

Citizen Participation Plan Report

O'Jon Terrace Apartments

In accordance with the Citizen Participation Plan, Lesley Partch mailed the attached notification letters to all property owners within 300 feet of the subject site for the proposed O'Jon Terrace Apartment project. The notices were mailed by US mail on June 20, 2020 to the addresses indicated in the Citizen Participation Plan document.

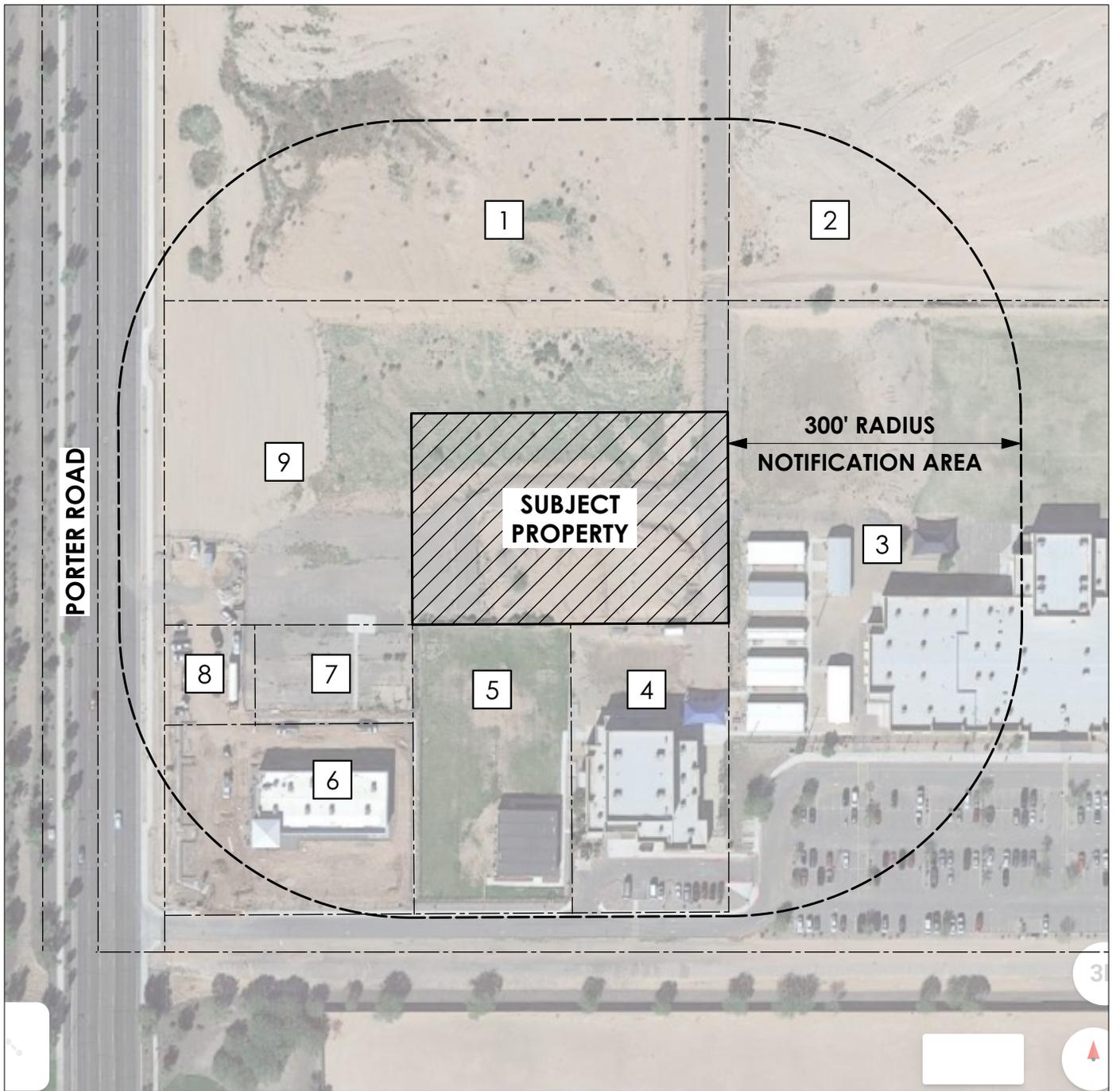
Also, the attached newspaper notice was published on June 23, 2020 in the Maricopa Monitor and the Casa Grande Dispatch.

Lastly, the property sign was posted facing Porter Road near the existing driveway entrance with text as shown in the attached picture on June 22, 2020.

Neighborhood Meeting Summary:

In accordance with the notification documents, a neighborhood meeting was held on July 7, 2020 via the zoom meeting URL provided in the notification documents.

Log-In time was 6:50 p.m., waited for attendees. Nobody attended. Log-off time was 7:20.



NOTIFICATION AREA MAP 

PROPERTY OWNER NOTIFICATION LIST

MAP I.D. NO.	PROPERTY OWNER NAME	PARCEL NUMBER	PROPERTY ADDRESS	TAX BILLING ADDRESS
1	PORTER 20 LLC	510-71-017B	?	P.O. BOX 41428 PHOENIX, AZ 85080
2	PORTER 20 LLC	510-71-016E	19462 N. WHISKER RD. MARICOPA, AZ 85138	P.O. BOX 41428 PHOENIX, AZ 85080
3	19265 N. PORTER LLC	510-71-018M	19265 N. PORTER RD. MARICOPA, AZ 85138	1460 S. HORNE MESA, AZ 85204
4	19265 N. PORTER LLC	510-71-018K	?	1460 S. HORNE MESA, AZ 85204
5	19265 N. PORTER LLC	510-71-018J	?	1460 S. HORNE MESA, AZ 85204
6	GRRO CCN1 LLC	510-71-018S	19287 N. PORTER RD. MARICOPA, AZ 85138	6053 VETERANS PKWY COLUMBUS, GA 31909
7	LEGACY CHARTER LLC	510-71-018R	?	1627 W. DUSTY WREN DR. PHOENIX, AZ 85085
8	LEGACY CHARTER LLC	510-71-018P	?	1627 W. DUSTY WREN DR. PHOENIX, AZ 85085
9	LEGACY CHARTER LLC	510-71-018A	19323 N. PORTER RD. MARICOPA, AZ 85138	1627 W. DUSTY WREN DR. PHOENIX, AZ 85085



Notification Letter (Revised June 19, 2020)

RE: DRP20-07, GPA 20-02 and ZON 20-01 for O'Jon Terrace Apartments located east of Porter Road and south of Honeycutt Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Lesley Partch with Fun Form Architecture, pllc for O'Jon Terrace Apartments at the above mentioned property. The meeting dates for this request are as follows:

Neighborhood Meeting (Zoom Meeting):

<https://zoom.us/j/91765962674>

July 7, 2020 at 7 p.m.

Planning and Zoning Commission:
July 27, 2020 at 6 p.m.
City Hall, 39700 W. Civic Center Plaza
Maricopa, Az 85138

City Council:
August 18, 2020 at 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 meetings 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 comments 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. You can also e-mail him at Ryan.Wozniak@maricopa-az.gov subject: O'Jon Terrace Apartments.

Please see additional pages for project narratives for each application, and for the site plan and building elevation exhibits.

Visit the City of Maricopa website at ww.maricopa-az.gov for additional information on the specific agendas and meetings to be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,

A handwritten signature in black ink that reads "Lesley Partch". The signature is written in a cursive style.

Lesley Partch, Architect



Newspaper Public Notice

General Plan Amendment #GPA 20-02, and Zoning Map Amendment #ZON 20-01 for O'Jon Terrace Apartments located east of Porter Road and south of Honeycutt Road within the City of Maricopa incorporated limits.

Neighborhood Meeting
<https://zoom.us/j/91765962674>
July 7, 2020 at 7 p.m.

Planning and Zoning Commission:
July 27, 2020 at 6 p.m.
City Hall, 39700 W. Civic Center Plaza
Maricopa, Az 85138

City Council:
August 18, 2020 at 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.

GPA 20-02 is a request to amend the General Plan land use designation from the current Employment (E) land use designation to High Density Residential (HDR).

ZON 20-01 is a request to modify the zoning from the current CB-2 (General Business) designation to RH (High Density 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: Ryan Wozniak 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 19th day of June, 2020
Vanessa Bueras, City Clerk
Published in the Maricopa Monitor, June 23, 2020
Published in the Casa Grande Dispatch, June 23, 2020

ZONING

City of Maricopa - Planning Division

Proposal: General Plan Amendment (GPA20-02) from Employment (E) to High Density Residential (HDR) and Zoning Map Amendment (ZON20-01) from General Business (CB-2) to High Density Residential (HDR), and Development Review Permit (DRP20-07) for O'Jon Terrace Apartments. Requested by Fun Form Architecture, pllc for Kent and Chrystal O'Jon.

**Location: East of Porter Road & South of Honeycutt Road
Current Zoning: CB-2, General Business**

NEIGHBORHOOD MEETING (Zoom Meeting):

July 7, 2020 at 7 p.m.

<https://zoom.us/j/91765962674>

PLANNING AND ZONING:

July 27, at 6 p.m.

City Hall

39700 W. Civic Center Plaza

Maricopa, Az 85138

CITY COUNCIL MEETING:

August, 18 2020 at 7:00 p.m.

City Hall

39700 W. Civic Center Plaza

Maricopa, Az 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE

**CONTACT CASE PLANNER: Ryan Wozniak, Senior Planner, at
520-568-9098 or Ryan.Wozniak@maricopa-az.gov**