

Bungalows on Bowlin

Hwy 347 & Bowlin Rd.

Citizen Participation Report



Submitted by:

RVi Planning + Landscape Architecture

Mark Reddie
120 South Ash Avenue
Tempe, AZ 85281
Phone: (480) 994-0994



Civil Engineer

George Krall
2141 E. Highland Ave
Phoenix, AZ 85016
Phone: (602) 730-3814



On Behalf of:



February 2020

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Date: February 25, 2020

1. Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of the application requests for the Bungalows on Bowlin, a proposed for-rent residential planned community. This site is located at Bowlin Road west of Maricopa Road in the City of Maricopa. The applicant is requesting a rezoning, a minor general plan amendment and development review permit for approximately 17 acres.

These requests will allow for development of a professionally managed, single family detached and duplex gated residential community with one-story rental homes. The rezone request is to change the current zoning district of CB-2 to RM-Multiple Residence. The second request is a minor general plan amendment to change the land use designation from E-Employment to HDR-High Density Residential. The development review permit is for the preliminary review of the site plan design, circulation and other factors that will ensure compliance with City standards.

2. Contact:

Byron Easton
RVI Planning + Landscape Architecture
120 S. Ash Avenue
Tempe, AZ 85281
(480) 994-0994
Beaston@rviplanning.com

3. Pre-application Meeting: The pre-application meeting with City of Maricopa Development Services staff was held on Thursday, September 26, 2019.

4. Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts members of the community may have regarding the development.

1. A contact list was developed for citizens and stakeholders who are located within 300 feet of the subject project.
2. All persons listed on the contact list received a letter describing the project, site plan and invitation to a neighborhood meeting to be held at the Copper Sky Recreation Center near the site.
 - a. The neighborhood meeting was held to present the project to the community and provide an opportunity for residents to ask questions and state concerns. A sign-in sheet was utilized, and

comment forms provided. A copy of the sign-in sheet is included with this report. There were no comment cards received from the meeting.

3. Notice of the neighborhood meeting was provided at least 15 calendar days prior to the neighborhood meeting in the following manner:
 - a. Written notices were mailed to all owners and occupants within 300 feet of the subject property.
 - b. A sign was posted on the property providing a description of the request and the neighborhood meeting date, time, and location.
 - c. A newspaper ad was published in the Maricopa Monitor and the Casa Grande Dispatch with description of the proposal and meeting information for the neighborhood meeting and following public hearings.

(All materials such as sign-in lists, comments, and petitions received are included in this report.)

5. Schedule:

Pre-Application Meeting: Thursday, September 26, 2019

Application Submittal: December 17, 2019

Notice of neighborhood meeting: **15 days prior to neighborhood** meeting

Notification mailed: January 30, 2020

Sign Posted: February 3, 2020

Newspaper ad published: January 31, 2020

Neighborhood meeting: February 19, 2020

Second Site Plan Submittal: February 25, 2020.

Submittal of Final Citizen Participation Report: February 2020

Planning and Zoning Commission hearing: March 9, 2020

City Council hearing: April 7, 2020

6. Attachments:

Notification Letter

Notification Area Map

Property Owners Within 300 Feet Mailing List

Sign Posting Pictures and Affidavit

Newspaper Ad Affidavit of Publication

Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Minutes



RE: GPA19-03, ZON19-09, DRP19-17/Bungalows on Bowlin.

This site is generally located at the northwest corner of W. Bowlin Rd. and N. John Wayne Parkway (Maricopa Rd.) within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by RVI Planning and Landscape Architecture for a Minor General Plan Amendment, Rezoning and Development Review Permit (DRP) for an approximate 16.95 gross acre property located at Bowlin Road west of N John Wayne Highway (SR-347) in the City of Maricopa. The property is currently vacant and is part of a larger 30-acre parcel (APN#510-27-016L). This Site Plan review is to run concurrently with a proposed Zoning Map Amendment and Minor General Plan Amendment request. This request seeks to amend the Property's current land use designation from E-Employment to HDR-High Density Residential and be rezoned from CB-2 (General Business) to RM (Residential Multi-Family). The Bungalows on Bowlin will be comprised with approximately 196 single-story residential homes with a mix of 1, 2 and 3-bedroom units with an overall gross density of 11.6 du/ac. This is consistent with the 6-12 du/ac density range permitted within the R-M Zoning District and the HDR General Plan Land Use designation. The meeting dates regarding this request are as follows:

Neighborhood Meeting
February 19th, 2020 @ 5:30pm
Copper Sky Rec Center
44345 Martin Luther King Jr. Blvd, Maricopa, AZ 85138

Planning and Zoning Commission:
March 9th @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza Maricopa, AZ 85138

City Council:
April 7th @ 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.

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 Ryan Wozniak at the City of Maricopa Planning Department at 520-568-9098. Formal input is accepted in written form to the Development Services Department, Attn: Ryan Wozniak at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or emailed to ryan.wozniak@maricopa-az.gov subject "Bungalows on Bowlin" (cases: GPA19-03, ZON19-09, DRP19-17). Please see additional pages for other exhibits.

Please note that City Council may hold 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.

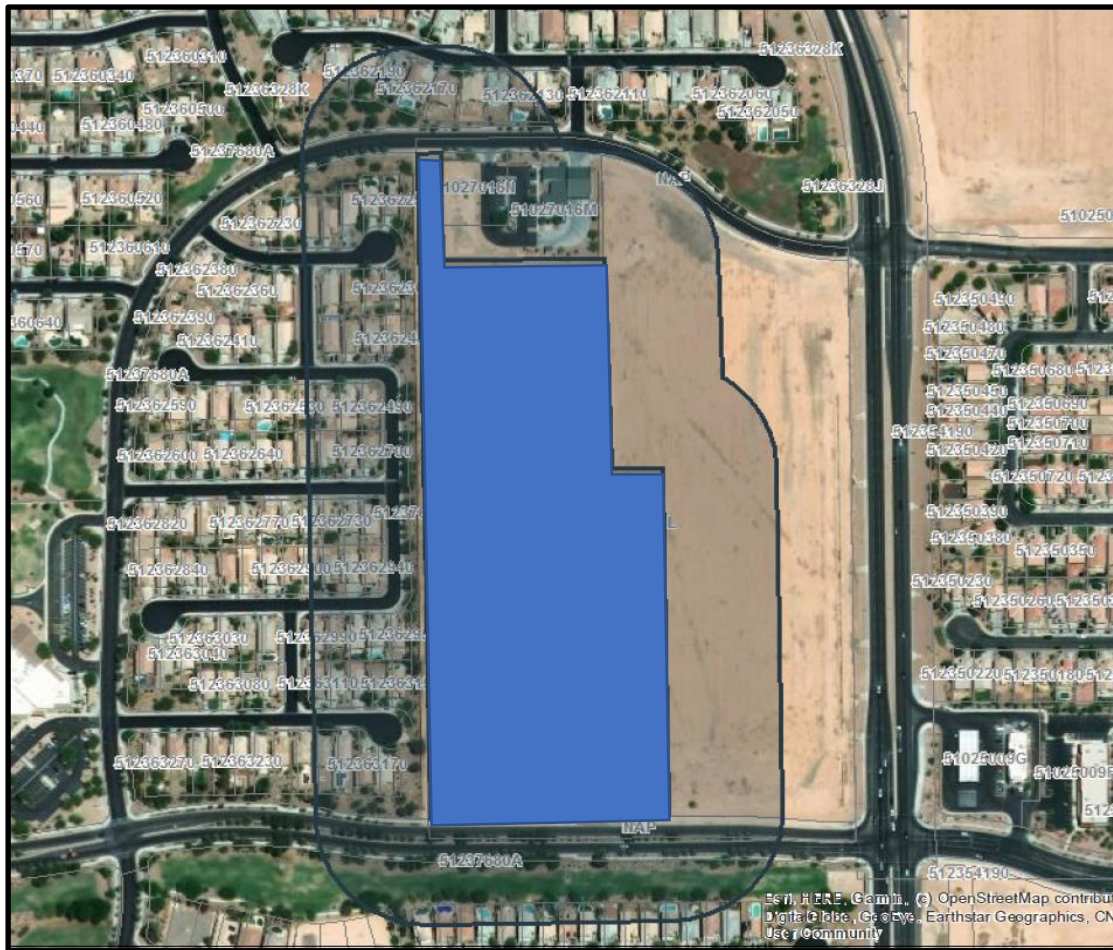
Sincerely,
Byron Easton, Land Planner, RVI Planning + Landscape Architecture

Project Name: Bungalows at Bowlin

Location: NW Corner of N. Bowlin Rd and N. John Wayne Parkway (Maricopa Rd.)

Request: Minor GPA, Rezone and DRP

Current Zoning of Subject Property: CB-2 (General Business)



Notification Area

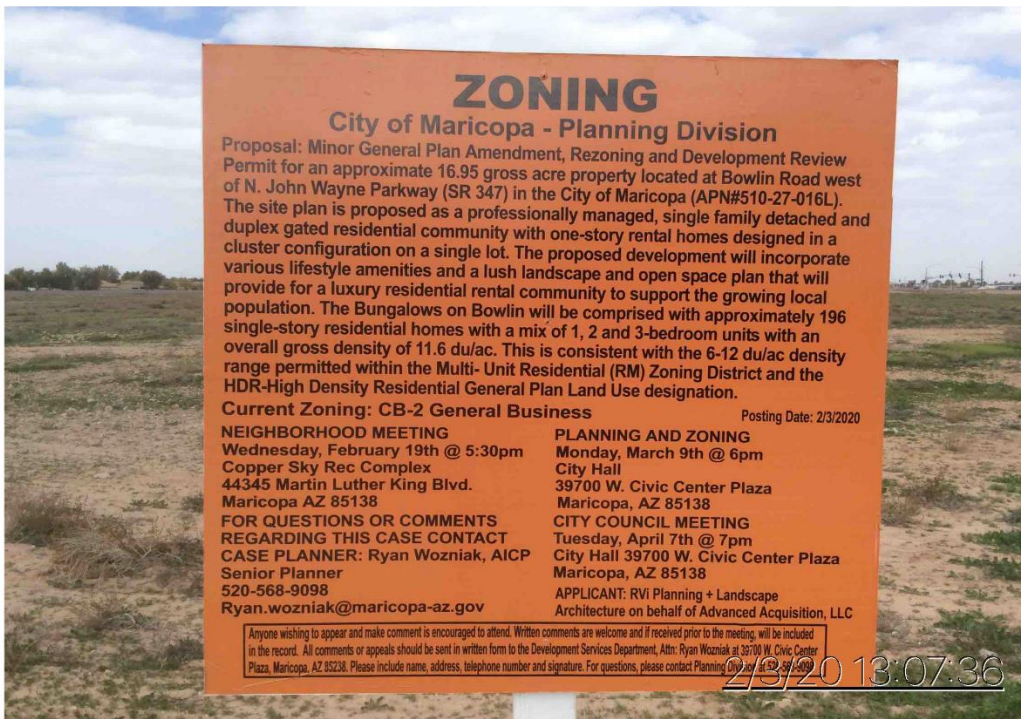
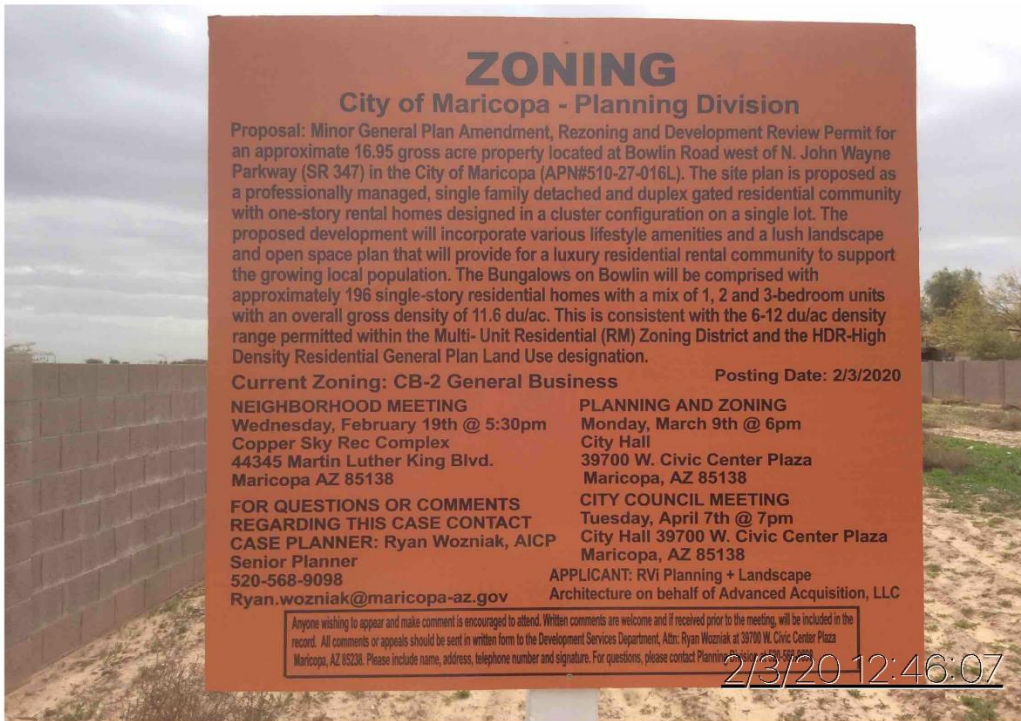


Subject Property

PROPERTY OWNER - 300'	MAILING ADDRESS	CITY	ST	ZIP
NEXTRA PROPERTIES LLC	11811 N TATUM BLVD STE 1051	PHOENIX	AZ	85028
GOODRICH G STEVEN & JOAN...	44914 W ZION RD	MARICOPA	AZ	85139
DESERT CEDARS EQUITIES EA...	5346 E CALLE DEL NORTE	PHOENIX	AZ	85018
WILLIAMS EDWARD E	44900 W ZION RD	MARICOPA	AZ	85139
DOOTSON CIERRA R	44886 W ZION RD	MARICOPA	AZ	85139
RICE WILLIAM	245 MCCORMACK RD N	SLINGERLANDS	NY	12159
FERGUSON SUSAN M	44872 W ZION RD	MARICOPA	AZ	85139
HENDERICKSON JULIA A	45105 W CYPRESS LN	MARICOPA	AZ	85139
TOW KATHY J	44998 W ZION RD	MARICOPA	AZ	85139
COUCH CARRIE M	44858 W ZION RD	MARICOPA	AZ	85139
MARTIN THOMAS E & MARGARET	45091 W CYPRESS LN	MARICOPA	AZ	85139
GARCIA IGNACIO	44984 W ZION RD	MARICOPA	AZ	85139
DE QUARTO FAMILY TRUST	44844 W ZION RD	MARICOPA	AZ	85139
SHEETS RONALD W	6209 LOST CREEK DR	CORPUS CHRISTI	TX	78413
DUGUAY ZACHARY & RACHAEL...	44830 W ZION RD	MARICOPA	AZ	85139
ROSARIO NORMA IRIS	45070 W CYPRESS LN	MARICOPA	AZ	85139
FECHTER RAMONA R & CHARL...	701 N SPARKLE CT	OSWEGO	IL	60543
AMAYA YOLANDA	818 DIANA AVE	POMONA	CA	91766
CHARBY JACK	PO BOX 265	WESTPORT	ON	
GARLAND STACIE R	44942 W ZION RD	MARICOPA	AZ	85139
NORRIS GARY R	44802 W ZION RD	MARICOPA	AZ	85139
VALICHNAC ROY T & RHACQUE...	45057 W YUCCA LN	MARICOPA	AZ	85139
LIU DEENA	44928 W ZION RD	MARICOPA	AZ	85139
CHASE PETER J & MARINA I	44788 W ZION RD	MARICOPA	AZ	85139
WYANT GENE E	45112 W YUCCA LN	MARICOPA	AZ	85139
PFAFF SCOTT & ROSALINDA	45098 W YUCCA LN	MARICOPA	AZ	85139
BELL STEPHEN	45084 W YUCCA LN	MARICOPA	AZ	85139
BEGAN MICHAEL	45084 W DESERT CEDARS LN	MARICOPA	AZ	85139
BRUCE JESSICA C	45070 W YUCCA LN	MARICOPA	AZ	85139
BENJAMIN BRIAN & JODY M	1112 40TH ST	BELLINGHAM	WA	98229
CALDON SEAN	45077 W JUNIPER AVE	MARICOPA	AZ	85139
COTA-FRANCO DANNY	45056 W YUCCA LN	MARICOPA	AZ	85139
GALLENINE NATHAN D & AMA...	45098 W MESCAL ST	MARICOPA	AZ	85139
ABELA PAUL A	45113 W MESCAL ST	MARICOPA	AZ	85139
CARPENTER DILYLA	45112 W MESCAL ST	MARICOPA	AZ	85139
SPENCER MARVIN K	45084 W MESCAL ST	MARICOPA	AZ	85139

PICKETT KENNETH L & EILEEN	45099 W MESCAL ST	MARICOPA	AZ	85139
ARTEAGA JOSE & JANETTE	44117 W PALO ABETO DR	MARICOPA	AZ	85138
DAMM DIANE L	45057 W WINDROSE DR	MARICOPA	AZ	85139
COCHRANE SANDRA LYNNE	45085 W MESCAL ST	MARICOPA	AZ	85139
MAGNO GABRIEL	45071 W MESCAL ST	MARICOPA	AZ	85139
TOOLEY TERRI	45056 W MESCAL ST	MARICOPA	AZ	85139
PECLET SANDRA B	45098 W DESERT CEDARS LN	MARICOPA	AZ	85139
SOSA ANTHONY JASON & CYN...	45057 W MESCAL ST	MARICOPA	AZ	85139
SANCHEZ CAROL A	45112 W WINDROSE DR	MARICOPA	AZ	85139
KELLY SCOTT R & LORENA K	44871 W JUNIPER AVE	MARICOPA	AZ	85139
BREWER GARY A	45351 W RHEA RD	MARICOPA	AZ	85139
ALEXANDER TIFFANY N	45056 W WINDROSE DR	MARICOPA	AZ	85139
REYES ILEANA T	44855 W JUNIPER AVE	MARICOPA	AZ	85139
ORTEGA EULOGIO	45099 W WINDROSE DR	MARICOPA	AZ	85139
KUHN DARLENE M	370 CEDAR GROVE RD	AVELLA	PA	15312
KR RICH PROPERTIES YUCCA	150 S 10TH ST APT A	WILLIAMS	AZ	86046
STRUCKMAN TED A	527 W 47TH ST	LOVELAND	CO	80538
TOMES PATRICIA L REV TRUST	4290 FLETCHER RD	UTICA	NE	68456
RENT MARICOPA LLC	44705 W CANYON CREEK DR	MARICOPA	AZ	85139
DICKINSON ROBERT R & TIEN	45042 W CYPRESS LN	MARICOPA	AZ	85139
VILLALOBOS JOSE	45071 W WINDROSE DR	MARICOPA	AZ	85139
CREEL BOB	45070 W WINDROSE DR	MARICOPA	AZ	85139
WINCHELL DONALD J	25403 MEADOW VIEW CIR	CROOKS	SD	57020
BOTTERUD BRIAN & LAURIANN	44935 W JUNIPER AVE	MARICOPA	AZ	85139
BANUELOS RAMIRO	45042 W WINDROSE DR	MARICOPA	AZ	
GRINSTEAD TERRY & SHERLE...	45113 W YUCCA LN	MARICOPA	AZ	85139
DESERT CEDARS EQUITIES EA	5346 E CALLE DEL NORTE	PHOENIX	AZ	
AHP IV LLC	11811 N TATUM BLVD STE 1051	PHOENIX	AZ	85028
NAIDU PARWATI	45085 W YUCCA LN	MARICOPA	AZ	85139
YOUNAN BESHROY	45099 W DESERT CEDARS LN	MARICOPA	AZ	85139
HENDRIX SHELTON E & EMMA	45043 W YUCCA LN	MARICOPA	AZ	85139
ROMO DAGOBERTO	45071 W DESERT CEDARS LN	MARICOPA	AZ	85139
STEGMAN GREGORY A	10656 138TH AVE NE	NECHE	ND	58265
ALTERRA HOMEOWNERS ASS.	21639 N 12TH AVE STE 102	PHOENIX	AZ	85027
LUEBKE DION JW	45043 W DESERT CEDARS LN	MARICOPA	AZ	85139
ROBERTS NANCY M & GARRY	45035 W CYPRESS LN	MARICOPA	AZ	85139
JIMENEZ SANDRA	45042 W YUCCA LN	MARICOPA	AZ	85139
AMH 2014-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
45049 W CYPRESS LLC	5 REGALIA DR	NOVATO	CA	94947

WILKEY JEFFREY L & DEBORAH	84 JOHNSON FARM RD	HAZLEHURST	GA	31539
WHITE LEONARD & ANITA	45029 W DESERT CEDARS LN	MARICOPA	AZ	85139
VALENZUELA ARIEL	45112 W CYPRESS LN	MARICOPA	AZ	85139
MARTIN TY C	45042 W MESCAL ST	MARICOPA	AZ	85139
CORONADO JOSE M	45122 W DESERT CEDARS LN	MARICOPA	AZ	85139
WASHINGTON BEN C & NORMA	45056 W DESERT CEDARS LN	MARICOPA	AZ	85139
ZUTZ RONALD L	47 MANNING ST	RED DEER	AB	
BAYNE ROBERT L & TERRY	45028 W DESERT CEDARS LN	MARICOPA	AZ	85139
ALTERRA HOMEOWNERS ASS...	21639 N 12TH AVE STE 102	PHOENIX	AZ	85027
BRINKMAN RONNY & BETTY	3055 MT HIGHWAY 81	COFFEE CREEK	MT	59424
STEIDLER EDWARD R & CYNTHIA	44887 W JUNIPER AVE	MARICOPA	AZ	85139
BARKER SHANE & DOREEN	11715 TIAHALISH AVE SE	OLYMPIA	WA	98513
ALCANTARA ROSALYN B & ROL	45109 W JUNIPER AVE	MARICOPA	AZ	85139
COHEN HOWARD & KARRIE D	45050 w. JUNIPER AVE.	MARICOPA	AZ	85139
KELLER CHRIS	45055 W. JUNIPER AVE	MARICOPA	AZ	85139
BALDWIN BRUCE G.	72 RICHARDSON CRES	REGINA	SK	
GILES SCOTT & CHAROLLTTE	79 WILKINSON PLACE	LUDEC,	AB	
NEIMAN HENRY	13 MEADOWBROOK LANE, RR 2	THORNDALE	ON	
EASTON TERRELL	45016 W. JUNIPER AVE.	MARICOPA	AZ	85139
QUIET MIKEL & CYNTHIA	45034 W. JUNIPER AVE	MARICOPA	AZ	85139



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number _____, located at Bowlin Road west of N. John Wayne Parkway (SR 347) in the City of Maricopa, on February 3rd, 2020.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

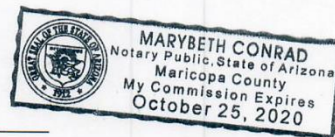
Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 3rd day of February 2020 by
Maria Hitt.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-20



STATE OF ARIZONA

COUNTY OF PINAL

} ss.

Affidavit of Publication

NOTICE OF PUBLIC MEETING AND HEARING

Minor General Plan Amendment,
Rezoning and Development Review
Permit - GPA19-03, ZON19-09,
DRP19-17, Bungalows on Bowlin
Neighborhood Meeting:

Wednesday, February 19th @
5:30pm

Copper Sky Rec Complex
44345 Martin Luther King Blvd.,
Maricopa AZ 85138

Planning and Zoning Hearing:
March 9th @ 6:00 p.m.
City Hall

39700 W. Civic Center Plaza,
Maricopa, AZ 85138
City Council Hearing:
April 7th @ 7:00 p.m.
City Hall

39700 W. Civic Center Plaza,
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting
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.

GPA19-03, ZON19-09, DRP19-17,
- Bungalows on Bowlin

RV Planning + Landscape
Architecture, on behalf of
Advanced Acquisition, LLC (an
affiliate of Cavan Companies) is
pleased to submit this Site Plan
and Narrative for an approximate
16.95 gross acre property
located at Bowlin Road west of
N. John Wayne Highway (SR
347) in the City of Maricopa. The
property is currently vacant and
is part of a larger 30-acre parcel
(APN#510-27-016L). This Site
Plan review is to run concurrently
with a proposed Zoning Map
Amendment and Minor General

Plan Amendment request.

The site plan is proposed as a
professionally managed, single
family detached and duplex gated
residential community with one-
story rental homes designed in a
cluster configuration on a single
lot. The proposed development
will incorporate various lifestyle
amenities and a lush landscape
and open space plan that will
provide for a luxury residential
rental community to support the
growing local population.

The Bungalows on Bowlin will
be comprised with approximately
196 single-story residential
homes with a mix of 1, 2 and
3-bedroom units with an overall
gross density of 11.6 du/ac. This
is consistent with the 6-12 du/ac
density range permitted within
the Multi-Unit Residential (R-M)
Zoning District and the HDR-High
Density Residential General Plan
Land Use designation.

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 written form to
the Economic and Community
Development Services

Department, Attn: Ryan Wozniak
at 39700 W. Civic Center Plaza,
Maricopa, AZ 85138, or emailed to
ryan.wozniak@maricopa-
az.gov. Please include name,
address, telephone number and
signature. For questions, please
contact Planning Division at 520-
568-9098.

Dated this 30th of January, 2020
Vanessa Bueras, City Clerk
No. of publications: 3; dates of
publication: Feb. 4, 6, 8, 2020.

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for THREE
issues. The publications thereof having been on the
following dates:

02/04/2020

02/06/2020

02/08/2020

CASA GRANDE DISPATCH

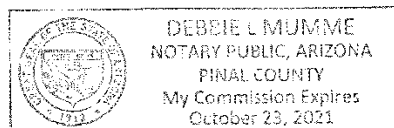
By Ruth A. Kramer
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 10th

day of February A.D. 2020

Debbie L Mumme

Notary Public in and for the County
of Pinal, State of Arizona



Project: Neighborhood Meeting – Bungalows on Bowlin

Location: Copper Sky Recreation Center

Date and Time: **February 19, 2020**

PUBLIC MEETING SIGN-IN SHEET			
	Name	Address	Phone Email
1	Tim Bayne	45028 W. Laso	TL Bayne @gmail
2	Robert Bayne	Desert Lane	
3	Gloria Turner	45009 W. Buckhorn Rd	GERNECC @MSN.COM
4	Jan A. Nudich	44914 W. Zion.	JS Goodrich @AOL.COM
5	Thad Holland	18554 N. Gorman	38 Spirit @att.net
6	Renée Holland		
7	Bruce Hinkley	45687 W. Sky Ln	
8	Margie Rein	17492 N. Gorman Ave	tmrein196 @gmail.com
9			
10			

Bungalows on Bowlin- ZON19-09, DRP19-17, GPA19-03

Neighborhood Meeting Minutes

February 19, 2020

Attendees: Mark Reddie (RVI Planning + Landscape Architecture), Byron Easton (RVI Planning + Landscape Architecture)

Meeting Summary:

On Wednesday, February 19th, 2020, a neighborhood meeting was held at the Copper Sky Recreation Complex in Maricopa to discuss an application for the Bungalows on Bowlin, a proposed for-rent residential planned community. This site is located at Bowlin Road west of Maricopa Road in the City of Maricopa. Eight (8) neighbors were in attendance for the meeting; see included sign-in sheet. Mark Reddie and Byron Easton presented a Power Point to the neighbors and had a follow up discussion and answered questions. Boards were also on display around the room that residents could view prior to the presentation.

Primary questions and comments expressed by the neighbors in attendance included the following:

Question: Will the residents be able to come in and at the north end of the property?

Discussion: No, the residents will only be able to exit through the north gate. The Fire Department and emergency response services will be the only ones that have full access.

Question: How do we know the renters are going to keep up their yards?

Discussion: This is a professionally managed development and the entire site, including all landscaping, open space, walls, structures, etc. will be maintained by a professional management and maintenance company.

Question: When is the projected completion date of this project?

Discussion: If the zoning is approved by the City Council, construction will begin in approximately 8-12 months.

Question: Where there be a laundromat provided on site?

Discussion: Each unit will have its own washer and dryer provided.

Question: Is there garage parking provided? Who will get garages?

Discussion: There will be a combination of garage parking, shaded parking and non-shaded parking with each unit receiving one designated garage or shaded space. The garages will be an extra cost that can be leased by residents. Additional unshaded parking is provided for residents that have more than one car and for visitors.

There did not appear to be any vocal opposition to the proposed development, and in general, the residents seemed supportive of the plan and request.

7. Conclusion:

The attendance sign-in sheet is part of this summary. The foregoing summarizes points of discussion and questions expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact Byron Easton by telephone at 480-994-0994, or by email at beaston@rviplanning.com.