

CITIZEN PARTICIPATION REPORT

Anglin GPA

Property Location:

Northwest corner of Smith Enke Road and Green Road

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Maricopa

Case: GPA20-05

September 4 2020

Project Location

The approximately 493.71-acre Site is located at the northwest corner of Smith Enke Road and Green Road, approximately 1.5 miles west of SR-347 in the City of Maricopa, Pinal County, Arizona.



Figure 1: Project Vicinity Map

Project Summary

This Major General Plan amendment request seeks to modify the General Plan land use designation for the Site. The Property is currently being utilized as a working dairy and is designated with a mix of L (Low Density Residential), M (Medium Density Residential), MU (Mixed Use) and A (Agriculture) on the Maricopa General Plan Land Use Map. This request seeks to amend the Property's land use designation to MPC (Master Planned Community). This request to consistent and compatible with surrounding development patterns within the community and is a more suitable land use than the site's current active dairy use. See the Project Narrative for a complete description of this request.

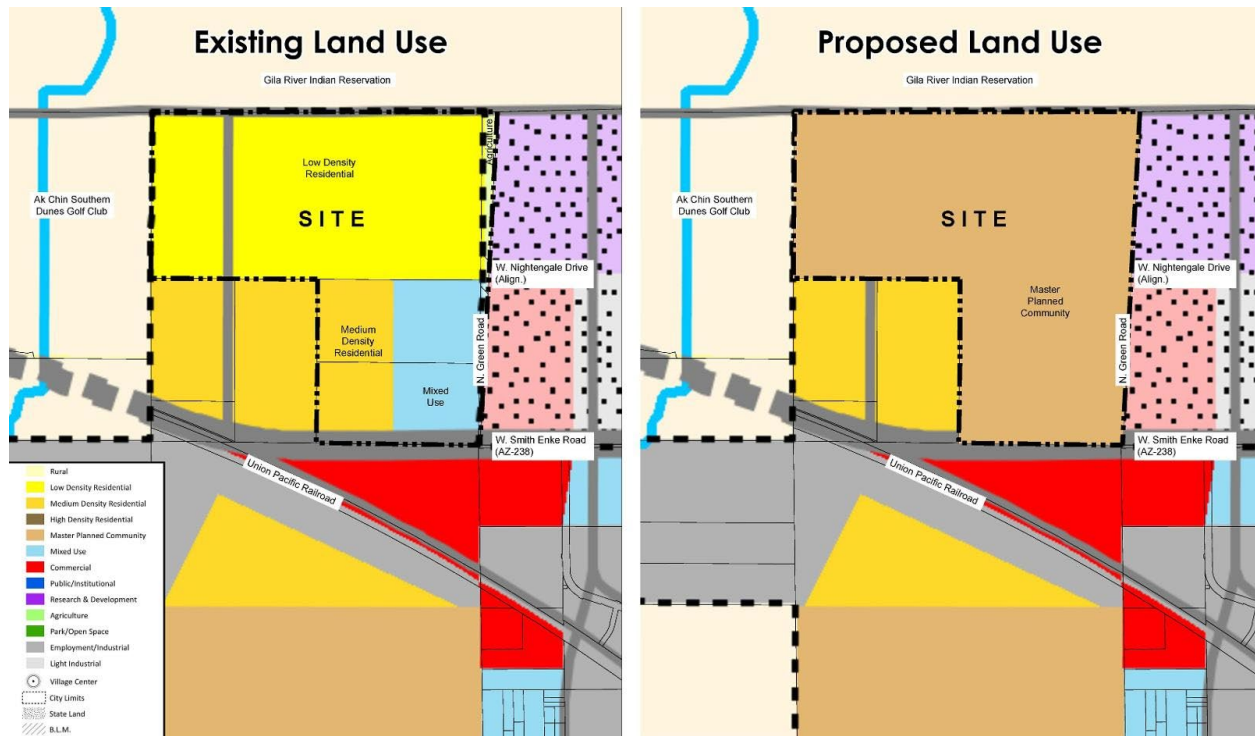


Figure 2: Existing & Proposed Land Use Map

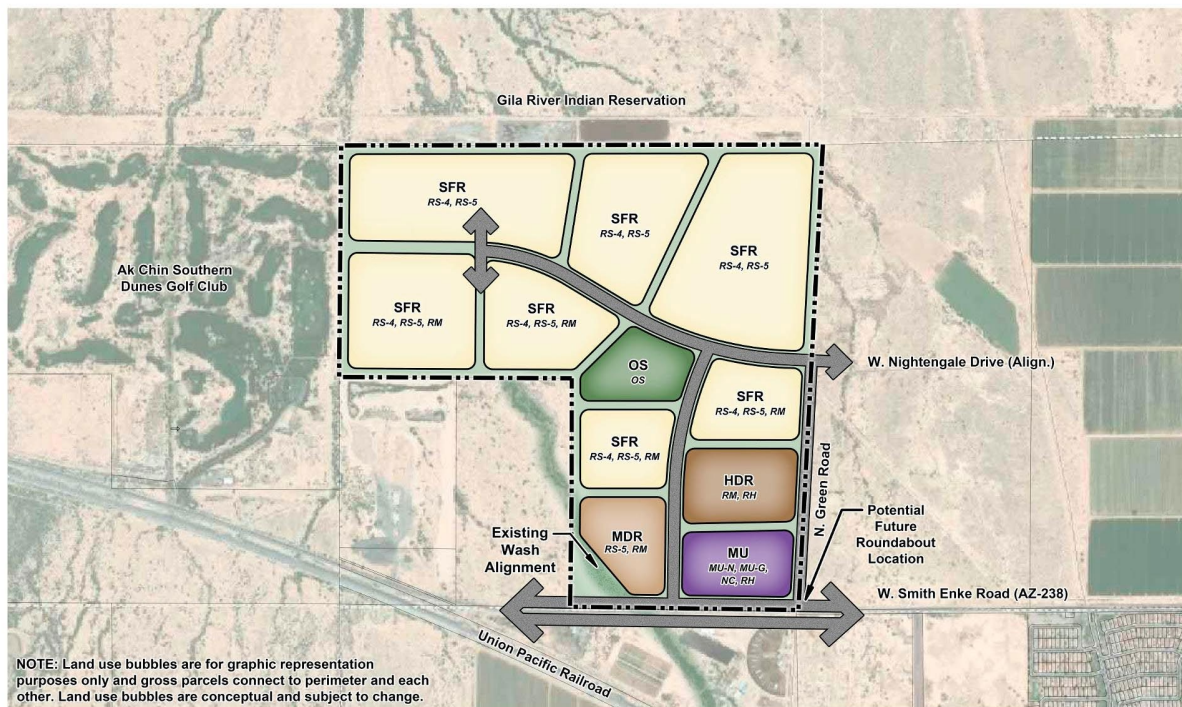


Figure 3: Conceptual Development Plan

The MCP land use district allows for a mix of land uses within the overall master planned community. While the Site will ultimately be designed based on developer needs and market conditions, it is likely to

include a set of common elements as shown in the *Conceptual Development Plan*, below. This plan has been provided to serve as a general guide for how the Site could develop under the MPC land use designation. It depicts conceptual roadway access points, circulation routes, land uses and conceptual open space areas. The Conceptual Development Plan is conceptual and subject to change, so long as the intent of the overall land use designations are maintained. Specific details of land uses, residential densities, and proposed zoning districts will be addressed during the future rezoning case.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. The development team presented the site plan and application request to area residents via a neighborhood notification and virtual neighborhood meeting. In the virtual neighborhood meeting, residents had the opportunity to view the proposed general plan amendment and voice their thoughts and concerns. A summary of the virtual neighborhood meeting is provided below.

Virtual Neighborhood Meeting

Location: Zoom Call

Date: July 30, 2020

Time: 6:00pm – 7:00pm

On July 20, 2020, members of the Development Team held the official, City-required virtual neighborhood meeting regarding the proposed project via Zoom. The meeting was held at 6:00pm. A notification letter was sent to all property owners located within 300-feet of the project Site. The letter was sent to a total of 12 adjacent parcels. Additionally, a double-sided sign was posted on the site alerting area residents of the upcoming meeting.

At this meeting, the development team presented the application request and facilitated a question and answer session where residents could ask questions and share comments regarding the request. In total, 3 community members signed on to attend and two of them requested to speak. The comments were as follows:

- **Comment #1:** What was the notification process and will the presentation be available to other residents following the meeting?
Response: *The notification process was in line with City of Maricopa notification standards. Notification letters were mailed to all property owners located within 300-feet of the site and the site was posted with a neighborhood notification sign. Additionally, the presentation slides have been uploaded to the project website which will remain live until the development application process is complete. Finally, residents will have further opportunities to participate in this application through the upcoming public hearing process for which there will be additional neighborhood notification.*

- **Comment #2:** This comment was from a representative of the property located directly southwest of the Site and expressed a desire to work together to address the drainage conditions affecting both sites as they both move toward eventual development.
Response: *The project team is very interested in working with the adjacent property owner to address these drainage conditions and looks forward to an amiable partnership as both site's develop. Contact information between the two parties was exchanged to continue discussions in the future.*
- **Comment #3:** Will this Site be impacted by the recent State Legislature legislation related to the Lower Santa Cruz Valley Authority?
Response: *The project team was unaware of this legislation and will look into whether it's relevant to the site.*

Overall, the virtual neighborhood meeting seemed to go smoothly, and residents had the opportunity to participate and voice their comments. The project team appreciated the opportunity to present the application to our neighbors.

Maricopa Unified School District

The project is located within the boundaries of the Maricopa Unified School District. The project team has reached out to the Maricopa Unified School District notifying them of the project and is looking forward to hearing back and collaborating on this application.

Sign Posting

A neighborhood notification sign was posted on the site on July 15, 2020. The sign included information about the application request, the case number, and information regarding the upcoming neighborhood meeting. The sign posting conformed to City of Maricopa notification requirements. The sign was updated on August 26, 2020 to include the confirmed Planning & Zoning and City Council hearing dates.

Newspaper Posting

In accordance with City of Surprise requirements, a notice of the application and upcoming public hearings was posted in two local newspapers of record. The notice was posted in the Casa Grand Dispatch on Thursday, August 27 and was posted in the Maricopa Monitor on Monday, September 1. See the newspaper posting affidavit attached.

Attachments

Attachment A: *300-Foot Notification List*

Attachment B: *300-Foot Notification Map*

Attachment C: *Notification Letter*

Attachment D: *Neighborhood Meeting PowerPoint Presentation*

Attachment E: *Affidavits of Sign Posting*

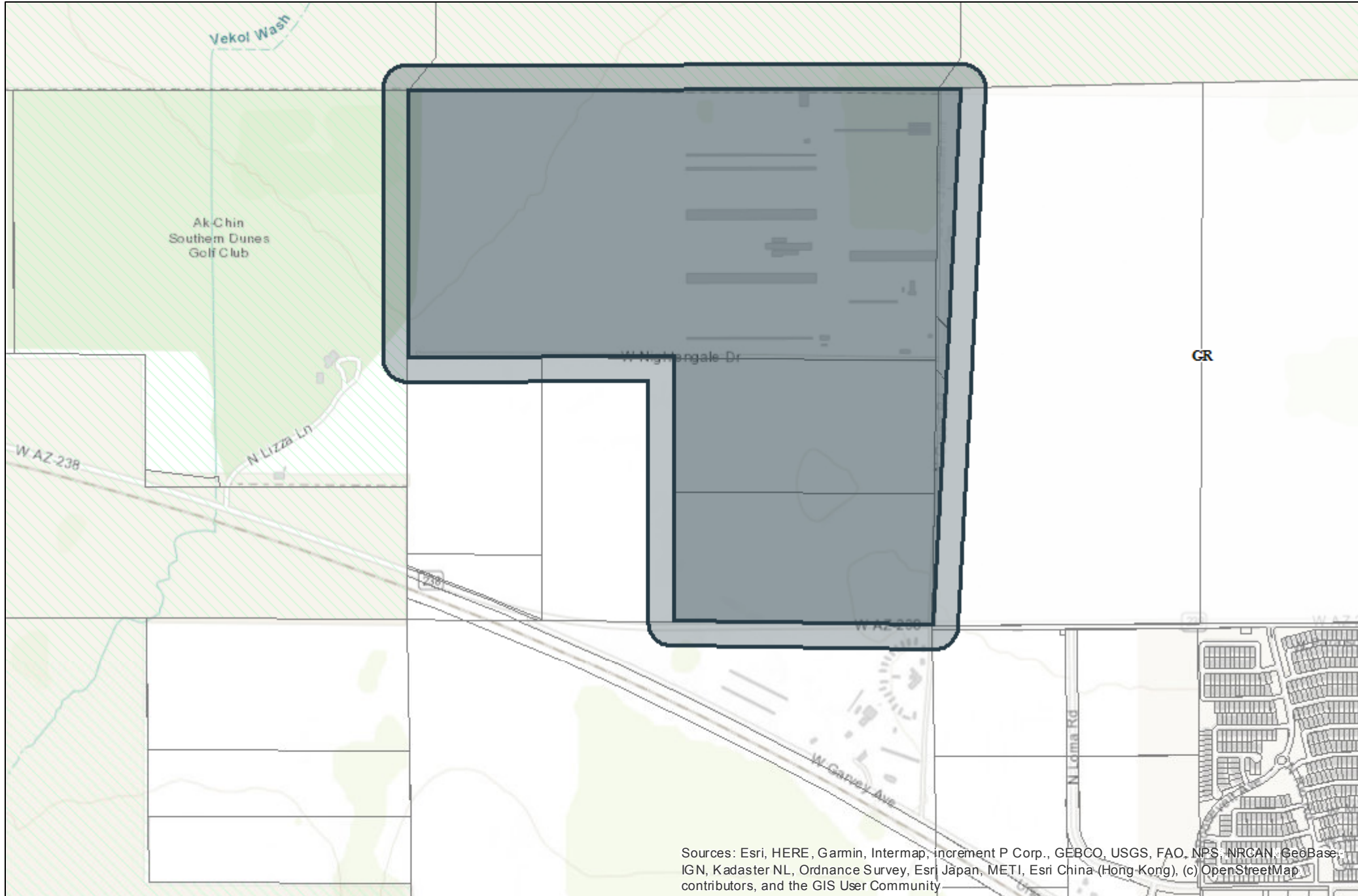
Attachment F: *Affidavit of Newspaper Posting*

Attachment A
300-Foot Notification List

Anglin GPA - 300' Notification List

| Parcel Identification Number | First Owner Name | Address | City | State | Zip |
|------------------------------|--|-----------------------|----------|-------|-------|
| 510150060 | DA HOLDINGS LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 51015003A | DRA FAMILY LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 51015002C | ANGEL INVESTORS LLC | PO BOX 82545 | Lincoln | NE | 68501 |
| 51015002F | ANGEL INVESTORS LLC | PO BOX 82545 | Lincoln | NE | 68501 |
| 51015003B | DRA FAMILY LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 51012035C | DRA FAMILY LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 51012035B | DRA FAMILY LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 51012035A | DRA FAMILY LLC | 22292 N GREEN RD | Maricopa | AZ | 85139 |
| 510120040 | HOGENES AL & BARBARA CO-TRS | PO BOX 570 | Maricopa | AZ | 85139 |
| 510127010 | State Land | | | | |
| 51017003D | SANTA CRUZ LAND & DEV LLC | 6849 E COUNTY 9 1/2 S | Yuma | AZ | 85365 |
| 51012002B | USA TR FOR AK-CHIN INDIAN COMM OF MARICOPA | 2600 N CENTRAL AVE | Phoenix | AZ | 85004 |

Attachment B
300-Foot Notification Map



Attachment C
Neighborhood Notification Letter



Re: Case# GPA20-05 - Anglin GPA. This Site is generally located at the northwest corner of Smith Enke Road and Green Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by RVI Planning + Landscape Architecture for a Major General Plan Amendment at the above mentioned property. The meeting dates in regards to this request are as follows:

Virtual Neighborhood Meeting

Thursday, July 30th

6:00 p.m.

Instructions for access to the Virtual Neighborhood Meeting: The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser. To access the meeting, navigate to the Project website: <https://bit.ly/3dYseWl>. For special accommodations for attending the Neighborhood Meeting, contact Ryan Wozniak at (520) 316-6933.

Once on the webpage, scroll down to the Virtual Neighborhood Meeting Info section. From there you will see a link to access the Virtual Neighborhood Meeting. Please note, to access the meeting, you will be required to register (similar to signing-in for a typical neighborhood meeting). The meeting registration information will be shared with the City and also used to keep you informed of future meetings and hearings. At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Planning and Zoning Commission Hearing #1

Monday, September 14 @ 6:00 p.m.

City Hall

39800 W. Civic Center Plaza

Maricopa, AZ 85138

Planning and Zoning Commission Hearing #2

Monday, September 28 @ 6:00 p.m.

Location: To be determined

City Council Hearing

Tuesday, October 20 @ 6:00 p.m.

City Hall

39800 W. Civic Center Plaza

Maricopa, AZ 85138

According to the Pinal County Assessor's 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 myself at (616) 446-7866 or at avos@rviplanning.com. You may also contact City of Maricopa Senior Planner, Ryan Wozniak, at (520) 568-9098. You can also email him at ryan.wozniak@maricopa-az.gov, subject: *Case # GPA20-05, Anglin GPA*.

Please access the project website at <https://bit.ly/AnglinGPA> to view the project narrative, conceptual land use plan, and exhibits.

Please note the City Council holds a work session prior to the afore mentioned 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 additional 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,

Annie Vos

RVi Planning + Landscape Architecture

Attachment D
Neighborhood Meeting PowerPoint Presentation

Virtual Neighborhood Meeting

July 30, 2020

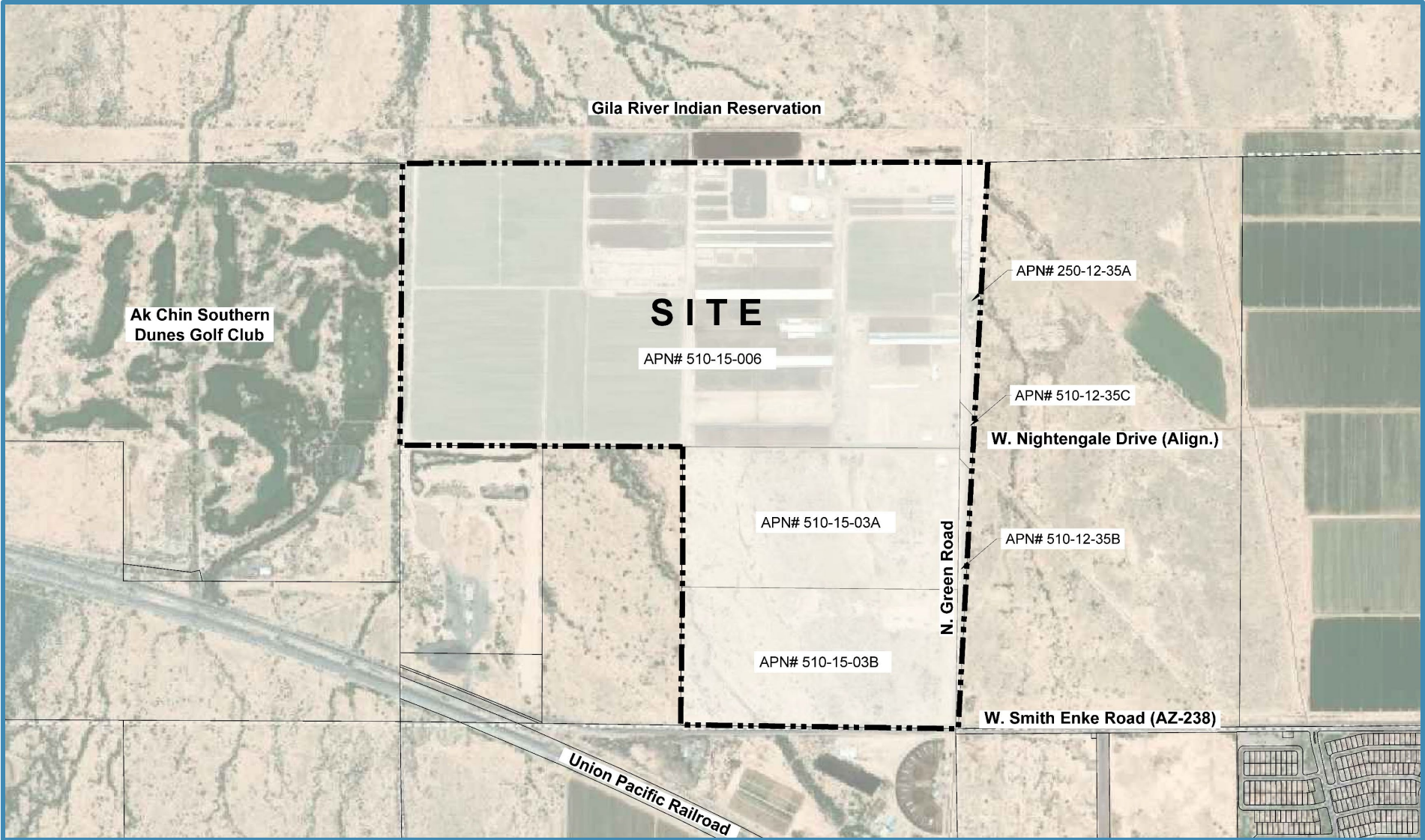
Anglin GPA, City of
Maricopa

MAJOR GENERAL
PLAN AMENDMENT,
CASE #: GPA20-05



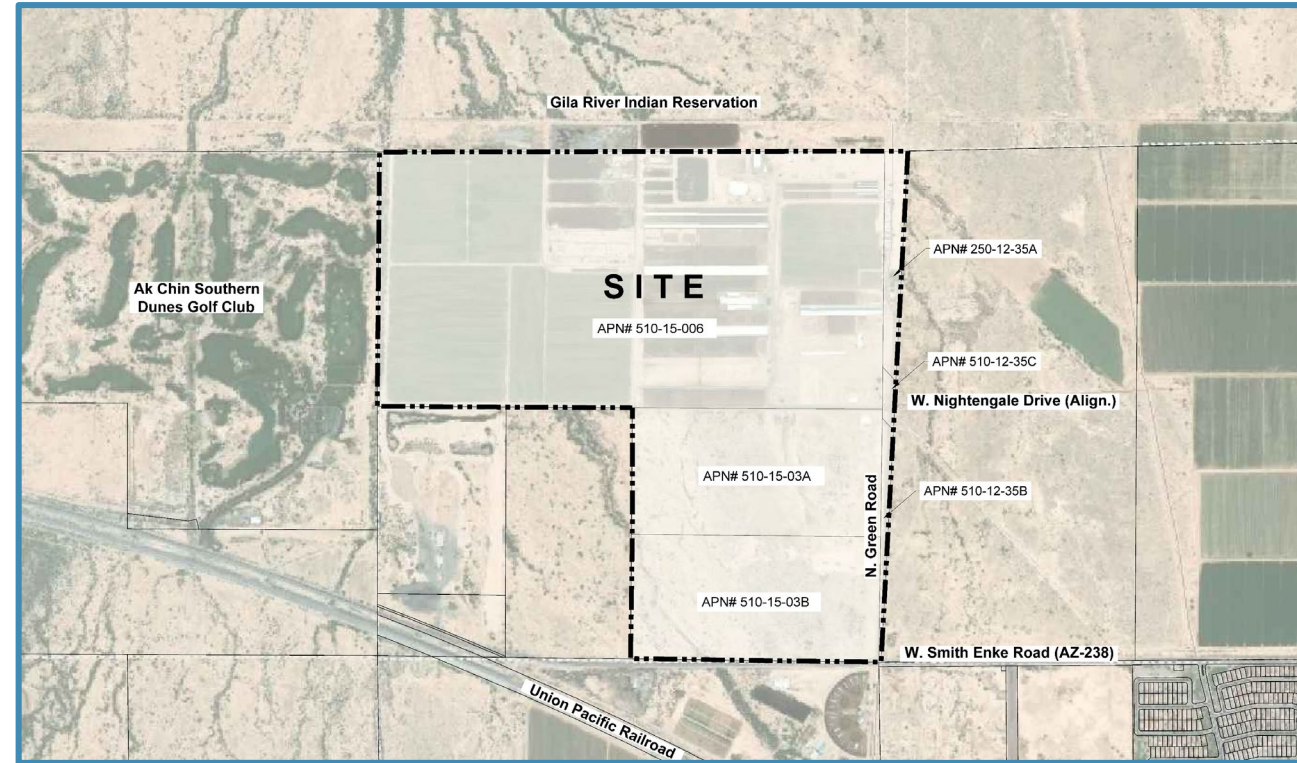
Open the Outdoors

Site Location



Development Request

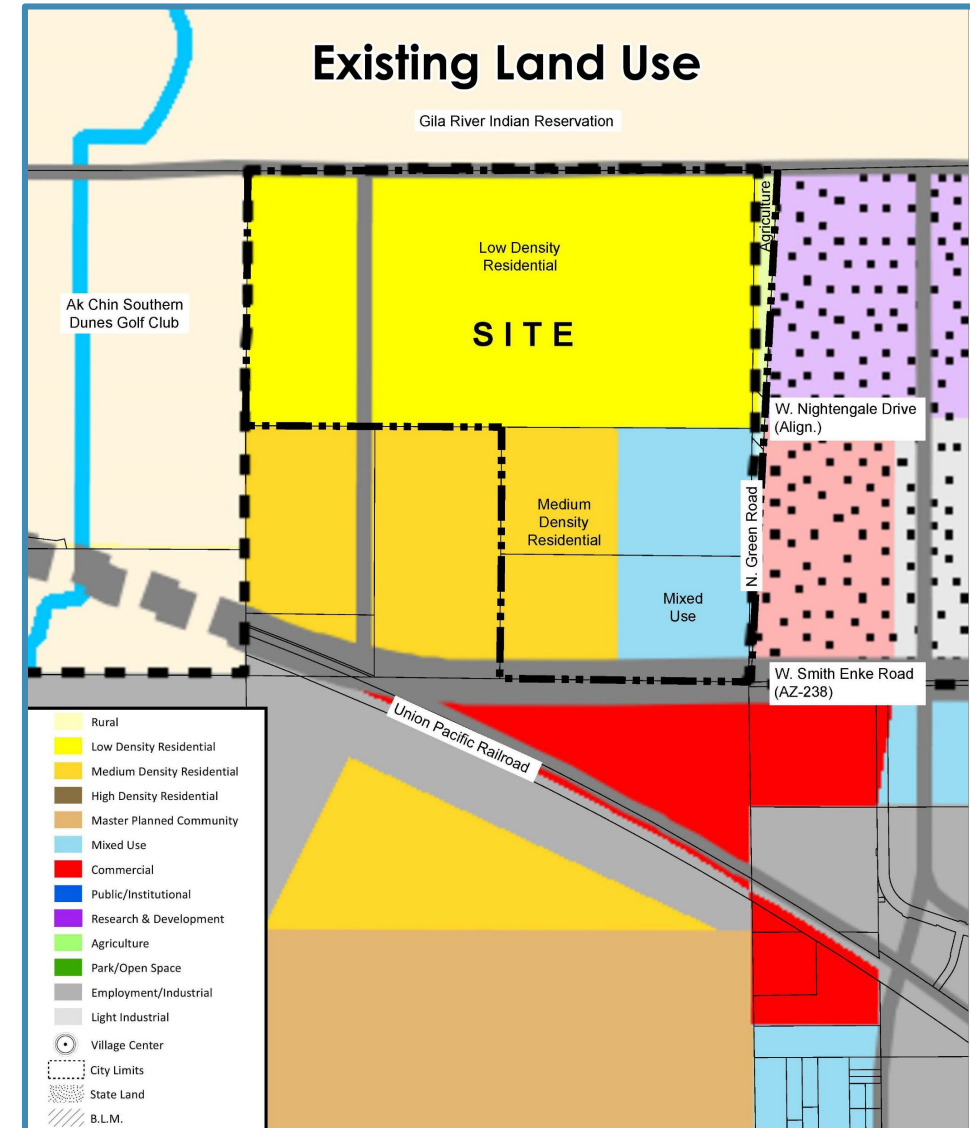
- General Plan Amendment
 - Amend the Site's land use designation to support the transition of the Site from its current use as a dairy and farming operation to a mixed-use master planned development that will include a mix of residential densities and that will also allow for supporting mixed-use land uses as warranted.



Existing Land Use Designations

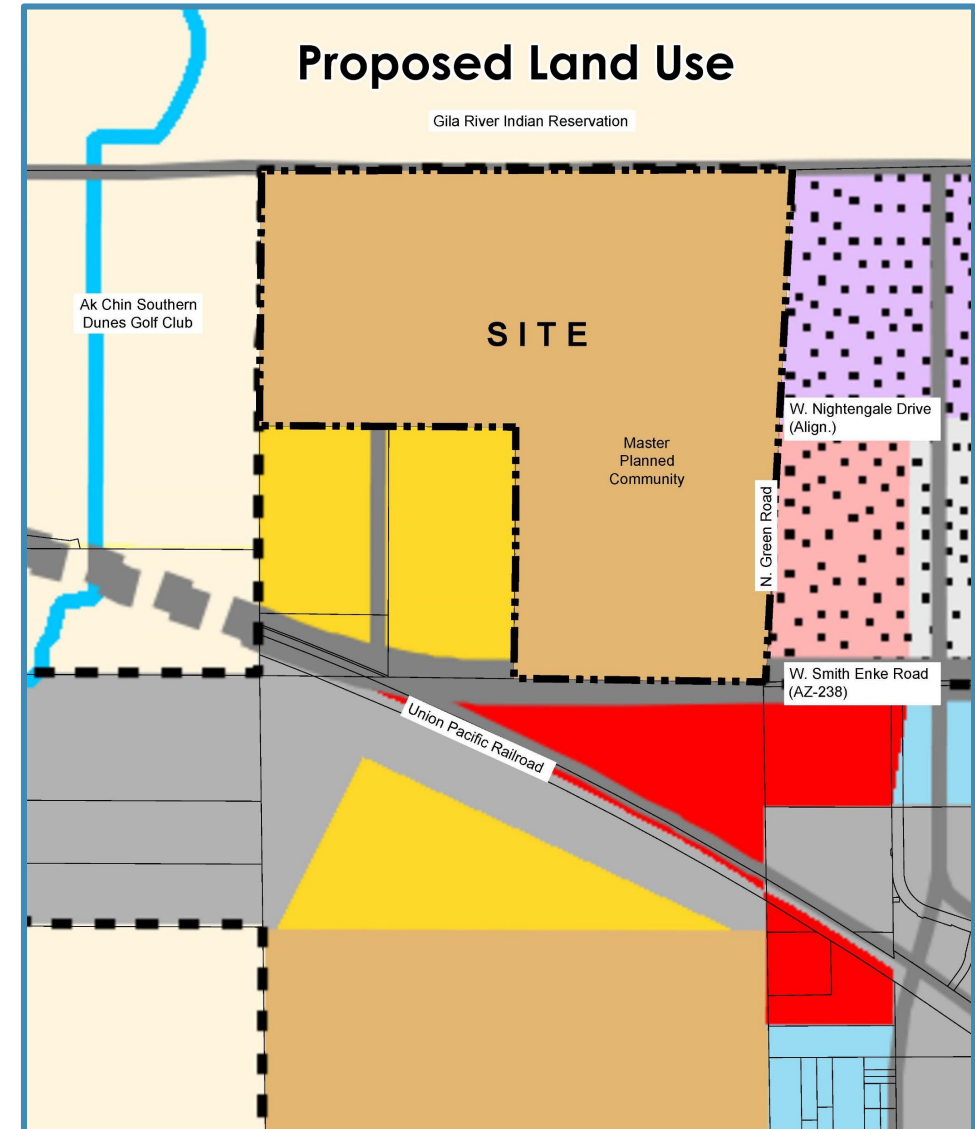
- Existing Land Use Designations

- 329 Acres – Low Density Residential (2 du/ac)
- 79 Acres – Medium Density Residential (2-6 du/ac)
- 79 Acres – Mixed Use (8+ du/ac)
- 6-Acres – Agriculture (1 du/ac)

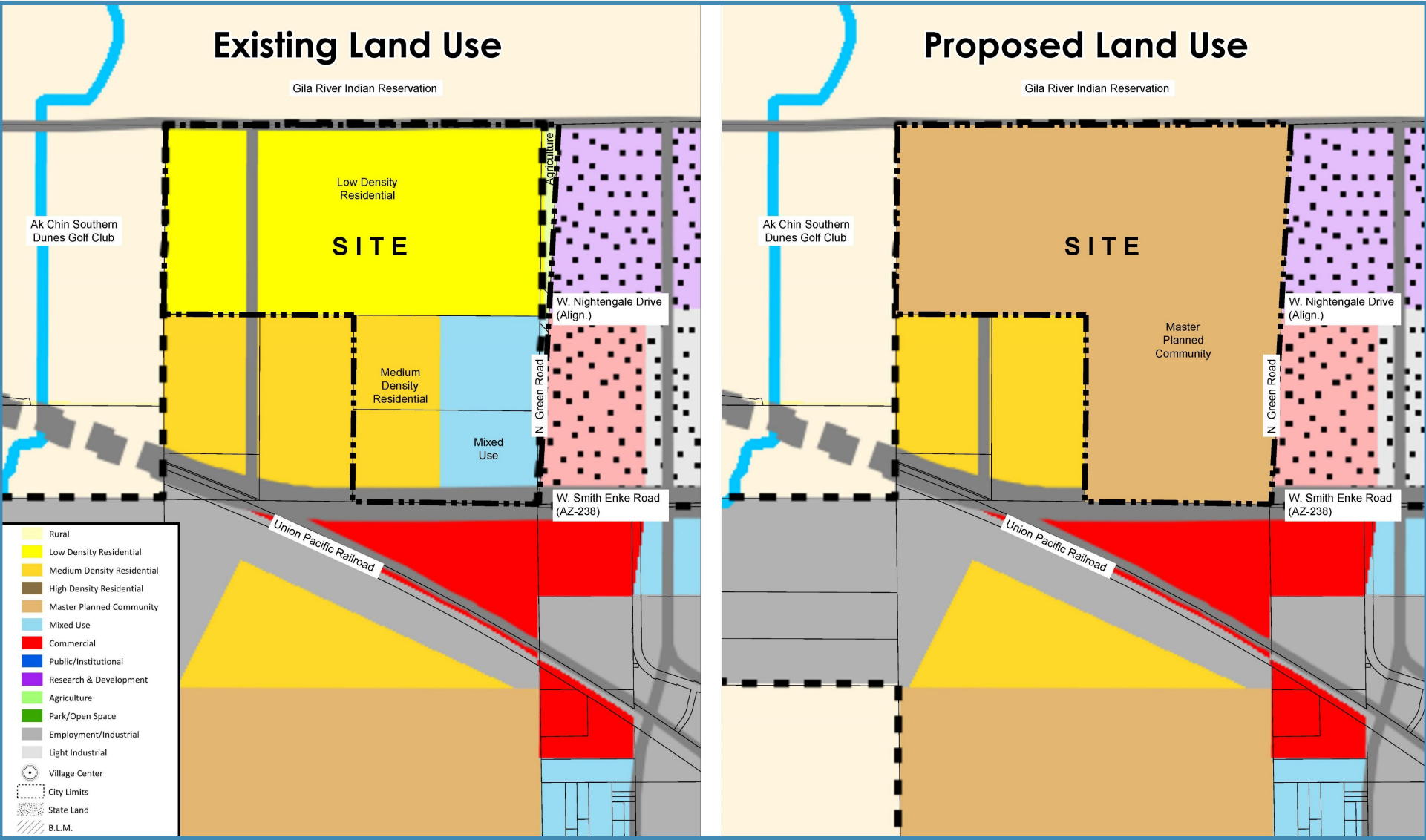


Proposed Land Use Designations

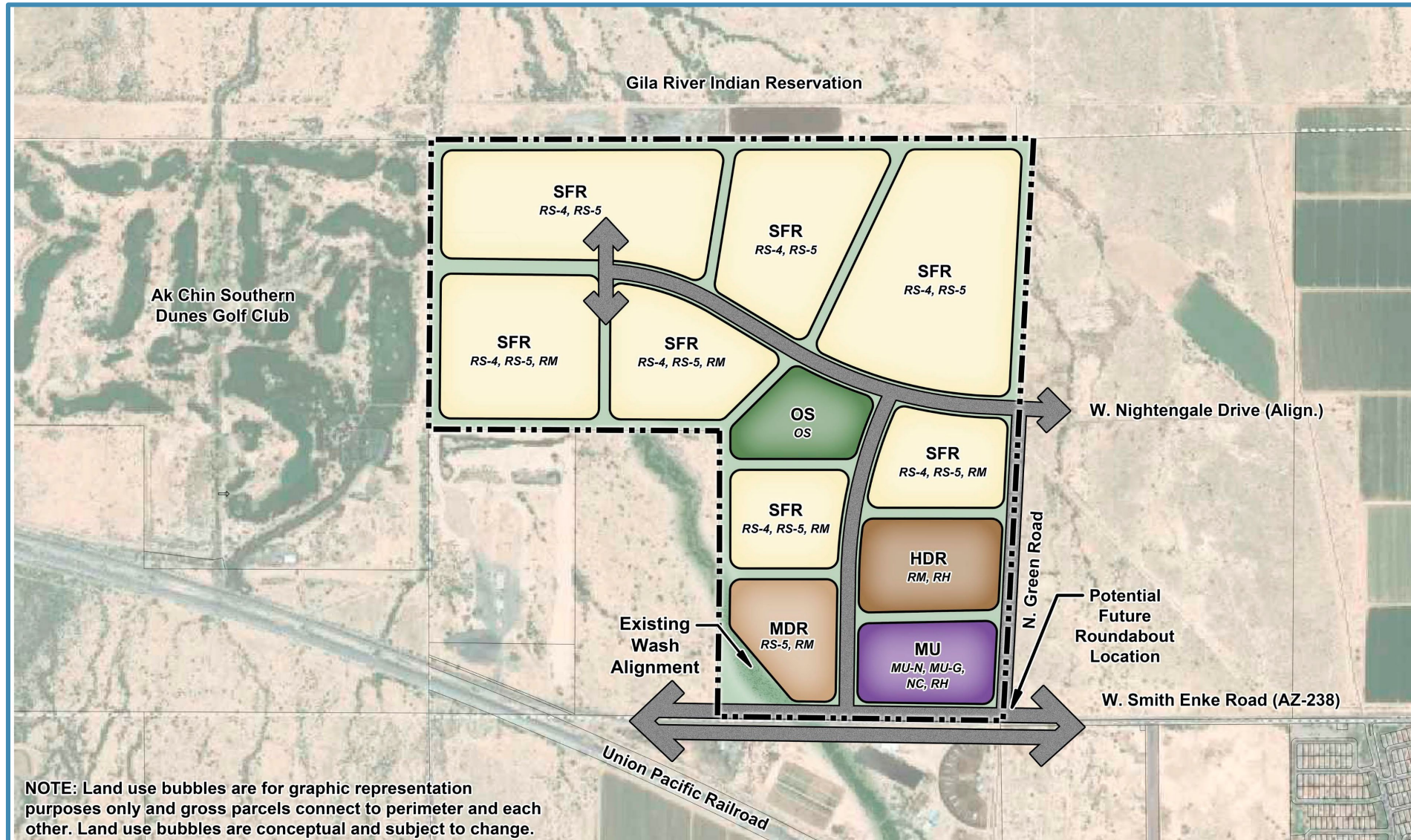
- **Proposed Land Use Designation**
 - 493 Acres – Master Planned Community (3-10 du/ac)
 - The Master Planned Community designation provides for large-scale master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents.
 - The MPC district allows for master planned communities that take a wholistic view of the Site providing for comprehensive pedestrian and vehicular circulation, open space, infrastructure, and land use plans to guide development across the Site.



Existing and Proposed General Plan Land Use

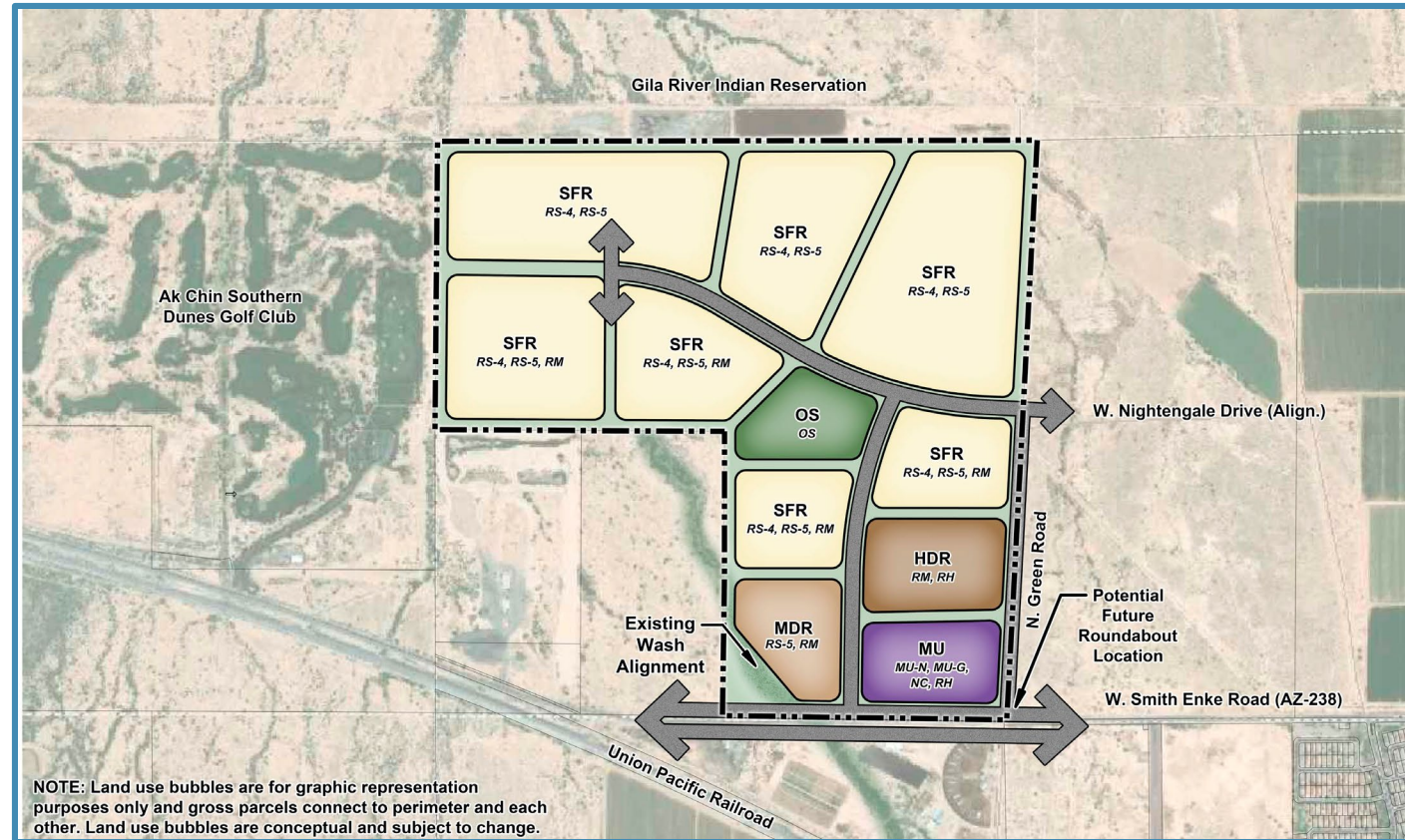


Conceptual Development Plan



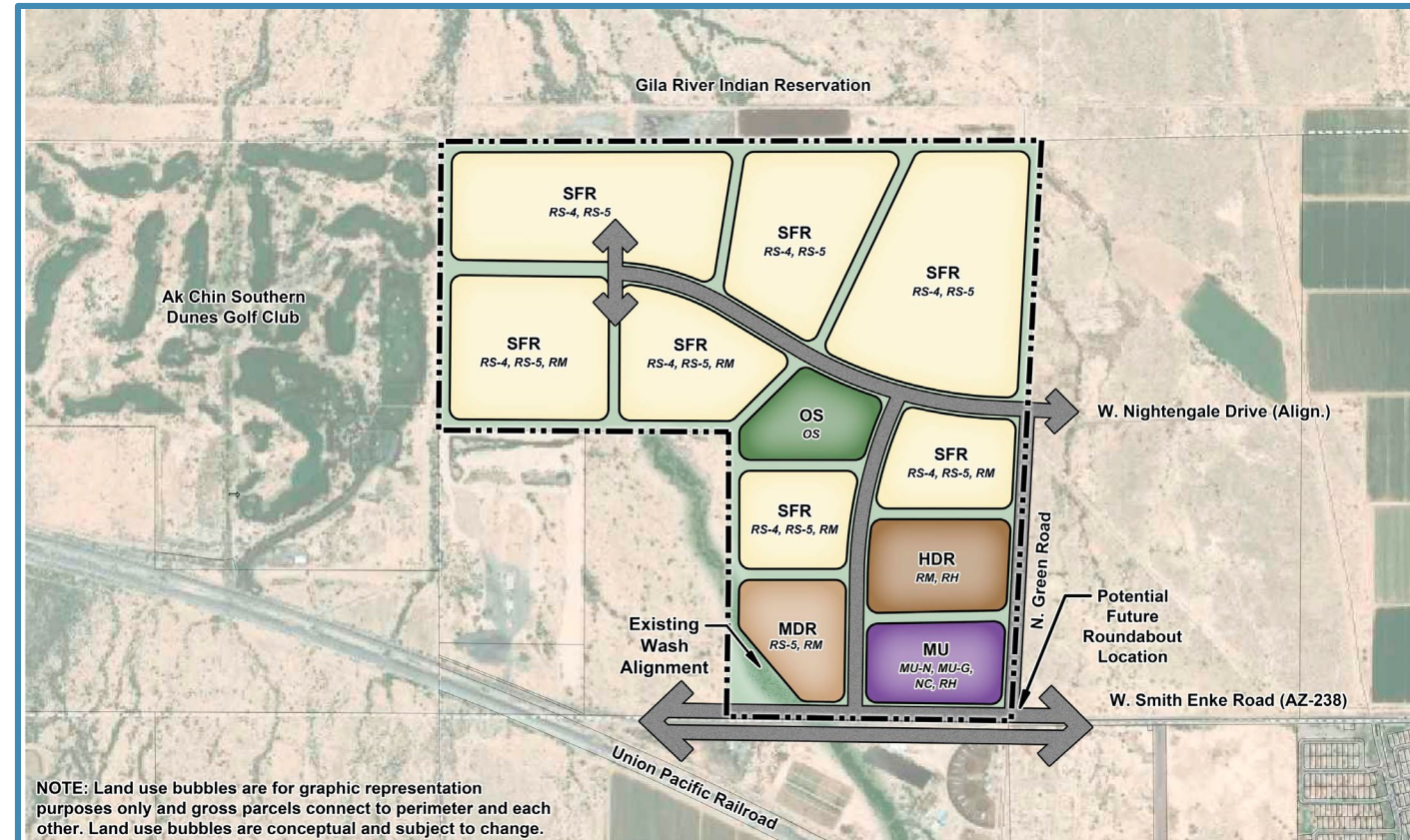
Conceptual Development Plan

- **SFR (Single-Family Residential)** – RS-4, RS-5, RM
 - **MDR (Medium-Density Residential)** – RS-5, RM
 - **HDR (High-Density Residential)** – RM, RH
 - **MU (Mixed-use)** – MU-N, MU-G, NC, RH
 - **OS (Open Space)** – OS
-
- Anticipated overall density: 4-5 du/ac
 - Future development of the Site under the MPC designation will include circulation, open space, and infrastructure improvements as required with the City. These improvements will help to encourage additional development within this area as the City continues to grow and expand.



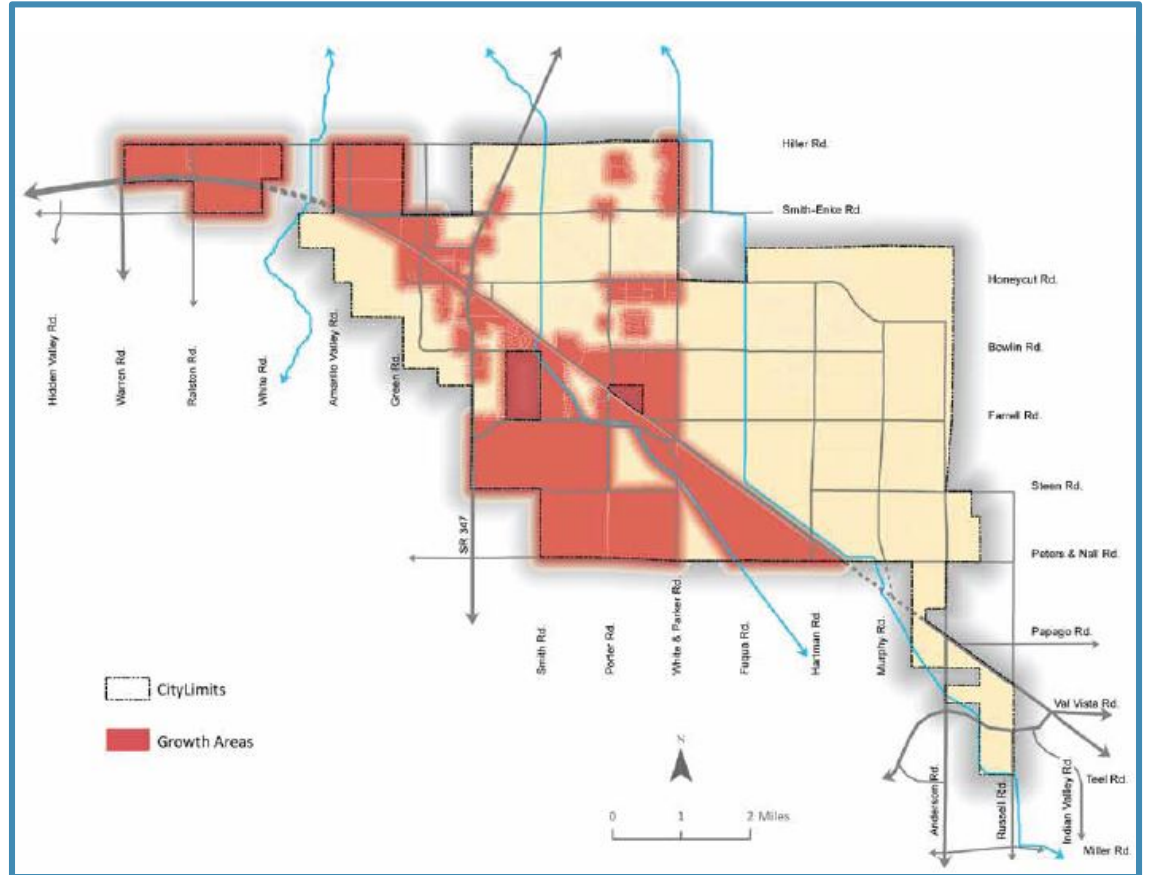
General Plan Conformance

- Goal B.4: “*Minimize Conflicts Between Uses*”
 - The Site’s current use as a dairy is not conducive to future development surrounding the Site.
 - The Conceptual Development Plan has been designed to establish more compatible land uses and to ensure a compatible transition of land uses across the Site.



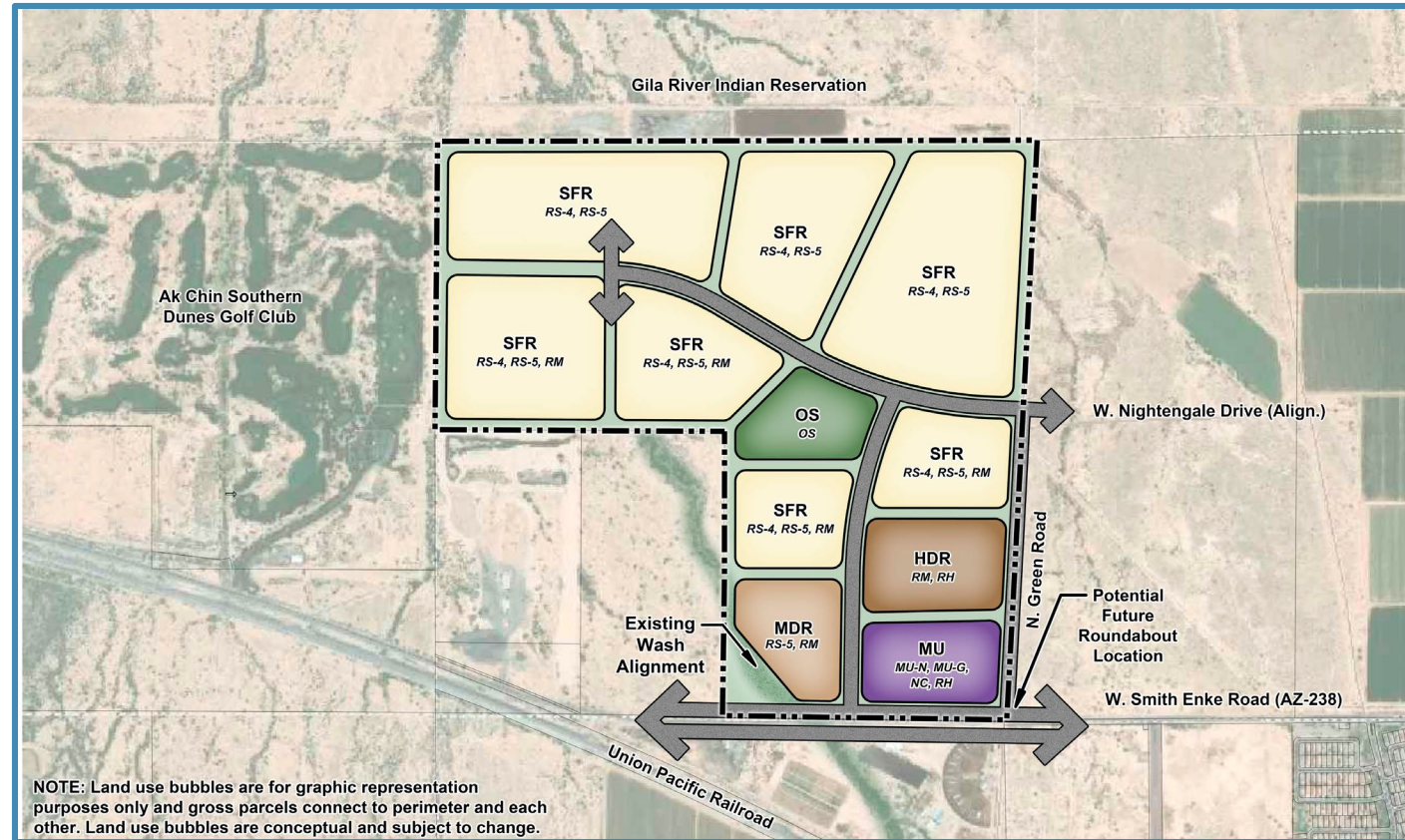
General Plan Conformance

- Objective A2.1: “*Growth Areas*”
 - The Growth Area element of the General Plan identifies underutilized areas where future development is encouraged to occur.
 - With a combination of residential and mixed-use land uses planned for the Site, this application meets the intent of this objective.



General Plan Conformance

- Goal B1.3: “Encourage Mixed-Use Development”
 - With approximately 20-acres of mixed-use area strategically located at the primary intersection of Smith Enke Road and Green Road , this request supports the goals and objectives of this section of the General Plan.



Stay Involved

■ Upcoming Hearings Dates

- **P&Z Commission Public Hearing #1:** Monday, September 14
- **P&Z Commission Public Hearing #2:** Monday, September 28
- **City Council Public Hearing:** Tuesday, October 20

■ Project Contacts

- **RVi Planning + Landscape Architecture:** Annie Vos, (480) 994-0994 or avos@rviplanning.com
- **City of Maricopa Planning & Development:** Ryan Wozniak, (520) 316-6933 or Ryan.Wozniak@maricopa-az.gov



Attachment E
Affidavits of Sign Posting

GENERAL PLAN AMENDMENT

City of Maricopa - Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 493.71-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF SMITH ENKE ROAD AND GREEN ROAD FROM A MIX OF LDR (LOW DENSITY RESIDENTIAL), MDR (MEDIUM DENSITY RESIDENTIAL), MU (MIXED USE) & A (AGRICULTURE) TO MPC (MASTER PLANNED COMMUNITY) TO ALLOW FOR THE DEVELOPMENT OF A MASTER PLANNED COMMUNITY ON THE SITE.

CASE NUMBER: GPA20-05

VIRTUAL NEIGHBORHOOD MEETING

Thursday, July 30th @ 6:00pm

ACCESS VIA THE PROJECT WEBSITE:

[HTTPS://bit.ly/AnglinGPA](https://bit.ly/AnglinGPA)

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER:**

RYAN WOZNAK, SENIOR PLANNER
(520)-316-6933
RYAN.WOZNAK@MARICOPA-AZ.GOV

PLANNING & ZONING

COMMISSION HEARING #1:

Monday, September 14th @ 6:00 pm
City Hall 39800 W. Civic Center Plaza
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING #2:

Monday, September 28th @ 6:00 pm
LOCATION TBD

CITY COUNCIL HEARING

Tuesday, October 20th @ 6:00 pm
City Hall 39800 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date: 7/15/2020

7/15/20 07:00:19

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA20-05, located at Northwest corner of Smith Enke Road and Green Road , on July 15th, 2020.

See attached photo exhibit.

For applicant:

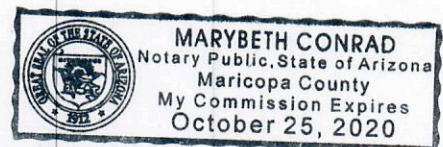
Dynamite Signs, Inc.
Sign Company Name
Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 15th day of July 2020 by
Maria Hitt.

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

Marybeth Conrad
Notary Public

My Commission expires: 10.28.20



GENERAL PLAN AMENDMENT

City of Maricopa - Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 493.71-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF SMITH ENKE ROAD AND GREEN ROAD FROM A MIX OF LDR (LOW DENSITY RESIDENTIAL), MDR (MEDIUM DENSITY RESIDENTIAL), MU (MIXED USE) & A (AGRICULTURE) TO MPC (MASTER PLANNED COMMUNITY) TO ALLOW FOR THE DEVELOPMENT OF A MASTER PLANNED COMMUNITY ON THE SITE.

CASE NUMBER: GPA20-05

VIRTUAL NEIGHBORHOOD MEETING

Thursday, July 30th @ 6:00pm

ACCESS VIA THE PROJECT WEBSITE:

[HTTPS://bit.ly/AnglinGPA](https://bit.ly/AnglinGPA)

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER:**

RYAN WOZNAK, SENIOR PLANNER
(520)-316-6933
RYAN.WOZNAK@MARICOPA-AZ.GOV

PLANNING & ZONING

COMMISSION HEARING #1:

Monday, September 14th @ 6:00 pm
City Hall 39800 W. Civic Center Plaza
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING #2:

Monday, September 28th @ 6:00 pm
LOCATION Copper Sky Meeting Room
44345 M.L.K. Jr. Boulevard
Maricopa, AZ 85138

CITY COUNCIL HEARING

Tuesday, October 20th @ 7:00 pm
City Hall 39800 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date: 7/15/2020

8/26/20 14:22:16

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA20-05, located at Northwest corner of Smith Enke Road and Green Road, on August 26th, 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 26th day of August 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

Attachment F
Affidavit of Newspaper Posting

STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication

Newspaper Notice
Notice of Upcoming
Public Hearings
Anglin GPA, Case # GPA20-05
Planning and Zoning Commission
Hearing #1
Monday, September 14
@ 6:00 p.m.
Location: City Hall
39800 W. Civic Center Plaza
Maricopa, AZ 85138
Planning and Zoning Commission
Hearing #2
Monday, September 28
@ 6:00 p.m.
Location:

Copper Sky Meeting Room
44345 M.L.K. Jr. Boulevard
Maricopa, AZ 85138
City Council Hearing
Tuesday, October 20 @ 7:00 p.m.
Location: City Hall
39800 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meet-
ings, a PUBLIC HEARING will be
held at the above stated date,
time, and location.

DA Holdings, LLC, represented by
RVI Planning + Landscape Archi-
tecture, is proposing a General
Plan amendment to allow for a
master planned community on the
site generally located at the north-
west corner Smith Enke Road
(AZ-238) and Green Road.

The Planning and Zoning Division
is processing this proposal in ac-
cordance to the Zoning Code as a
Major General Plan Amendment.
Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are wel-
come and if received prior to the
meeting will be included in the
public record. All comments or
appeals should be sent in a writ-
ten form to the Planning and Zon-
ing Division, Attn: Ryan Wozniak
at 39700 W. Civic Center Plaza,
Maricopa, AZ 85138 or by email
at ryan.wozniak@maricopa.gov.
Please include your name, ad-
dress, telephone number and sig-
nature. For questions, contact the
Planning and Zoning Division at
(520) 568-9098.

Please access the project website
at <https://bit.ly/AnglinGPA> to view
the project narrative, conceptual
land use plan, exhibits and to find
the most up to date public hearing
information.

No. of publications: 1; date of
publication: Aug. 27, 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 ONE issues.
The publications thereof having been on the following dates:

08/27/2020

CASA GRANDE DISPATCH

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

Sworn to before me this 28th
day of August A.D., 2020

[Signature]

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

