

# Final Citizen Participation Plan

## Moonlight Ridge PAD

### Introduction

Every Planned Area Development (PAD) application through the City of Maricopa shall be accompanied by a Citizen Participation Plan designed to provide effective, early and continuous public participation. The following sections document the proposed outreach as it relates to the Moonlight Ridge PAD in accordance with Chapter 18.140.050. Please consider this letter and attached materials as the final citizen participation plan consistent with the City's requirements.

### Notification Method

Property owners within 600' radius of the property line boundaries as identified by the Pinal County Assessors Map and registered neighborhoods, homeowners associations, and other interested parties were notified in compliance with all provisions of the City of Maricopa Zoning Ordinance. See **Exhibit 1: 600' Buffer Notification Area Map** and **Exhibit 2: 600' Buffer List of Property Owners** which highlights the properties and property owners included within this notification area.

### Neighborhood Meeting Notification

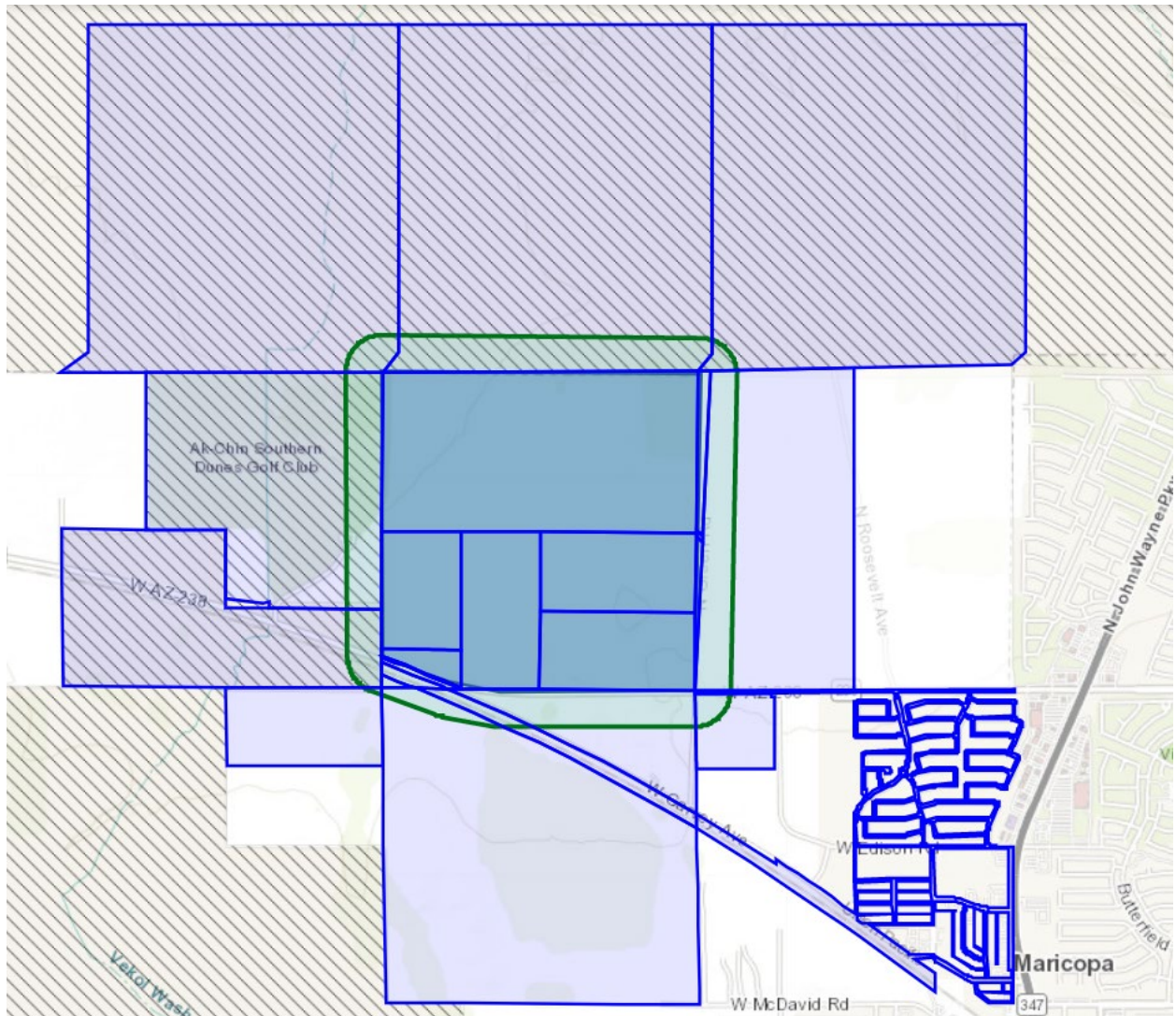
A neighborhood meeting letter notification including project details was sent to all parties within the mailout radius as required by City Ordinance at least 15 days prior to the meeting. This letter and associated materials are provided within this citizen participation plan.

Two neighborhood meeting (and public hearing) notification signs were posted on the property in accordance with City requirements to notify interested parties on September 14, 2021. See attached affidavit of posting. The sign template is a minimum size of 24 inches by 36 inches (36 inches by 48 inches for planned area developments, zoning code amendments and general plan amendments) with all information evenly spaced and organized in a readable manner consistent with the City's requirements.

### Neighborhood Meeting Summary

A neighborhood meeting was held at Arroyo Grille, 48456 W Highway 238, Maricopa, AZ 85139, which is within one mile of the project site on September 29, 2021 at 6 PM. There were no residents in attendance and after one hour, the project team concluded the neighborhood meeting. No additional feedback, emails, or calls have been received since the notifications were provided.

## Moonlight Ridge PAD



## EXHIBIT 2: 600' BUFFER LIST OF PROPERTY OWNERS

,	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	FORESTAR (USA) REAL ESTATE... 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
,	HOGENES FARMS LTD PSHIP PO BOX 570 MARICOPA, AZ 85139	DRA FAMILY LLC 22292 N GREEN RD MARICOPA, AZ 85139
HASSANI HALIM 23456 S 132ND ST CHANDLER, AZ 85249	,	,
WOOLLEY-BUTLER NORMA T T... 519 E HIGH BERRY LN DRAPER, UT 84020	,	,
,	ANGEL INVESTORS LLC PO BOX 82545 LINCOLN, NE 68501	FORESTAR (USA) REAL ESTATE... 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
STATE OF ARIZONA 1616 W ADAMS ST PHOENIX, AZ 85007	ANGEL INVESTORS LLC PO BOX 82545 LINCOLN, NE 68501	,
CITY OF MARICOPA 39700 W CIVIC CENTER PLAZA MARICOPA, AZ 85138	USA TR FOR AK-CHIN INDIAN C... 2600 N CENTRAL AVE FL 4 PHOENIX, AZ 85004	FORESTAR (USA) REAL ESTATE... 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
FORESTAR (USA) REAL ESTATE... 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006	,	
,	,	
HOGENES AL & BARBARA CO-T... PO BOX 570 MARICOPA, AZ 85139	FORESTAR (USA) REAL ESTATE... 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006	



September 10, 2021

**RE: Case #: PAD21-06 Moonlight Ridge PAD Rezone. This site is approximately 489 acres and is located at the NW corner of Smith Enke Road (SR-238) and Green Road in the City of Maricopa**

Dear Neighbor,

RVi Planning + Landscape Architecture, on behalf of Forestar USA Real Estate Group, Inc. has submitted an application to the City of Maricopa to modify the existing zoning designation from CI-2 (Industrial) to Planned Area Development (PAD) using a combination of RS-5 (Single Family Residential), RH (Residential High Density), and NC (Neighborhood Commercial) equivalent Zoning Districts on an approximately 489 gross acre subject property, located at the northwest corner of Smith Enke Road (SR-238) and Green Road in the City of Maricopa. The proposed PAD rezoning request will allow for the development of a mixed-use master planned community with approximately 340-acres of single-family residential, approximately 47-acres of multi-family residential and approximately 21-acres of mixed use, neighborhood commercial development.

**Neighborhood Meeting**

Wednesday September 29<sup>th</sup>, 2021, 6:00PM  
Arroyo Grille, 48456 AZ-238, Maricopa, AZ 85139

**Planning Commission Meeting**

October 25<sup>th</sup>, 2021 @ 6:00PM  
Maricopa City Hall, 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting**

November 16<sup>th</sup>, 2021 @ 6:00PM  
Maricopa City Hall, 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 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 USPS 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 contact Corin Hooper at the City of Maricopa Planning Department at 520-316-6980. You can also email him at [corin.hooper@maricopa-az.gov](mailto:corin.hooper@maricopa-az.gov).

Please find the attached land use plan, project narrative summary, and notification map. Please note that the PAD is currently under review with the city and may be subject to change accordingly.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-316-6980. or visit the City of Maricopa website at [www.maricopa-az.gov](http://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 520-316-6980.

Sincerely,  
Kyle Barichello  
RVi Planning + Landscape Architecture  
[kbarichello@rviplanning.com](mailto:kbarichello@rviplanning.com)  
480-586-2358



# Moonlight Ridge PAD – Project Narrative Executive Summary

## 1. Description of the Request

### A. PROPOSED REZONING

This Rezoning request seeks to modify the existing zoning designation from CI-2 (Industrial) to Planned Area Development (PAD) using a combination of RS-5, RH, and NC equivalent Zoning Districts on an approximately 489-gross-acre subject property (“the Property” or “Site”) located at the northwest corner of Smith Enke Road (SR-238) and Green Road in Maricopa, Pinal County, Arizona. The Site is approximately 489-acres in size and consists of 6 parcels, APN#s: 510-15-006, 510-15-003A, 510-15-003B, 510-12-035A, 510-12-035C and 510-12-035B.

The Property is currently utilized as a working dairy and was recently approved for a Major General Plan Amendment (GPA20-05, Res. 20-45) which modified the land use designations from a mix of low density residential, medium density residential, and mixed use to master planned community. The proposed PAD rezoning request to allow for the development of a mixed-use master planned community with single family residential, medium density residential, high density residential, and mixed-use development at the primary intersection of Smith Enke Road and Green Road.

## 2. Proposed PAD Zoning

### A. PROPOSED LAND USE DISTRIBUTION

The proposed land use distribution includes a net total acreage of 489 acres with approximately 54% of land being designated for single family residential development. The PAD provides approximately 34% of multi-family medium density residential and another 4% for mixed-use development which includes both neighborhood commercial uses and multi-family development. **Table 2: Land Use Distribution** is provided below which illustrates the development distribution of the PAD.

Table 1: Land Use Distribution Table

Land Use Category	Net Acres	Land Use %	Max Unit Count	Max Total Net Density
Single Family Residential	349.5	54%	1,350	4.3 DU/AC
Multi-Family Residential	47.5	34%	850	25 DU/AC
Mixed Use	21.0	4%	300	15 DU/AC
Drainage Corridor	60.9	12%	-	-
Totals	489.1	100%	2,500	-

### B. PROPOSED ZONING

The development vision for the property includes a combination of residential and commercial use types under the PAD zoning designation. The proposed zoning request will allow for a single family residential, multi-family residential and mixed-use commercial as provided for in three separate zoning categories. All single-family uses will be located with the RS-5 Medium Density Residential District and will include a minimum of 3 lot size variations as required by Chapter

18.60 PAD of the Maricopa Zoning Ordinance. Closer to Smith Enke Road, the RH (High Density Residential) District will allow for approximately 38 acres of multi-family use types that may include traditional apartments, single family for rent, and condominium uses. At the immediate corner of Green Road and Smith Enke Road, a proposed mixed use commercial center utilizing the NC (Neighborhood Commercial) district is proposed to provide for commercial services and employment uses along the site's arterial frontage.

The RH district has been identified in two different parcels on the south portion of the site along Smith Enke Road to allow different variations of medium density residential and/or multi-family which includes more traditional offerings such as condominiums, apartment buildings, townhomes, multi-unit buildings, as well as a single-family for rent bungalow style rental community. The proposed RH zone is the most appropriate designation which will allow a diversity of multi-family development as part of the Master Development Plan.

After review of the other Mixed-Use districts within the Zoning Ordinance, many included several specific development styles and standards that are not envisioned for this site due to its location and size. As a result, the NC (Neighborhood Commercial) zoning district has been selected for Parcel N for the purposes of providing the flexibility of both commercial and the possibility of multi-family residential uses. As outlined by the Zoning Ordinance, *"This district is intended to provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within one-half-mile to one-mile radius. Typical uses include, but are not limited to, retail stores, small grocery and drug stores, specialty food sales and services, restaurants and cafes, neighborhood dry cleaners, personal services (e.g., laundries, barbers, hair and nail salons, fitness studios), small gas stations, and convenience stores."* This definition appropriately describes the intent of the mixed-use development proposed on this site.

However, this NC zoned area is more indicative of future commercial development rather than multi-family. The PAD proposes that no more than 50% of the gross area of the parcel be developed as multi-family. While the future commercial users are not identified at this time, any commercial uses proposed would adhere to all NC permitted uses and development standards. No large format retail stores greater than 40,000 gross square feet for single users are envisioned on this site. The NC area is envisioned to include several the design elements commonly found in mixed use districts including the following:

- Promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the general plan
- Encourage the development of mixed use centers including goods and services, multi-unit housing, and community gathering and public spaces at strategic locations
- Encourage attractive corridors that support a mix of residential, pedestrian, and neighborhood-serving uses in order to achieve an active social environment within a revitalized streetscape while also respecting existing character
- Offer additional housing opportunities for residents seeking to live and work in an urban environment
- Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and encourage walkable environments

The proposed rezoning includes three different zoning districts in which the districts will be defined by a conceptual development plan and associated legal descriptions.



# Moonlight Ridge

Planned Area Development

Figure 7

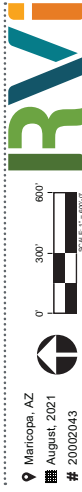
## Land Use Plan

PARCEL	NET AC	LAND USE ALLOCATION			PROXIMATE DENSITY (DU/AC)
		PAD ZONING	TYP. LOT SIZE/ USE		
A	44.2	RS-5 PAD	50x120		4.2 DU/AC
B	35.6	RS-5 PAD	45x120		4.6 DU/AC
C	31.5	RS-5 PAD	60x120		3.4 DU/AC
D	29.4	RS-5 PAD	65x120		3.0 DU/AC
E	34.9	RS-5 PAD	50x120		4.2 DU/AC
F	41.5	RS-5 PAD	60x120		3.4 DU/AC
G	29.9	RS-5 PAD	65x120		3.0 DU/AC
H	32.3	RS-5 PAD	50x120		4.2 DU/AC
I	29.8	RS-5 PAD	45x120		4.6 DU/AC
J	40.4	RS-5 PAD	45x120		4.6 DU/AC
K	20.8	RH PAD	MULTI-FAMILY		25.0 DU/AC
L	26.7	RH PAD	MULTI-FAMILY		25.0 DU/AC
M	21.0	NC PAD	MIXED USE		15.0 DU/AC
N	60.9	OS-PR PAD	FLOODPLAIN		-
TOTAL	489.1				

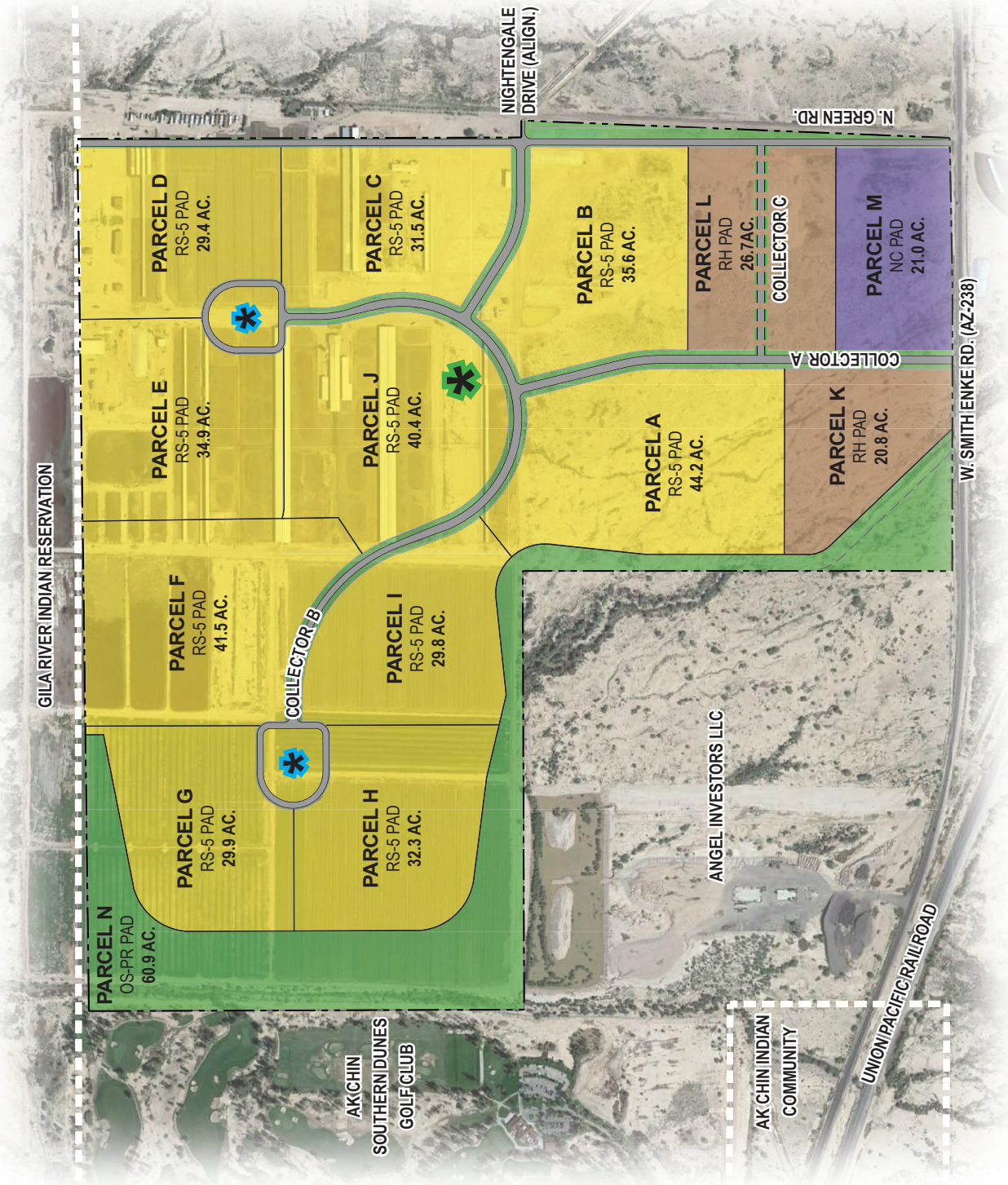
Notes: Parcel Acreages are approximate and subject to change up to 10% of the proposed boundaries administratively through the Minor PAD Amendment process.  
The PAD is currently under review with the City and may be subject to change.

MAX UNIT COUNT BY ZONING TYPE	
RS-5 PAD	1350 UNITS
RH PAD	850 UNITS
NC PAD	300 UNITS
OS-PR PAD	0 UNITS

 PRIMARY AMENITY  
 NEIGHBORHOOD PARK



Meritopa, AZ  
August, 2021  
# 20002043  
Forestar



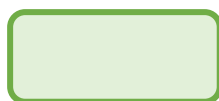
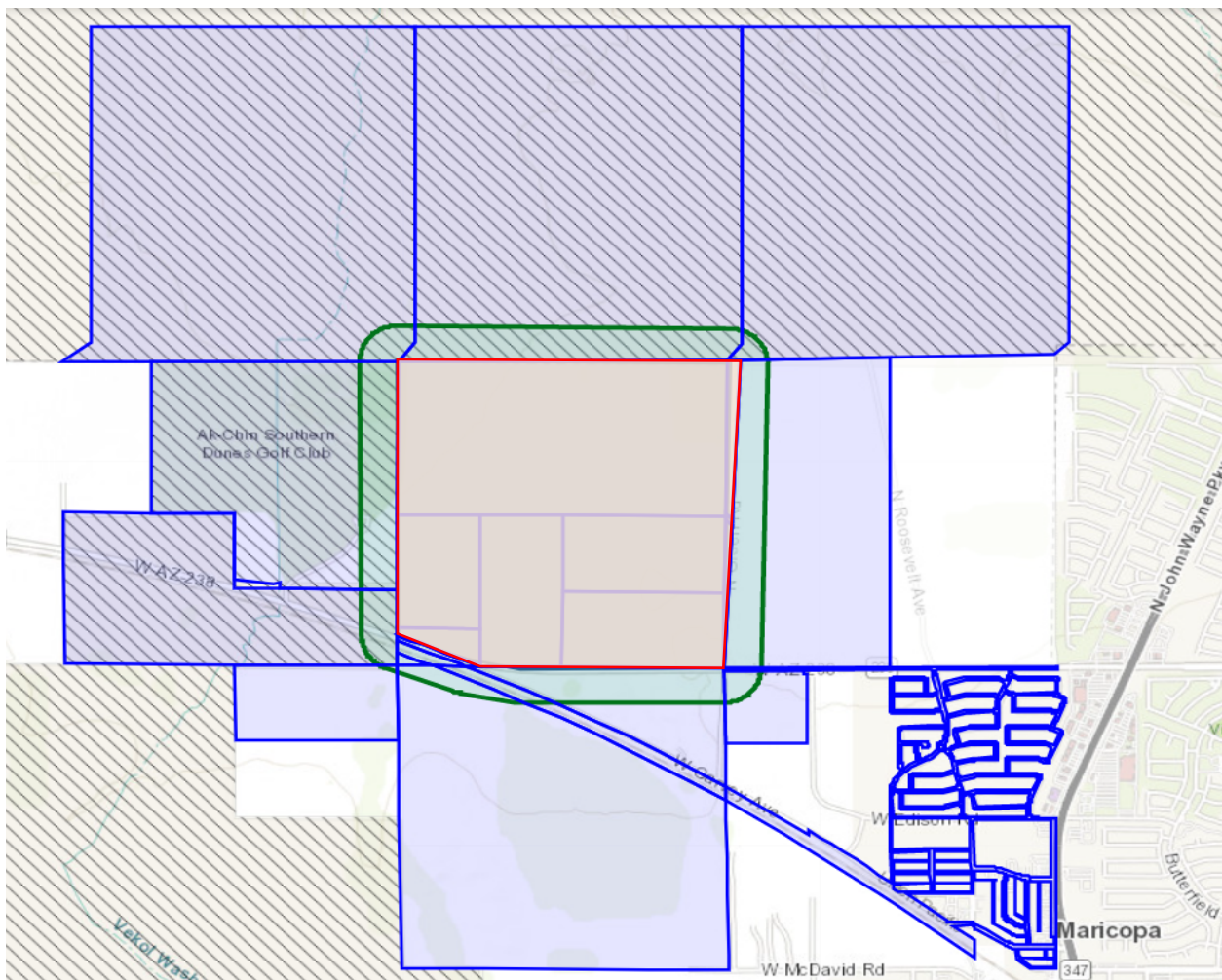
# Project Notification Area Map

Project Name: Moonlight Ridge PAD – PAD21-06

Location: NW Corner of Smith Enke Road (SR-238) and Green Road

Request: PAD rezone on approximately 489 acres

Current Zoning of Subject Property: CI-2



**600 feet Notification Area**



**Subject Property**



# ZONING

## City of Maricopa - Planning Division

### Proposal: Moonlight Ridge PAD Rezone – Case# PAD21-06

Rezoning request seeks to modify the existing zoning designation from CI-2 (Industrial) to Planned Area Development (PAD) using a combination of RS-5, RH, and NC equivalent Zoning Districts on an approximately 489-gross acre subject property.

Current Zoning: CI-2 Industrial

**NEIGHBORHOOD MEETING**  
September 29, 2021 @ 6:00PM  
Arroyo Grille, 48456 AZ-238,  
Maricopa, AZ 85139

**FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT  
CASE PLANNER: CORIN HOOPER**  
Corin.Hooper@maricopa-az.gov  
520-316-6980

### PLANNING AND ZONING COMMISSION

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

**CITY COUNCIL MEETING**  
November 16, 2021 @ 7:00PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Posting Date: 9/14/2021

9/14/21 06:44:58

# ZONING

## City of Maricopa - Planning Division

### Proposal: Moonlight Ridge PAD Rezone – Case# PAD21-06

Rezoning request seeks to modify the existing zoning designation from CI-2 (Industrial) to Planned Area Development (PAD) using a combination of RS-5, RH, and NC equivalent Zoning Districts on an approximately 489-gross acre subject property.

Current Zoning: CI-2 Industrial

**NEIGHBORHOOD MEETING**  
September 29, 2021 @ 6:00PM  
Arroyo Grille, 48456 AZ-238,  
Maricopa, AZ 85139

**FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT  
CASE PLANNER: CORIN HOOPER**  
Corin.Hooper@maricopa-az.gov  
520-316-6980

### PLANNING AND ZONING COMMISSION

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

**CITY COUNCIL MEETING**  
November 16, 2021 @ 7:00PM  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Posting Date: 9/14/2021

9/14/21 06:55:13

# **AFFIDAVIT OF SIGN POSTING**

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number PAD21-06, located at 21450 N Green Rd Maricopa AZ, on September 14th, 2021.

See attached photo exhibit.

For applicant:

\_\_\_\_\_  
Dynamite Signs, Inc.

Sign Company Name

\_\_\_\_\_  
Maria Hitt

Sign Company Representative

Subscribed and sworn to be on this 14th day of September 2021 by

Maria Hitt.

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

\_\_\_\_\_  
Marybeth Conrad  
Notary Public



My Commission expires: 10.25.2024