Zoning Commission:
August 12, 2019 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Public Hearing City Council:
September 3, 2019 @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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.

ZON19-02 – A request by the City of Maricopa to rezone 20.02 acres of land, located on the southeast corner of N. John Wayne Pkwy (SR-347) and Bowlin Road, changing it from existing Transitional (TR) and General Business (CB-2) zoning (Old Zoning Code) to Mixed Use General (MU-G), as identified in the New Zoning Code, adopted December 2014

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. Please contact Peter Margoliner, Assistant Planner at the City of Maricopa Planning Department at 520-316-6921. You can also email him at Peter.margoliner@maricopa-az.gov; subject case # **ZON19-02**

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

ZON19-03

MEETING NOTICE: NOTIFICATION LETTER

RE: Rezoning case # **ZON19-03**. This site is generally located south of city hall at the city center development area 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 rezoning at the above mentioned property. The meeting dates in regards to this request are as follows:

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

Public Hearing
Planning and Zoning Commission:
August 12, 2019 @ 6:00 p.m.
 City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Public Hearing City Council:
 September 3, 2019 @ 7:00 p.m.
 City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 900 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.

ZON19-03 – A request by the City of Maricopa to rezone 4.75 acres of land, located just south of city hall, changing it from existing Transitional (TR) (Old Zoning Code) to public institution (PI), as identified in the New Zoning Code, adopted December 2014

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. Please contact Peter Margoliner, Assistant Planner at the City of Maricopa Planning Department at 520-316-6921. You can also email him at Peter.margoliner@maricopa-az.gov; subject case # **ZON19-03**

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 #: 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 the Maricopa Monitor, 9th of July, 2019

NEIGHBORHOOD SIGN LOCATION MAPS

ZON19-02



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"

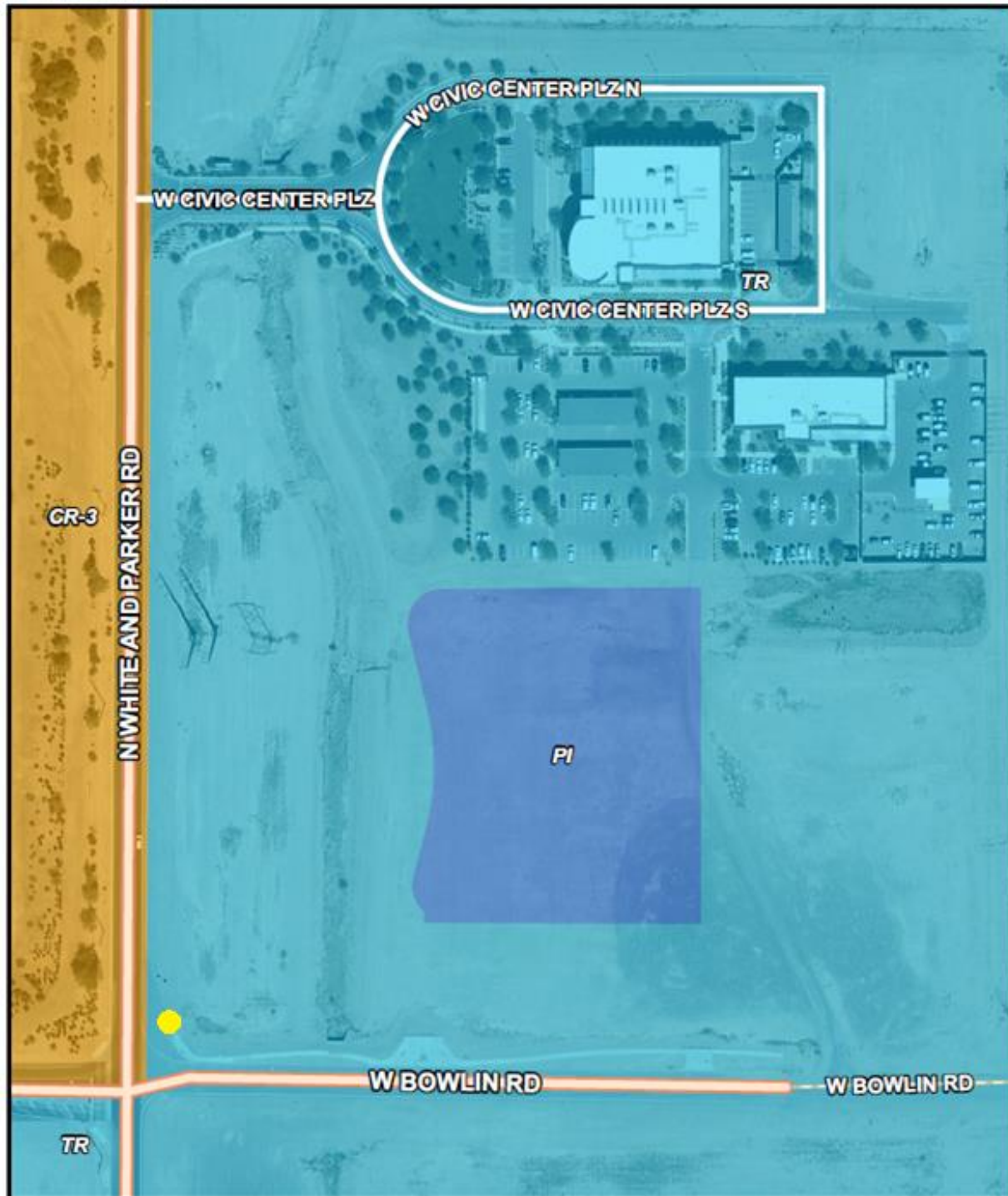
H:\Projects\Development Services\2019\Copper Sky Site Maps\site_map.aprx

0 100 200
Feet
1 inch = 200 Feet

ZON19-03



Library Rezone - Proposed



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.

7/1/2019

8.5" x 11"

H:\Projects\Development Services\2019\Library Rezone\library_rezone.aprx

0 75 150 Feet
1 inch = 150 Feet

NEIGHBORHOOD SIGN PICTURES

ZON19-02



ZON19-02



ZON19-03



NEIGHBORHOOD MEETING SIGN-IN SHEET



Neighborhood Meeting Sign-In:

GA19-02 / 20N19-02 / 20N19-03

Name/Nombre	Address/Dirección	Phone/Teléfono	E-mail	Preferred Language
DACE BRINKMAN	44156 W. Yucca Ln, Maricopa 85138	520-423-7328	AEBRINKMAN72@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.net	<input type="checkbox"/> English <input type="checkbox"/> Spanish
RODOLFO LOPEZ	39700 W. CIVIC CENTER BLVD	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

- Some general questions and discussion was brought up from members of the Desert Cedars subdivision HOA about the inclusion of parcel 512354190 but none of the comments were for or against the re zone.