

Citizen Participation Plan
for
A Major General Plan Amendment

Located at the northeast corner of Litchfield Road & Camelback Road

Owner

**Rep Sun II, LLC and Litchfield &
Camelback Rd., LLC**
Contact: Jay Stuckey
Republic Companies
P O Box 87420
Phoenix, AZ 85080-7420

Attorney

Earl, Curley & Lagarde P.C.
Contact: Michael J. Curley
3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

February 27, 2014

CITIZEN PARTICIPATION PLAN

Major General Plan Amendment Request

PROJECT DESCRIPTION

The purpose of the proposed Major General Plan Amendment is to allow for single-family residential uses for the +/- 80 acre parcel located at the northeast corner of Litchfield Road and Camelback Road. This Major General Plan amendment seeks to change the existing Commercial land use designation to Medium Density Residential (4.1-8 du/ac). A companion rezoning request will also be filed in order to allow the property the opportunity to develop the single-family homes within the context of the area's character and surrounding uses given the site's frontage along two major arterial roadways.

There has been tremendous growth in the West Valley Communities of West Phoenix, Avondale, Buckeye, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and Tolleson and, much has changed since 2000. With the economic downturn, there has been an absence of new residential construction which in turn has created a lack of housing options and the necessary demand to sustain existing and future commercial businesses.

Given the companion Commercial land use request for approximately 60 acres of land on the northwest corner of Litchfield Road and Camelback Road, the proposed residential land use for the subject site will provide the greatest potential to capture other types of destination-related retail users who have not already located adjacent to the area's freeway system and in the general area south of the two properties. The property owners of these two sites have partnered together in order to ensure that there is a proper balance of commercial land use as well as additional housing opportunities in order to support the retail demand now and in the future. This proposal to relocate the existing Commercial land use to the northwest corner which is owned and operated by Sun Health Services will introduce a flexible mixed, land use approach to ensure Litchfield Park's competitive position in the market place.

The proposed land use for the subject +/- 80-acre property will generate the need for amenities such as restaurants, retail shops, and support services. It is for these reasons that we believe that a Major General Amendment and future rezoning of the subject property is best land use solution for this property.

CITIZEN NOTIFICATION PROCESS

The Citizen Participation Plan was prepared in accordance with the City of Litchfield Park Zoning Ordinance (LPO). As prepared, the Plan meets the City's LPO requirements and the recommended notification area as identified by the Planning Department. The purpose of this plan is three-fold: first, to identify the persons who may be directly affected by the proposed General Plan Amendment and subsequent Rezoning applications; second, to identify any interested parties that need to be notified as a result of the proposed General Plan Amendment and future Rezoning requests; and third, to provide an opportunity for area residents and interested parties to provide comments on the proposed applications prior to the public hearings so that issues can be resolved.

In accordance with requirements of the LPO, the following Citizen Participation Plan process is proposed:

- A Neighborhood Meeting is the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- Once the Citizen Participation Plan is approved by the Planning Department, a notification letter will be sent by first class mail to all property owners with 1,000-feet of the subject site, interested parties, neighborhood associations, and City of Litchfield Park to advise them of the proposed Major General Plan Amendment and future Rezoning applications.
- The neighborhood meeting notification letter is to advise them of the proposed Neighborhood Meeting, date time and location and advise them of the proposed requests. The notification letter will contain the following information: Purpose and description of requests, aerial exhibit, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location.
- If necessary, the applicant's development team will hold a meeting to discuss unresolved issues with the Planning Department after the neighborhood meeting.
- If necessary, the applicant's development team will hold a follow-up meeting with the interested parties and/or surrounding property owners.
- Submit the Citizen Participation Final Report to the Planning Department.

NOTIFICATION

In accordance with the City of Litchfield Park Zoning Ordinance all property owners within 1,000-feet of the subject site, City-registered Homeowners' Associations and Neighborhood Groups as well as other interested parties provided by the City will be notified by letter of the proposed application(s). A copy of the list of property owners within 1,000-feet of the subject site according to the Maricopa County Assessor and the City, interested parties/neighborhood groups, along with assessor's maps to show which property owners will be notified is provided.

NOTIFICATION SCHEDULE

It is anticipated that the notification process will have the following schedule:

ACTION	DATE
Citizen Participation Plan Approval	March 2013
Send out notification letters	March 2013
If necessary, Meet with the Planning Department on follow-up issues if needed	March-April 2013
Hold a meeting with the interested parties and/or surrounding property owners	April 2013
Submit Citizen Participation Final Report	May 2013

WHO MAY BE AFFECTED AND HOW

The proposed Major General Plan Amendment and subsequent Rezoning applications may be of interest to all surrounding property owners. Their interest may include need for the requests, circulation, traffic patterns, and types of uses. Those who will not be affected but who think they will be may also express interests in types of buildings, site access and circulation.

ADDRESSING QUESTIONS – ISSUES

Questions and issues that are brought up from the notification letter will be logged. These questions and issues will be addressed in the following manner:

- Information questions by phone, e-mail or fax will be answered immediately by the applicant.

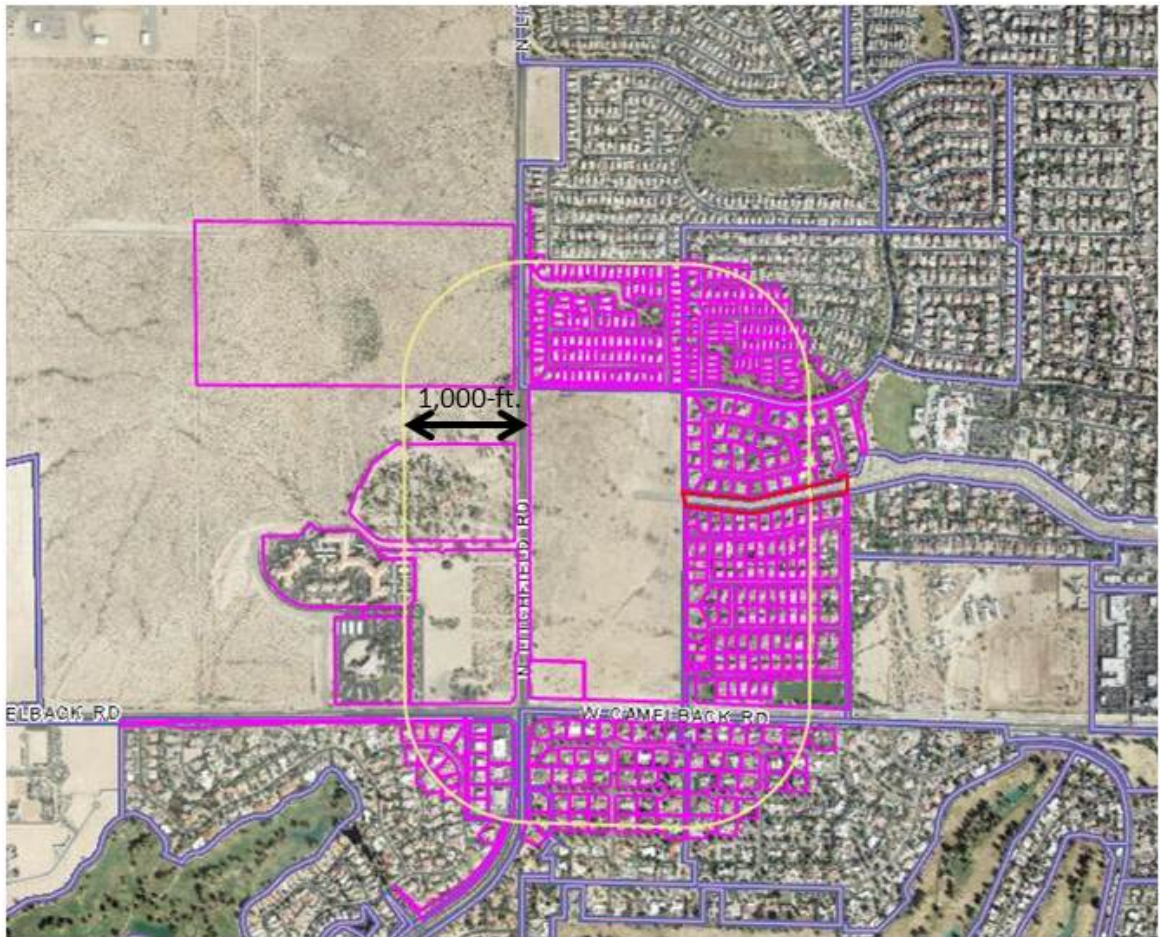
- Questions or issues that require potential change to the site will be logged. The applicant's project team will review the issue and determine how the issue can be addressed to meet the needs of the property owner.
- A copy of the issues and narratives will be provided to the Planning Department to identify how questions and issues were addressed.
- If the City perceives that there are unaddressed issues, the applicant's project team will meet with the City staff to discuss the issues and make appropriate changes prior to the public hearings.
- If there are substantial changes or amendments to the proposed development after applicant's initial contact with those property owners within 1,000-feet of the subject site, the applicant will contact those individuals by letters, phone calls, personal visits or a meeting (if necessary).

NOTIFICATION LETTERS

A first class letter will be sent out to property owners adjacent to the subject site, neighborhood groups, interested parties, and the City of Litchfield Park. An aerial photograph outlining the boundaries of the subject property will be attached to the Neighborhood Meeting notification letter.

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Property Owner Notification Boundary



February 25, 2014

Maricopa County Assessor Map

***NEC Litchfield Rd. & Camelback Rd.
Parcels: 501-62-008C & 501-62-011F***

OTHER INTERESTED PARTIES LIST (CITY)

TO BE PROVIDED BY CITY

Jason Sanks
Sanks and Associates, LLC
1806 E. Ellis St.
Phoenix, AZ 85042

Pam Maslowski
City of Litchfield Park
214 W. Wigwam Blvd.
Litchfield Park, AZ 85340