

# *Kooline Plumbing LLC*

## **CITIZEN PARTICIPATION PLAN REPORT** **ZON19-11**



40210 W. Brandt Dr,  
Maricopa, AZ 85138

PHONE	602-920-6000
FAX	520-217-5720
EMAIL	Koolineplumbingllc@gmail.com
WEBSITE	www.koolineplumbing.com

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<i>RESPONSE TO PUBLIC COMMENTS.....</i>	<i>N/A</i>



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## Kooline Plumbing LLC Office Location

Mohammed & Farzana Nazeem are looking to amend the land use designation set in the Maricopa General Plan for parcel 510-71-0210 to Mixed Use Neighborhood designation which will allow for the development of the Kooline Plumbing Office.

- A. Project Description: The proposed “Project” is adaptation of a residential lot located within Seven Ranches. The Project includes removal of existing dilapidated residential modular homes, clean-up and removal of trash debris, removal of “fire hazards” and installation of a new 6-foot perimeter chain link fence. The Project recommends placement of a 12-foot by 60-foot Construction Office as a temporary office for operations of the plumbing business. The Project also contemplates site improvements including parking improvements for guests and employees. Parking and circulation improvements are also proposed for users include a gravel egress and parking for dust control.
- B. Proposed Use: The proposed use of this project is the use of this residential lot located within Seven Ranches to operate a small plumbing business as a home-based business.
- C. Utility Disconnection:
  - Electrical
    - The property has a pedestal type power supply with meter. The meter has been disconnected from power by Electrical District 3. There was a utility whip providing power to the trailers. That “whip” was disconnected from the trailers.
  - Water
    - The property has a water service meter at the utility easement of the property a couple feet in front of the fence. The water is provided by Seven Ranches and has been shut off. The water line to the property has been capped.



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- Sewer

- The property has a septic type sewer system. The septic system was professionally inspected as part of the property purchase Mohammed and Farzana Nazeem. The septic system is intact. The sewer line from the septic has been disconnected from use and capped.



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## List of Public Meetings

Neighborhood Meeting:  
April 20<sup>th</sup>, 2020 @ 6:00 p.m.  
City Hall  
39700 W Civic Center Plaza  
Maricopa, Arizona 85138

*\*Due to COVID-19, this meeting will be held in a virtual setting.  
If you wish to participate, please contact case Planner, Peter  
Margoliner or the applicant, Kooline Plumbing for further  
information.*

Planning and Zoning Commission:  
May 11<sup>th</sup>, 2020 @ 6:00 p.m.  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

City Council:  
June 2<sup>nd</sup>, 2020 @ 7:00 p.m.  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

## Timeline of Events

- *March 25<sup>th</sup> – Planning and Zoning Commission (Discussion)*
- *April 6<sup>th</sup> – Public Outreach Begins*
- *April 20<sup>th</sup> – Neighborhood Meeting*
- *May 11<sup>th</sup> – Planning and Zoning Commission (Discussion and Action)*
- *June 2<sup>nd</sup> – City Council hearing and Adoption*



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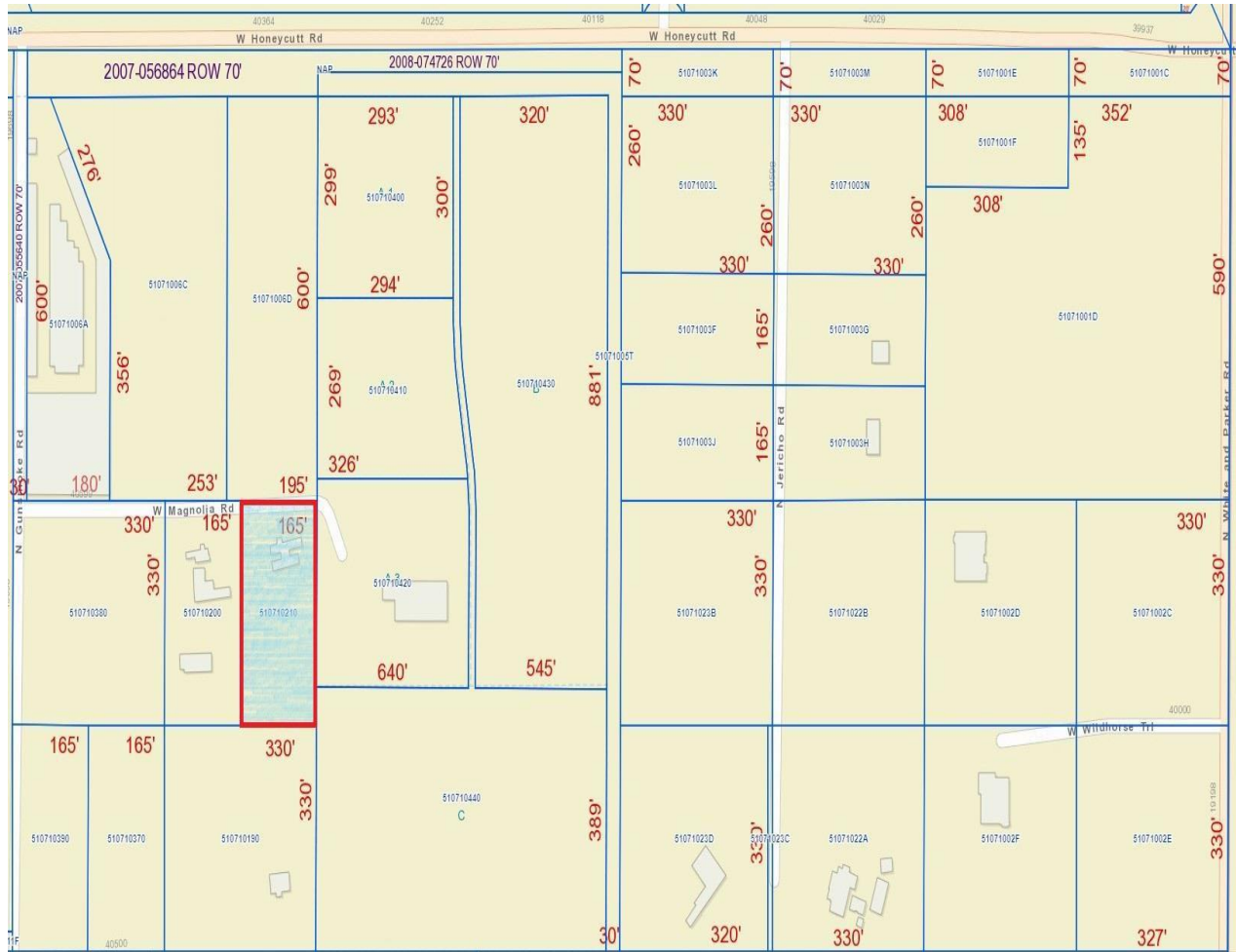
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## Site Location



### Parcels:

**Assessor Parcel Number**  
 510710210  
**First Owner Name**  
 NAZEEM MOHAMMED & FARZANA AFROZA  
**Second Owner Name**  
  
**Property Address**  
 40521 W MAGNOLIA RD MARICOPA, AZ  
 85138  
**Mailing Address**  
 40210 W BRANDT DR  
 City  
 MARICOPA  
 State  
 AZ  
 Zip  
 85138  
**Sub or Condo Name**



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## List of Property Owners

### PROPERTY OWNER NOTIFICATION: 300 feet mailing list

PROPERTY OWNER NAME	PARCEL #	PHYSICAL ADDRESS	TAX BILLING ADDRESS
LA FAMILIA MANAGEMENT LLLP	510-71-0440	19377 N CONTINENTAL BLVD MARICOPA, AZ 85138	1772 E BOSTON ST STE 101 GILBERT, AZ 85295
BERZOZA EDWARD G	510-71-0190	40526 W SEVEN RANCH RD MARICOPA AZ 85138	40526 W SEVEN RANCH RD MARICOPA AZ 85138
MELENDRES MARIA G BRISENO & MARCOS ISAIAS	510-71-0200	40587 W MAGNOLIA RD MARICOPA AZ 85138	40587 W MAGNOLIA RD MARICOPA AZ 85138
MR INVESTMENTS #3 LLLP	510-71-006A	40675 W HONEYCUTT RD MARICOPA AZ 85138	17425 N 101ST WAY SCOTTSDALE, AZ 85255
A N D GUNSMOKE LLC	510-71-0380	COM @ N/4 CORNER OF SEC 25-4S-3E TH E-40.99 TO POB CONTINUE E-421 .95 TH S-669.89 TH W-252.95 TH N-356.30 TH N-28D W-355.59 TO POB. EXCEPT THE N-70' THEREOF	508 6TH AVE WASHBURN, ND 58577
TAPIA CLAUDIO NAVA	510-71-006C	COM @ N/4 CORNER OF SEC 25-4S-3E TH E-40.99 TO POB CONTINUE E-421 .95 TH S-669.89 TH W-252.95 TH N-356.30 TH N-28D W-355.59 TO POB. EXCEPT THE N-70' THEREOF	3436 E ROPERS RD CASA GRANDE, AZ 85194
JW CONGREGATION SUPPORT INC	510-71-006D	40559 W HONEYCUTT RD MARICOPA AZ 85138	1005 RED MILLS RD WALKKILL, NY 12589
UNITED STATES POSTAL SERVICE	510-71-0420	40435 W HONEYCUTT RD MARICOPA AZ 85138	7500 E 53RD PL RM 1108 DENVER. CO 80266



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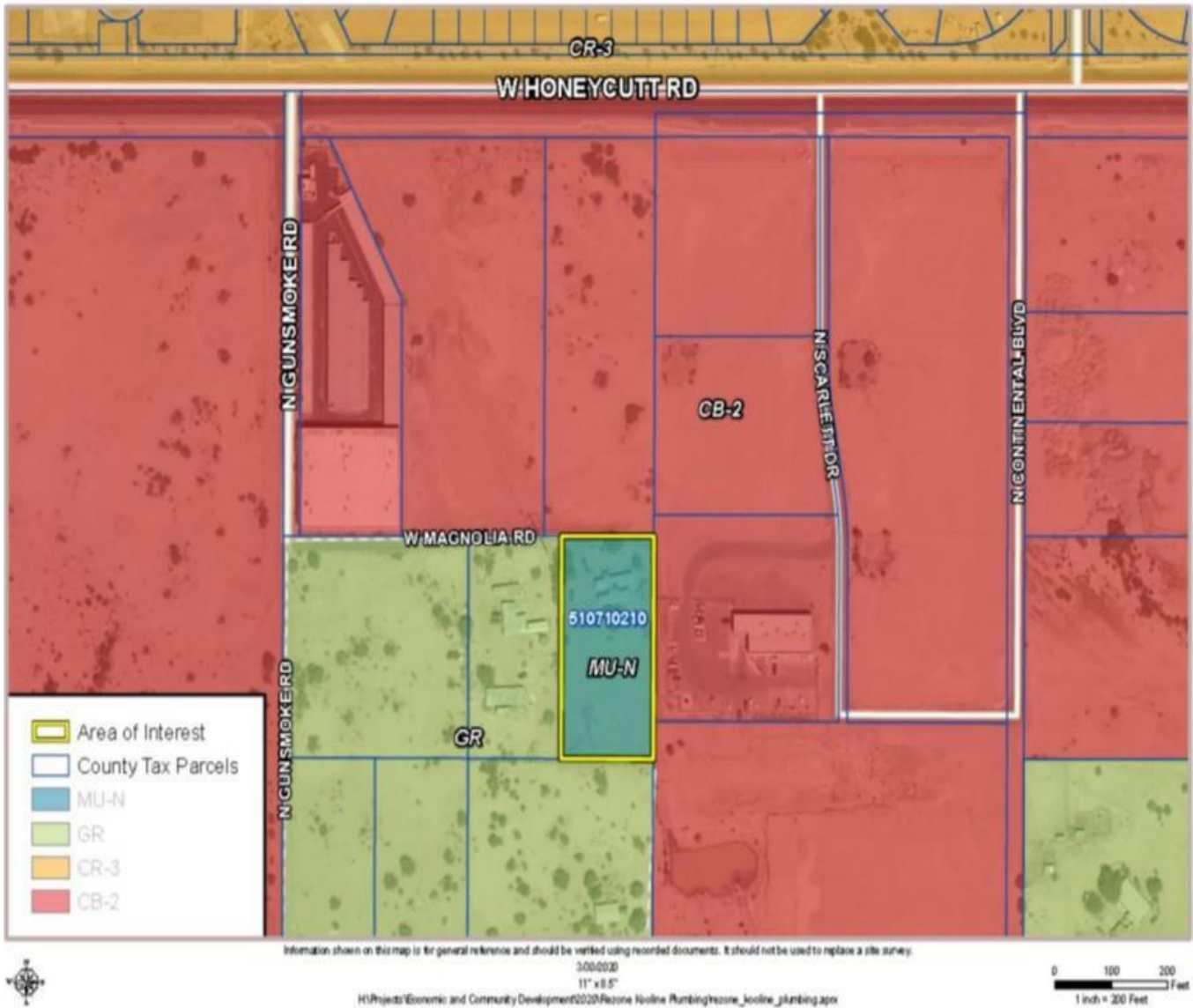
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## Notification Map



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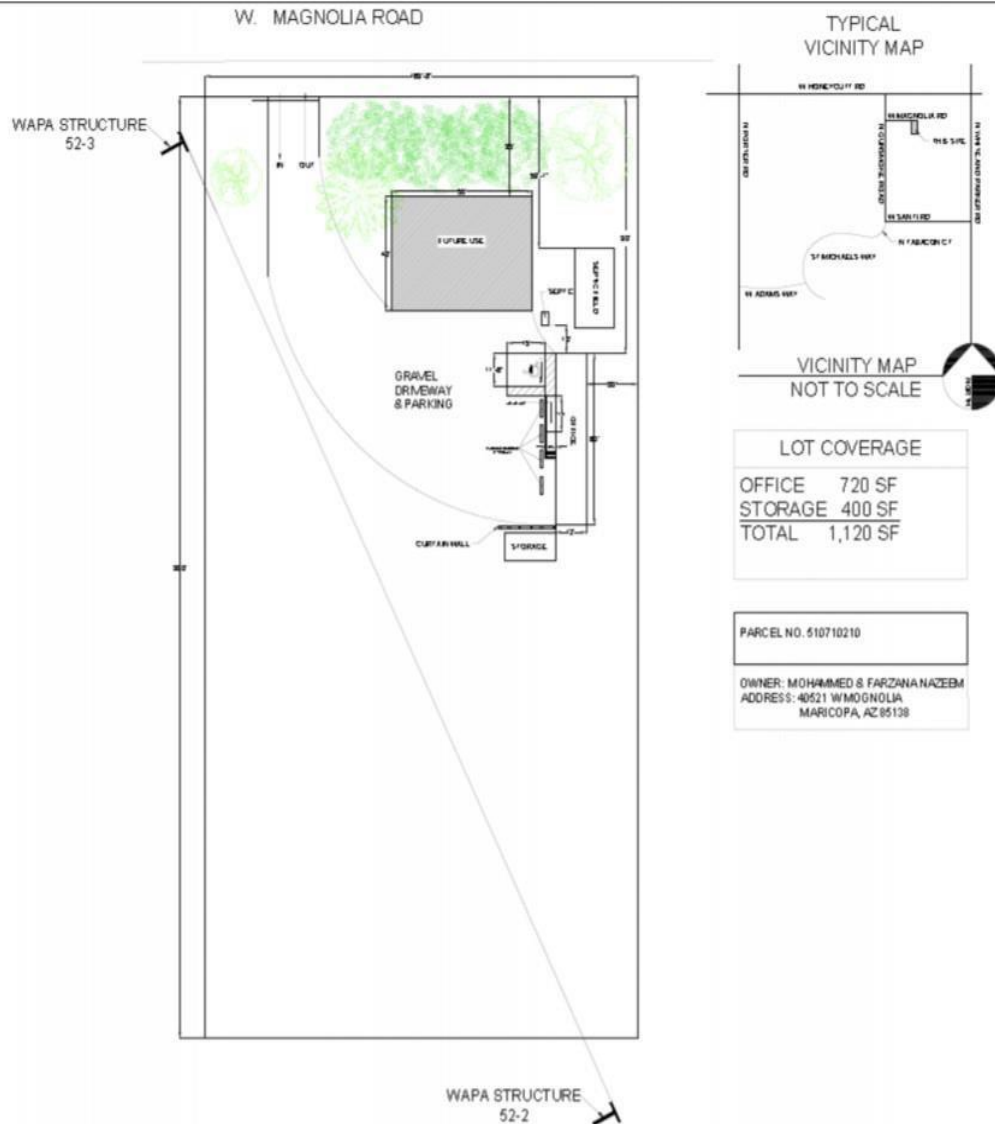
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## PROPOSED DEVELOPMENT SITE PLAN



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## Notification Letter



KOOLINE PLUMBING LLC  
40521 W Magnolia Rd.  
Maricopa, AZ 85138  
(602) 920-6000  
www.koolineplumbing.com

### SEVEN RANCHES NOTIFICATION LETTER

CASE NUMBER: ZON19-11, DRP20-04

PROJECT: Kooline Plumbing Office. This site is generally located at 40521 W. Magnolia Road Maricopa, AZ 85138 with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with in the City of Maricopa by Mohammad & Farzana Nazeem (owners of Kooline Plumbing) for a rezoning of the aforementioned property. The meeting dates in regard to this meeting are as follows:

Neighborhood Meeting:  
April 20<sup>th</sup>, 2020 @ 6:00 p.m.  
City Hall  
39700 W Civic Center Plaza  
Maricopa, Arizona 85138  
***\*Due to COVID-19, this meeting will be held in a virtual setting.  
If you wish to participate, please contact case Planner, Peter  
Margoliner or the applicant, Kooline Plumbing for further  
information.***

Planning and Zoning Commission: May 11 <sup>th</sup> , 2020 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	City Council: June 2 <sup>nd</sup> , 2020 @ 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138
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According to the Pinal County Accessors records, you are the 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 your input on this matter, you may attend each meeting or submit written comment before or after the meeting. If you have any questions concerning this matter, please contact: Peter Margoliner at 39700 W Civic Center Plaza Maricopa, AZ 85138, with Planning Division at 520-316-6921.

Please note that City Council holds a work session prior to the aforementioned council meeting time. As this 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](http://www.maricopa-az.gov) for more 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. Please see additional pages for project narrative and other exhibits.

Sincerely,  
Mohammed & Farzana Nazeem  
KOOLINE PLUMBING LLC  
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Maricopa, AZ 85138  
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## **NEWSPAPER PUBLICATION**

### **NOTICE OF PUBLIC MEETING AND HEARING**

REZONE/ZONE CHANGE, ZON19-11  
DEVELOPMENT REVIEW PERMIT, DRP20-04

Neighborhood Meeting:  
Date: April 20, 2020 @ 6:00pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

***\*Due to COVID-19, this meeting will be held in a virtual setting. If you wish to participate, please contact case Planner, Peter Margoliner or the applicant, Kooline Plumbing for further information***

Planning and Zoning Commission Hearing:  
Date: May 11, 2020 @ 6:00pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council Hearing:  
Date: June 2, 2020 @ 7:00pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
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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.

#### Description of Request:

- A Rezoning Permit application has been submitted to the City of Maricopa by Kooline Plumbing. The Zoning application, ZON19-11, will rezone property to Mixed Use Neighborhood designation that will allow for the development of the Kooline Office.
- A Development Review Permit has been submitted to the City of Maricopa by Kooline Plumbing. The Development Review Permit, DRP20-04, will allow for the development of an office building and parking lot for the Kooline fleet.

Anyone wishing to appear and make comment regarding 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: 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 520-316-6921.

Dated this 6<sup>th</sup> of April 2020.

Farzana Nazcem, Operations Manager

40521 W Magnolia Rd.  
Maricopa, AZ 85138  
(602) 920-6000

Published in the Casa Grande Dispatch , 2020



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## **NEIGHBORHOOD SIGN LOCATION**



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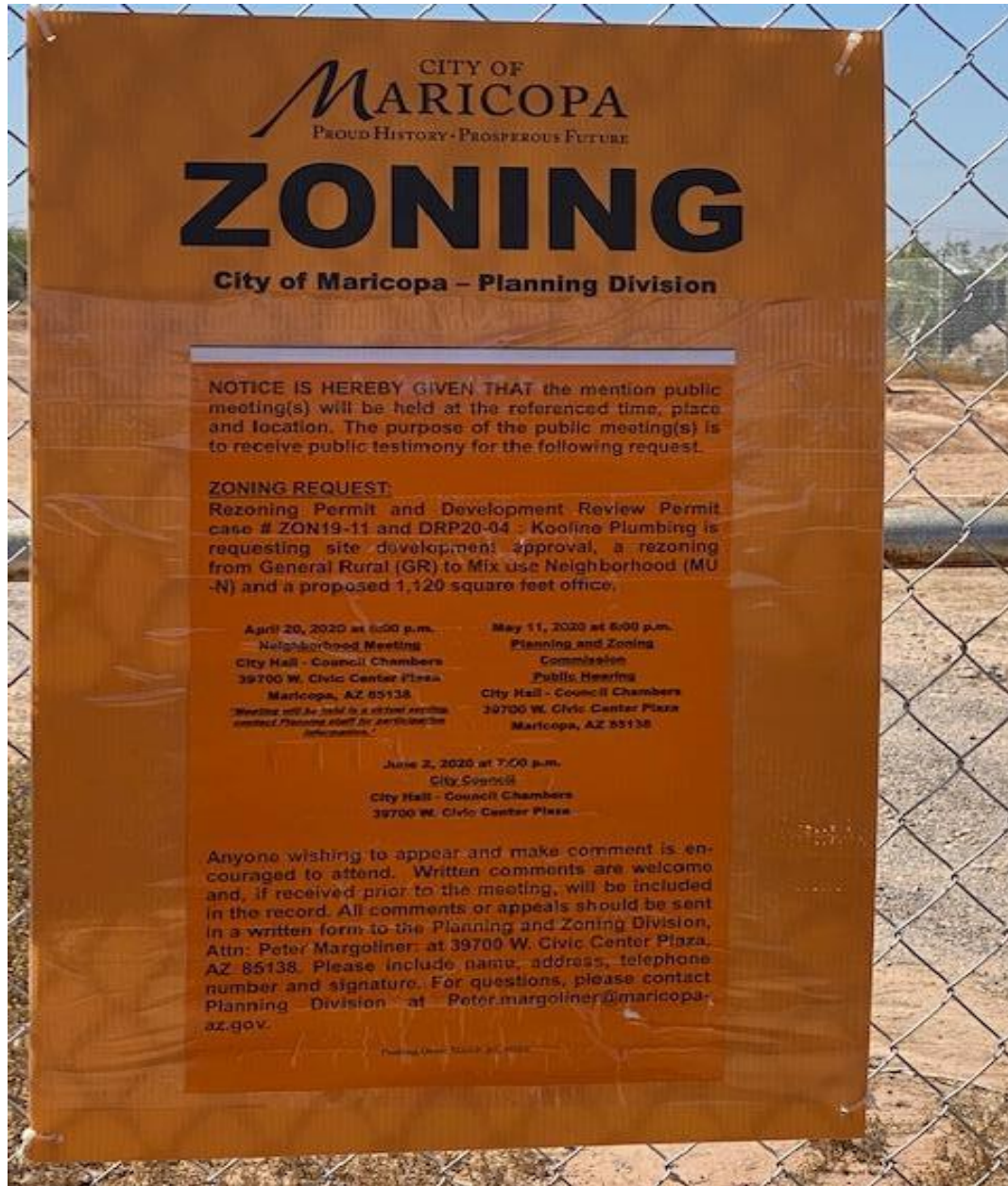
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## ZONING SIGN PHOTO



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