

General Plan Amendment & Rezoning Public Participation Plan



REV **Maricopa**

**SEC of Porter Road and Bowlin Road
City of Maricopa, Arizona**

Submitted to:

**CITY OF MARICOPA
PLANNING DEPARTMENT
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

Submitted on Behalf of:

**El Dorado Porter 27, LLC
8501 North Scottsdale Road, Suite 120
Scottsdale, AZ 85253**

Prepared by:

**IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297**

July 2020

PURPOSE

The purpose of this Public Participation Plan is to document and inform the public, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of El Dorado Holdings, has initiated a Minor General Plan Amendment and Rezoning request to establish MR and NC zoning for the 25-acre Rev at Maricopa project, located at the southeast corner of Porter Road and Bowlin Road. The intent of the project is to build a 200-unit single level for rent product on 20-acres and develop the remaining 5-acres at the intersection of Porter and Bowlin Roads for neighborhood commercial uses.

CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting - Greg Davis
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Phone: (480) 227-9850
Email: Greg@iplanconsulting.com

NOTIFICATION

In order to provide effective public participation in regards to this application, the following actions have been taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list was created and submitted to the City for all property owners within 300 feet of the site for the purpose of mailing public meeting/hearing notifications.
- B. Two public meeting/hearing signs were posted on the property to notify interested parties about the proposed land use change request and to advise them of the upcoming public meetings and hearings.
- C. A newspaper advertisement was published in both the Maricopa Mirror and Casa Grande Dispatch the week of July 6th, 2020. The advertisement provided the land use change request, public meeting/hearing schedule, and contact information for the applicant and the City Planner.
- D. A neighborhood meeting was held prior to the first Planning and Zoning Commission hearing. A letter was sent out to all property owners within 300 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend.
 - *One member of the public attended the meeting (held in a virtual setting) but did not provide any comments or ask any questions.*

SCHEDULE

- Formal Filing – 04/20/20
- Public Participation Plan Initial Submittal – 04/20/20
- Public Meeting/Hearing Notification – 07/03/20
- Notification Sign Posting on Property – 07/05/20
- Newspaper Advertisement Published – 07/06/20
- Neighborhood Meeting – 07/21/20
- Public Participation Final Report – 07/22/20
- Planning and Zoning Commission Meeting – 07/27/20
- City Council Hearing – 08/18/20

ATTACHED DOCUMENTS

- Mailing Notification Map (300-foot radius)
- Mailing Notification List (300-foot radius)
- Public Meeting/Hearing Notice Letter
- Notification Sign Posting Documentation
- Newspaper Advertisement Affidavit

Submitted on behalf of El Dorado Porter 27 LLC,



Greg Davis
Iplan Consulting
V: 480.227-9850
E: Greg@iplanconsulting.com

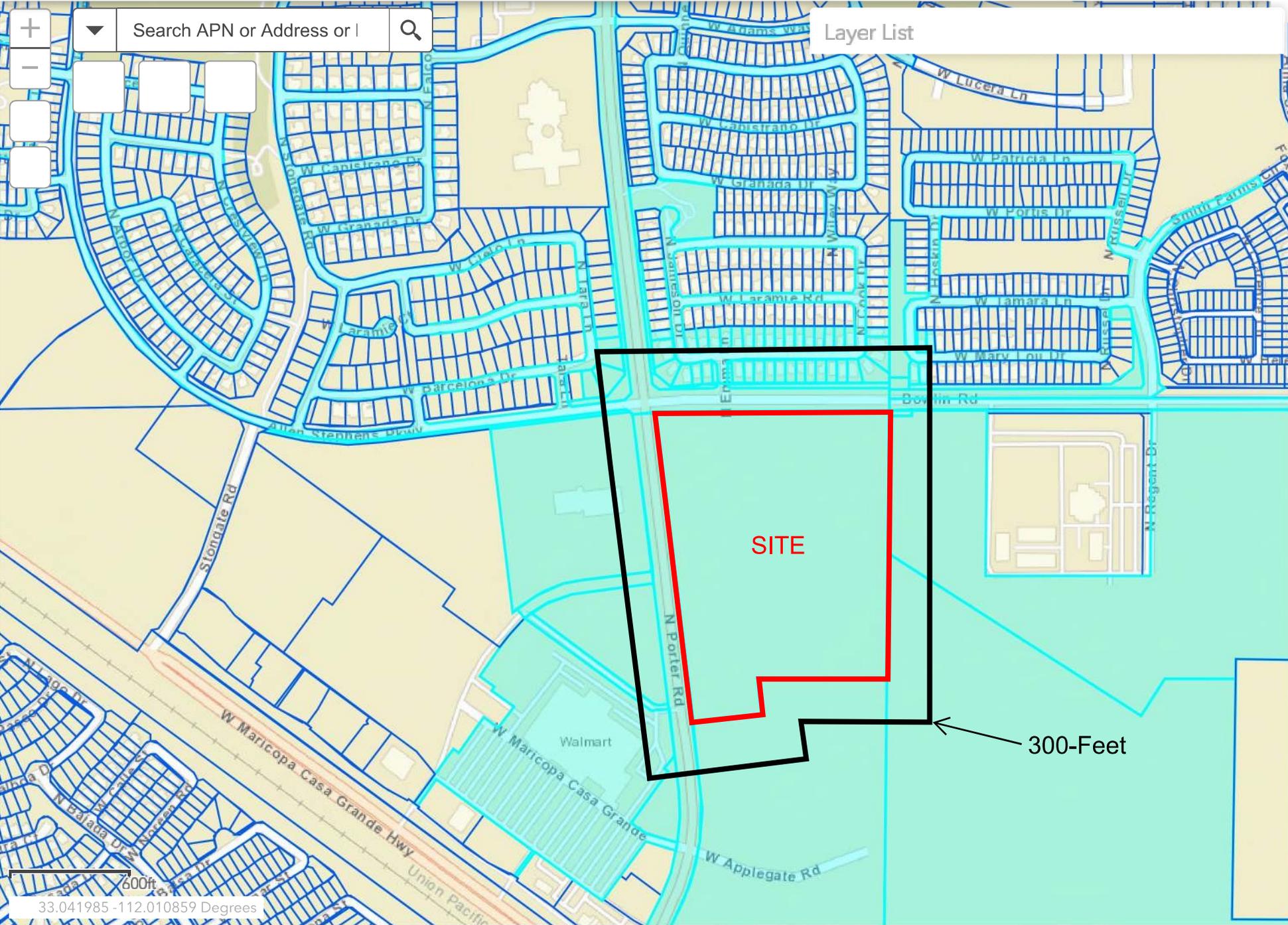
Officially submitted to the City of Maricopa on 07/22/2020.



Search APN or Address or I



Layer List



33.041985 -112.010859 Degrees

BANNER HEALTH
2901 N CENTRAL AVE
Phoenix, AZ 85012

Mountain Trace Development LLC
860 E 86TH ST STE 5
Indianapolis, IN, 46240

WALMART STORES INC
1301 SE 10TH ST
Bentonville, AR, 72712

EL DORADO PORTER 27 LLC
8501 N SCOTTSDALE RD
STE 120
Scottsdale, AZ, 85253

PINAL COUNTY COMMUNITY
COLLEGE DISTRICT
8470 N. OVERFIELD RD
Coolidge, AZ, 85128

FULTON HOMES
CORPORATION
9140 S KYRENE RD STE 202
Tempe, AZ, 85124

MANNIE MERWIN T
18138 N JAMESON DR
MARICOPA, AZ 85138

JIN XIAOPING
67 Dunfirth Drive
Hayward, CA, 94542

RODRIGUEZ FAMILY
18110 N JAMESON DR
MARICOPA, AZ 85138

DUSTIN POWELL
18096 N JAMESON DR
MARICOPA, AZ 85138

WRIGHT FAMILY
41407 W BARCELONA DR
MARICOPA, AZ 85138

NICLOE KULAK
41391 W BARCELONA DR
MARICOPA, AZ 85138

GUADALUPE ROSALES
5430 S 46TH PL
Phoenix, AZ, 85040

GLENNWILDE HOA
1600 W BROADWAY RD #200
Tempe, AZ, 85282

ARGOTE JOSE LUIS VEGA
41325 W BARCELONA DR
MARICOPA, AZ 85138

BRAMBILA FAMILY
41311 W BARCELONA DR
MARICOPA, AZ 85138

DELABOIN JASMINE N
41297 W BARCELONA DR
MARICOPA, AZ 85138

ANTHONY HAYES
41283 W BARCELONA DR
MARICOPA, AZ 85138

GUTHRIE WENDY
41267 W BARCELONA DR
MARICOPA, AZ 85138

Christopher Stamps
41251 W BARCELONA DR
MARICOPA, AZ 85138

MAGERS FAMILY
41153 W BARCELONA DR
MARICOPA, AZ 85138

RENWICK LINDA E
PO BOX 8
Neche, ND, 58265

AMY BURT
41181 W BARCELONA DR
MARICOPA, AZ 85138

JUDY ROSS
41195 W BARCELONA DR
MARICOPA, AZ 85138

D'ALESSIO FAMILY
41219 W BARCELONA DR
MARICOPA, AZ 85138

VALENCIA JOSE T & BLANCA
41235 W BARCELONA DR
MARICOPA, AZ 85138

THAYER JERRY L & ISABEL M
41396 W BARCELONA DR
MARICOPA, AZ 85138

GUTIERREZ JOSE ALEJANDRO
41380 W BARCELONA DR
MARICOPA, AZ 85138

HARRIS BOOKER T III
41364 W BARCELONA DR
MARICOPA, AZ 85138

NADINE HOOTMAN
41348 W BARCELONA DR
MARICOPA, AZ 85138

FRANK OBRIEN
41332 W BARCELONA DR
MARICOPA, AZ 85138

BRIDGITT MITCHELL
41316 W BARCELONA DR
MARICOPA, AZ 8513

RICK ANDERSON
41300 W BARCELONA DR
MARICOPA, AZ 85138

NATHANIEL KELSEY
41284 W BARCELONA DR
MARICOPA, AZ 85138

KYRIE RAMOS
41268 W BARCELONA DR
MARICOPA, AZ 85138

REBECCA SILVA
41252 W BARCELONA DR
MARICOPA, AZ 85138

VALENTIN MELECIO
41236 W BARCELONA DR
MARICOPA, AZ 85138

DAVID TAWNEY
41220 W BARCELONA DR
MARICOPA, AZ 85138

EDDIE MAGALLON
41204 W BARCELONA DR
MARICOPA, AZ 85138

LYDIA QUIROZ
41188 W BARCELONA DR
MARICOPA, AZ 85138

CHRISITNE SABLE
41172 W BARCELONA DR
MARICOPA, AZ 85138

ROBERT BARNETT
41156 W BARCELONA DR
MARICOPA, AZ 85138

TINA HIDALGO
41139 W BARCELONA DR
MARICOPA, AZ 85138

JOANNE JAMES
18105 N COOK DR
MARICOPA, AZ 85138

NANCY SMITH
18119 N COOK DR
MARICOPA, AZ 85138

DANIEL LOBATO
18133 N COOK DR MARICOPA,
AZ 85138

JEREMY WALTERS
41059 W MARY LOU DR
MARICOPA, AZ 85138

EXIE WEATHERS
41045 W MARY LOU DR
MARICOPA, AZ 85138

LOUIS MCANNY
41048 W MARY LOU DR
MARICOPA, AZ 85138

GLENN SHIPPEE
41034 W MARY LOU DR
MARICOPA, AZ 85138



Notice of Neighborhood Meeting ***REV @ Porter – Case #GPA20-04 & ZON20-02***

Dear Neighbor,

You are invited to attend an informal meeting to discuss a proposed request to make a minor amendment to the City's General Plan land use map as well as an amendment to the City's zoning map on approximately 25-acres of vacant property located at the southeast corner of Porter Road and Bowlin Road. The property is owned by the applicant, El Dorado Holdings, who is requesting to reclassify the General Plan land use from Public Facility/Institutional (P) with underlying Light Industrial / Warehouse (CI-1) zoning to both High Density Residential (H) and Commercial (C) and to rezone the property to Multiple Unit Residential (RM) and Neighborhood Commercial (NC). The intent of the project is to build a 200-unit single level for rent product on 20-acres and develop the remaining 5-acres at the intersection of Porter and Bowlin Roads for neighborhood commercial uses.

A preliminary concept plan (attached) has recently been submitted to the City of Maricopa for review and as part of that process, we are offering interested residents the opportunity to view and comment on the proposal.

Neighborhood Meeting

Date:	July 21 st , 2020.
Time:	6:00 p.m.
Where:	<p><i>Due to the current situation with the COVID-19 Pandemic, this meeting will be held in a virtual setting.</i></p> <p>Please join the meeting from your computer, tablet, or smartphone by entering the text below into your internet web browser (e.g. Edge, Explorer, Chrome, Safari, etc.). You will need to download the GoToMeeting app.</p> <p>https://global.gotomeeting.com/join/896213789</p> <p>You can also dial in using your phone by calling: (872) 240-3412 and entering this access code: 896-213-789</p>

For those that cannot attend the virtual meeting or have trouble connecting, please contact me at Greg@iplanconsulting.com - 480-227-9850; or Peter Margoliner at the City of Maricopa Planning Department at peter.margoliner@maricopa-az.gov - 520-316-6921. Please reference Rev at Porter case #GPA20-04 & ZON20-02.



Following the neighborhood meeting, the project will be placed on a public hearing schedule which includes the Planning and Zoning Commission who will hear the case and make a recommendation to the City Council who will ultimately take final action on the case. Below are the projected future public hearings for this project.

<p>Planning and Zoning Commission: July 27th, 2020 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: August 18th, 2020 @7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>
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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 the meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Peter Margoliner at the City of Maricopa Planning Department at 520-316-6921. You can also email him at peter.margoliner@maricopa-az.gov. Please reference Rev at Maricopa - case #GPA20-04 & ZON20-02.

Please note that City Council holds a work session prior to the official 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.

On behalf of El Dorado Holdings,

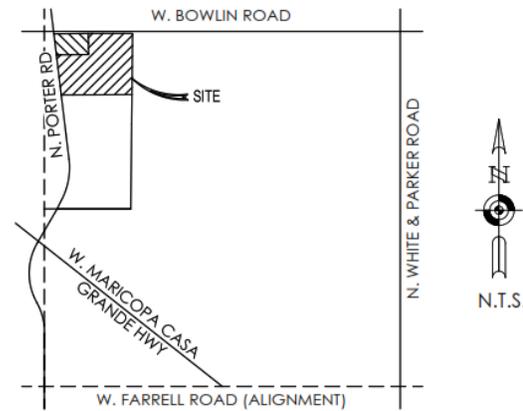
Greg Davis
Entitlement Consultant



REV @ Porter Project

Site Data:

Gross Area:	25.88 acres
Current Zoning:	C1-I (Commercial/Industrial)
Proposed Zoning:	NC (Neighborhood Commercial RM (Multiple Unit Residential
Commercial Area:	4.67 acres
Residential Area:	21.21 acres
RM Units:	200 (9.5 DU/acre)
Open Space:	20% (4.2 acres)



REV @ Porter Project



Site Plan Details:

- Gated community with primary entrance off Porter Rd. and secondary entry off Bowlin Rd.
- 4,000 square foot clubhouse with fitness center, lap pool, spa, several game courts.
- Several open spaces for relaxing, field sports, and even a dedicated dog park.
- Over 4 acres of open space (20% of the project area).
- 200 all single-story rental homes, each with a private rear yard.
- Homes range from 800 - 1,500 square feet in living area.
- Five different home designs (3 detached & 2 semi-detached).
- Spanish Contemporary architecture w/ sand finish stucco, awnings/shutters, and concrete tile roofs.



REV @ Porter GPA/Rezoning/Site Plan Sign Posting Documentation

Signs Posted 07/05/2020

Sign Photo 1



Sign Photo 2



Sign Posting Map



STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication

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 TWO issues. The publications thereof having been on the following dates:

07/07/2020
07/14/2020

NOTICE OF PUBLIC MEETING AND HEARING
General Plan Amendment - GPA20-04
Rezoning - ZON20-02
Neighborhood Meeting:
07/21/20 @ 6:00 p.m.
Please join the meeting from your computer, tablet, or smartphone by entering the text below into your Internet web browser (e.g. Edge, Explorer, Chrome, Safari, etc.). You will need to download the GoToMeeting app.
<https://global.gotomeeting.com/join/896213789>
You can also dial in using your phone by calling:
(872) 240-3412 and entering this access code: 896-213-789
Planning and Zoning Hearing:
07/27/20 @ 6:00 p.m.
Maricopa City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Hearing:
08/18/20 @ 7:00 p.m.
Maricopa 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.

GP20-04 - CHANGE LAND USE CLASSIFICATION FROM P (PUBLIC/INSTITUTIONAL) TO H (HIGH DENSITY RESIDENTIAL)
ZON20-02 - CHANGE LAND USE DESIGNATION FROM CI-1 (LIGHT INDUSTRIAL/WAREHOUSE) TO RM (MULTIPLE UNIT RESIDENTIAL)

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 Development Services Department, Attn:

PETER MARGOLINER at 39700 W. Civic Center Plaza, Maricopa, AZ 85238.

Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this 6th DAY OF JULY, 2020

Vanessa Bueras, City Clerk
No. of publications: 2; dates of publication: July 07, 14, 2020.

CASA GRANDE DISPATCH

By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 17th

day of July A.D., 2020

[Signature: Debbie L Mumme]

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

