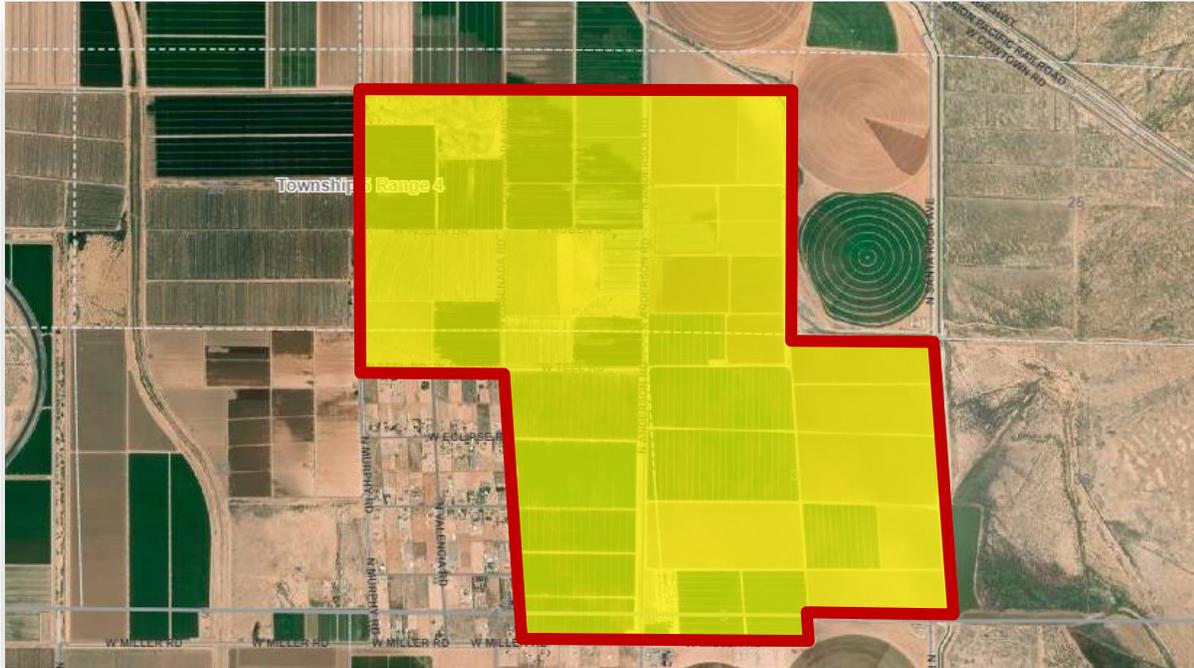


# Santa Cruz Ranch

*A Master Planned Community*



## **Citizen Participation Plan (CPP)**

**Request for MGPA 21-03, a Major General Plan Amendment for a Master Planned Community Land Use Designation on Approx. 1,886 Acres**

**Generally located at the SWC of Murphy and Val Vista Road Alignments**

**SUBMITTED TO:**

**City of Maricopa Planning and Zoning Division**

**PREPARED BY:**

**Iplan Consulting**

**July 16, 2021**

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## **NARRATIVE – CITIZEN PARTICIPATION PLAN**

Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment request pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. As required the City of Maricopa’s Zoning Ordinance, public outreach and notification regarding our major General Plan Amendment is organized through the creation of a “Citizen Participation Plan”. The plan has been specifically modeled after the City’s “Citizen Participation Guide” for land use changes, last amended in March of 2021 as well as the City’s “GPA Major Amendment Schedule 2021”.

This CPP outlines the development team’s steps to inform property owners, residents, and the general community of our intent to create the Santa Cruz Ranch Master Planned Community. The CPP’s components include the following steps taken to encourage community involvement and input for the City’s evaluation of our proposed land use and rezoning requests:

- 1) Notification letters will be mailed to all property owners within 600’ of the subject property a minimum of 15 calendar days prior to the neighborhood meeting. This notification letter will include project information, property map and meeting/hearing dates and locations. Due to the large size of this property and its expected build out over several years, it is anticipated that many components of future development within the larger Santa Cruz Ranch Master Planned Community will be subject to additional reviews and approvals.
- 2) 600’ Radius Map – This has been generated using Geographic Information System (GIS) Maps available from Pinal County.
- 3) List of all property owners that will be contacted with the notification letters. This list shall include the property owner(s) name, Assessor’s Parcel Number, and tax billing address with information retrieved from the Pinal County Assessor’s website. The City’s case planner, at their discretion, may require additional notifications should they be found necessary.
- 4) Newspaper notices of the proposed major General Plan Amendment shall be provided in both the Casa Grande Dispatch and Maricopa Monitor. The proposed newspaper posting draft is included in this plan.
- 5) The property will require four physical sign postings due to its relatively large size. An aerial map indicating proposed sign locations is provided with this plan, along with the proposed sign template, with meeting/hearings location/times/dates information. The 24”x36” signs will be manufactured, installed, and ultimately removed (following City Council action on the case) by a professional sign company. The city planner assigned to this request will approve the proposed sign template/verbiage and proposed locations prior to installation of the signs.



## NOTICE OF NEIGHBORHOOD NOTIFICATION

**RE: CASE NUMBER: MGPA 21-03**  
**PROJECT NAME: SANTA CRUZ RANCH MASTER PLANNED COMMUNITY**  
**LOCATION: GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MURPHY AND VAL VISTA ROAD ALIGNMENTS, BOTH WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS AS WELL AS AN AREA OF UNINCORPORATED PINAL COUNTY ANTICIPATED TO BE ANNEXED INTO CITY LIMITS.**

Dear Property Owner,

An application has been filed with the City of Maricopa by Iplan Consulting, on behalf of W Holdings, for a Major General Plan Amendment for a project known as the Santa Cruz Ranch Master Planned Community. An area map and narrative of the request has been provided with this letter for additional information regarding this request. The meeting dates in regard to this request is as follows:

### NEIGHBORHOOD MEETING

**Date/Time: August 26, 2021 @ 7:00pm**  
**Location: Maricopa Public Library – Redwood Rm. A**  
**18160 N. Maya Angelou Drive**  
**Maricopa, AZ 85138**

#### PLANNING AND ZONING COMMISSION: 1<sup>ST</sup> PUBLIC HEARING

Date/Time: September 27, 2021 @ 6:00pm  
 Location: City Hall  
 39700 W. Civic Center Plaza  
 Maricopa, AZ 85138

#### PLANNING AND ZONING COMMISSION: 2<sup>ND</sup> PUBLIC HEARING – DISCUSSION/ACTION

Date/Time: October 25, 2021 @ 6:00pm  
 Location: City Hall  
 39700 W. Civic Center Plaza  
 Maricopa, AZ 85138

#### CITY COUNCIL: PUBLIC HEARING AND ACTION

Date/Time: November 15, 2021 @ 7:00pm  
 Location: City Hall  
 39700 W. Civic Center Plaza  
 Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600' of the property under consideration. In order to better inform you of the public meetings/hearings schedule 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 any of the meetings. All letter and emails received regarding this matter will become part of the public record for this request. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at (520) 568-9098 or via email at [rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov) and ensure to include the Case # GPA 21-03 and project name "Santa Cruz Ranch" in your email's "Subject" line.

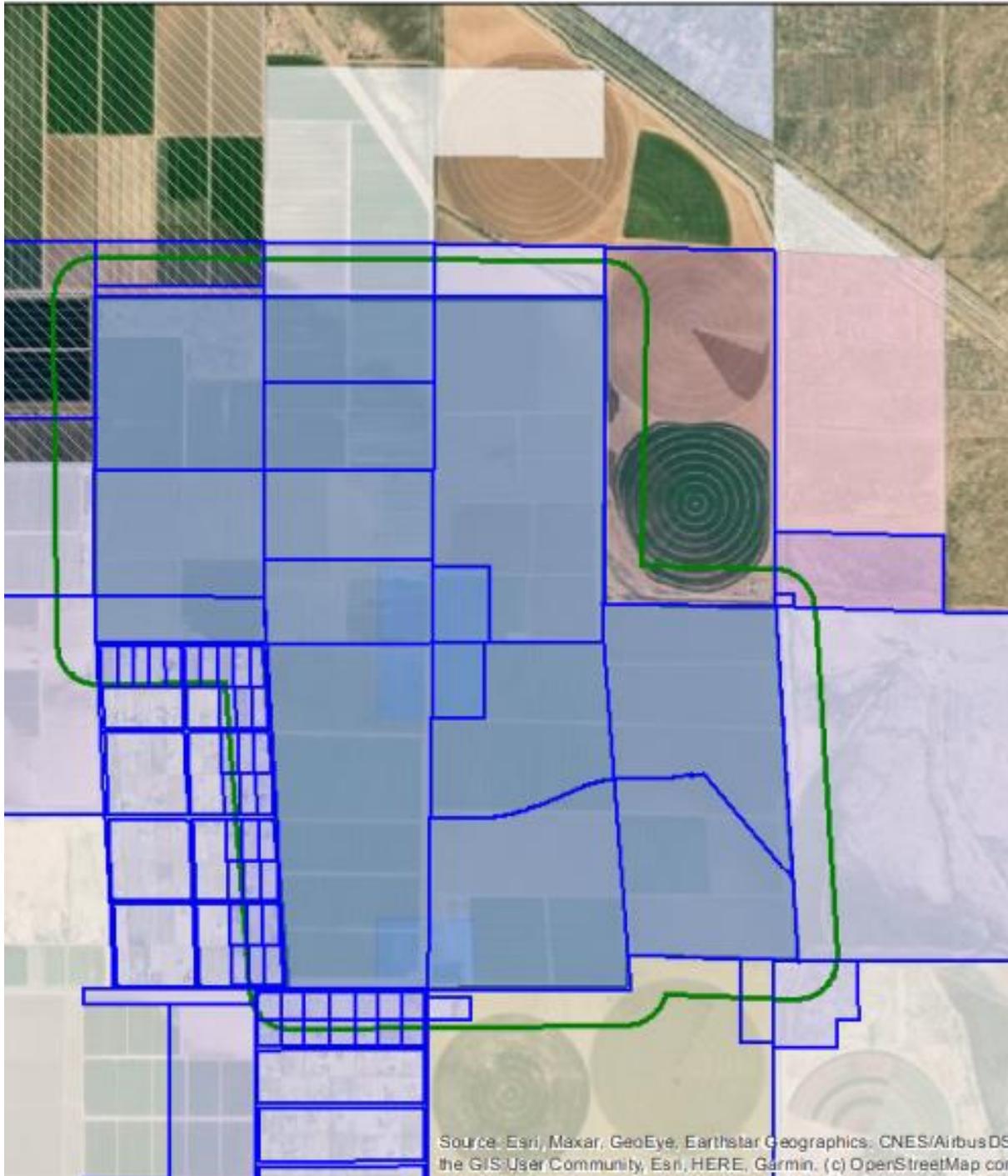
Sincerely,

Greg Davis  
 Iplan Consulting



## **600' RADIUS MAP OF PROPERTIES TO BE CONTACTED**

### Community Development Status Viewer





## LIST OF PROPERTY OWNERS WITHIN 600'

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VICENCIA FARMS LLC  
34621 W LA BREA  
MARICOPA, AZ 85139

EVANS FRANK W & MARY A  
7010 W APPALOOSA TRL  
COOLIDGE, AZ 85128

B & S M3 LLC  
5445 E VIA BUENA VIS  
PARADISE VALLEY, AZ 85253

ANDERSON RUSSELL LLC  
14555 N SCOTTSDALE RD STE ...  
SCOTTSDALE, AZ 85254

OGLE LARRY P & DONNA A  
33754 W SOLANA DR  
STANFIELD, AZ 85172

RUSSELL & TEEL FIRST MORT...  
7934 W BANFF LN  
PEORIA, AZ 85381

MIDWAY FLOOD CONTROL DIS...  
1115 E COTTONWOOD LN STE ...  
CASA GRANDE, AZ 85122

DART PROPERTIES LLC  
PO BOX 159  
SACATON, AZ 85147

MORRIS FAMILY INVESTMENT ...  
10511 N 117TH PL  
SCOTTSDALE, AZ 85259

MCCOY GEORGE W  
34485 W TEEL RD  
STANFIELD, AZ 85172

TCPG INC  
2270 S BOULDER ST  
GILBERT, AZ 85296

ANDERSON & MILLER 694 LLP  
10218-111 STREET NW  
EDMONTON, AB T5K 1K9  
CANADA

ANDRYSIK JAMES R JR & KAT...  
34480 W JO BLANCA RD  
STANFIELD, AZ 85172

GALVEZ ALEJANDRO SANCHEZ  
PO BOX 462  
STANFIELD, AZ 85172

LORENZEN RICKY & MAIER PAT...  
1363 E BATES ST  
MESA, AZ 85203

HERRERA ALFREDO H & MARIA...  
717 E DEVON DR  
GILBERT, AZ 85296

BECAME ROMAN & AMADOR M...  
34329 W MILLER RD  
STANFIELD, AZ 85172

VAN DER WAERDEN MARCELLI...  
PO BOX 960  
MARICOPA, AZ 85139

CHAYDEZ ABEL L  
30550 AVENUE 20 1/2  
MADERA, CA 93638

VILLEGAS RUBEN AMBRIZ  
34197 W MILLER RD  
STANFIELD, AZ 85172

EDMONSON JACQUE L  
44341 GLENRAVEN RD  
LANCASTER, CA 93535

EARLS KATHERINE M  
34170 W SOLANO AVE  
STANFIELD, AZ 85172

BAKER MACK III & TEMPLE ISIS...  
34045 W MILLER RD  
STANFIELD, AZ 85172

OUELLET COLOMBE M TR  
34410 W MILLER RD  
STANFIELD, AZ 85172

ERICKSON JACOB ROBERT  
34078 W SOLANO AVE  
STANFIELD, AZ 85172

OLGUIN ERNESTO ARMANDO ...  
PO BOX 195  
STANFIELD, AZ 85172

ZAVALA IDULFO P & MICHELLE ...  
PO BOX 519  
STANFIELD, AZ 85172

GARCIA LUIS E & KRISTIE M  
449 E HARWELL RD  
GILBERT, AZ 85234

HAYES DAVID TURNER  
33861 W MILLER RD  
STANFIELD, AZ 85172

KLINGENSMITH DAVID D & DO...  
34560 W JO BLANCA RD  
STANFIELD, AZ 85172



## LIST OF PROPERTY OWNERS WITHIN 600' (continued)

YOSICK TERRY S & LYNNE MIS...  
35035 W TEEL RD  
STANFIELD, AZ 85172

YBARRA MARK & MARY  
34410 W JO BLANCA RD  
STANFIELD, AZ 85172

MCCOY GEORGE W  
34485 W TEEL RD  
STANFIELD, AZ 85172

DRINKALL DALE R & SANDRA L  
34710 W CUDIA RD  
STANFIELD, AZ 85172

ADAMS RODNEY & CAROL  
6 MACDONALD RD  
WHITEHOUSE, YT

GARCIA PAUL & BAOLA  
34635 W TEEL RD  
STANFIELD, AZ 85172

GAMMILL WILLIAM TE  
24409 S 141ST ST  
CHANDLER, AZ 85249

SHARP MARK A & LORI L  
34410 W ECLIPSE RD  
STANFIELD, AZ 85172

HALL SCOTT  
15382 N MURPHY  
MARICOPA, AZ 85139

WEIDNER MATTHEW  
PO BOX 779  
MARICOPA, AZ 85139

WARD PATRICIA ANNE  
34485 W ECLIPSE RD  
STANFIELD, AZ 85172

CARDON KENNETH & KRISTEN  
34745 W TEEL RD  
STANFIELD, AZ 85172

RATTS TIMOTHY J & SHANNON ...  
34565 W JO BLANCA RD  
STANFIELD, AZ 85172

RAVE WILLEM C  
34415 W ECLIPSE RD  
STANFIELD, AZ 85172

BAIR CAMERON D & DANA S  
6708 E LEWIS AVE  
SCOTTSDALE, AZ 85257

SMITH MARK D  
34485 W JO BLANCA RD  
STANFIELD, AZ 85172

LOPEZ JUAN M ETAL  
34560 W ECLIPSE RD  
STANFIELD, AZ 85172

BROEK MICHAEL & SHEENA  
34955 W TEEL RD  
STANFIELD, AZ 85172

RIVERA LINDA  
34415 W JO BLANCA RD  
STANFIELD, AZ 85172

BAIR BARRYL R & BARBARA J T...  
2203 N VAN NESS AVE  
TEMPE, AZ 85281

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## **NEWSPAPER NOTICE POSTING**

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NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING  
MGPA 21-03

**REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA CURRENTLY BEING ANNEXED INTO THE CITY OF MARICOPA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.**

**Neighborhood Meeting**

August 26 @ 7:00pm  
Maricopa Public Library – Redwood Rm. A  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

**Planning and Zoning Commission**

(PUBLIC HEARING #1)  
September 27, 2021 @ 6:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Planning and Zoning Commission**

(PUBLIC HEARING #2)  
October 25, 2021 @ 6:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting**

November 15, 2021 @ 7:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138



## PROPERTY POSTING SIGN

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# MAJOR GENERAL PLAN AMENDMENT

## City of Maricopa – Planning Division

**Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA CURRENTLY BEING ANNEXED INTO THE CITY OF MARICOPA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.**

**CASE NUMBER: MGPA 21-03**

**NEIGHBORHOOD MEETING**

Thursday, August 26, 2021 @ 7:00pm  
Maricopa Public Library - Redwood Rm. A  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

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

**CASE PLANNER:**

Rodolfo Lopez, Director Com. Dev. Dept.  
(520) 316-6986  
rodolfo.lopez@maricopa-az.gov

Posting Date: August 12, 2021

**PLANNING & ZONING**

**COMMISSION HEARING #1:**

Monday, September 27, 2021 @ 6:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**PLANNING & ZONING**

**COMMISSION HEARING #2:**

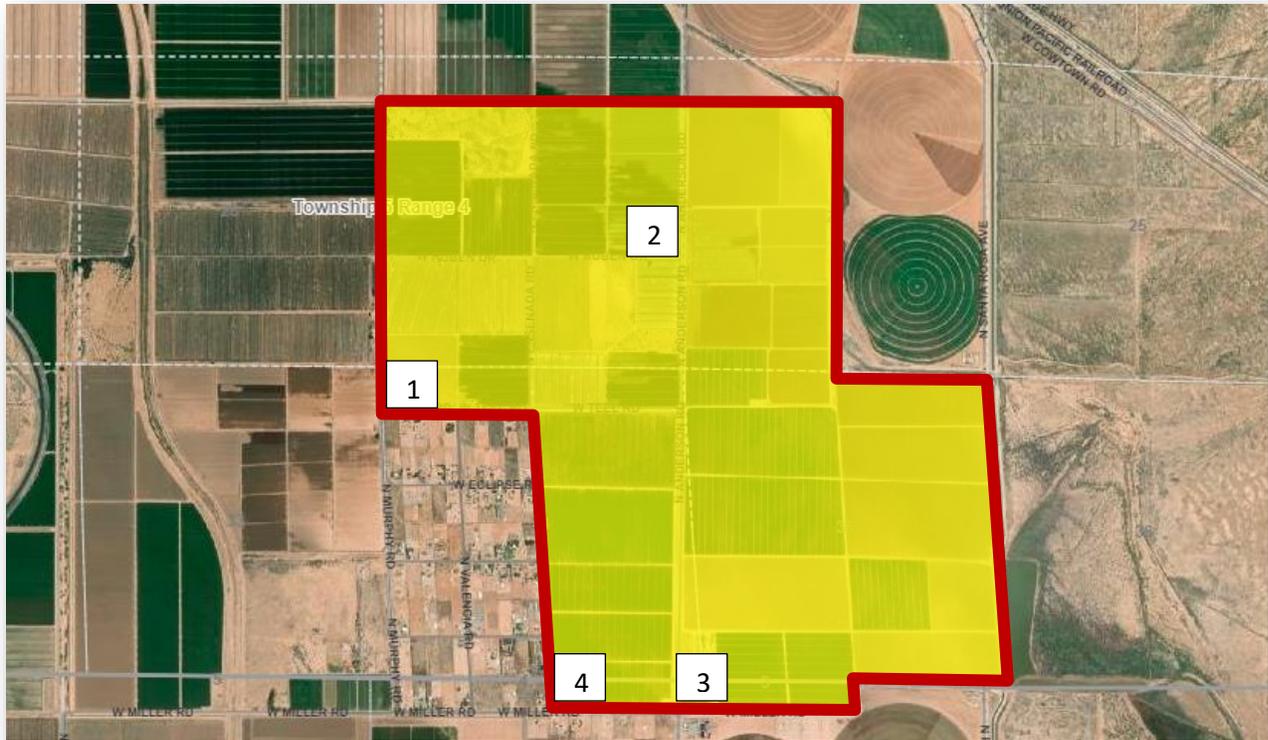
Monday, October 25, 2021 @ 6:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**CITY COUNCIL HEARING**

Monday, November 15, 2021 @ 7:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138



## PROPERTY AERIAL WITH SIGN LOCATIONS



Based on the area's unique location and limited quantity of passable roadways, we have identified four locations, per Google Street viewer's ability to identify public roadways that are passable, four signs to be located in the locations numbered on the aerial map above. Specifically, they include the following four locations:

- 1) NEC of N. Murphy Road and W. Teel Road
- 2) SWC of N. Anderson Road and Field Road
- 3) NEC of N. Anderson Road and W. Miller Road
- 4) E. of the NEC of N. Pala Road and W. Miller Road