

# BEUS GILBERT

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FILE NUMBER  
49069.09

September 17, 2018

**NOTICE OF GENERAL PLAN AMENDMENT APPLICATION FOR  
PROPERTY LOCATED AT THE NWC OF WIGWAM BLVD. AND LITCHFIELD RD.  
AND INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

You are invited to attend a neighborhood meeting to learn more information about a request to amend the City of Litchfield Park General Plan (GPA 18-02) for a parcel of approximately 15 acres of property located at the northwest corner of Wigwam Boulevard and Litchfield Road (the "Property"). Enclosed is an aerial photo depicting the location of the Property.

The Property is currently designated as Mixed Use (Commercial/Multi-Family) on the General Plan Land Use Map, with the location and extent of such uses to be set forth in a rezoning ordinance approved by the City Council. GPA 18-02 proposes the same land uses, but seeks to modify or eliminate the "Objectives" Text Amendment that was added in 2014. Specifically, GPA 18-02 seeks to eliminate or reduce the requirement that at least 75,000 square feet of commercial floor area be developed on the Property before or concurrently with any residential development thereon. Although GPA 18-02 seeks to modify or eliminate the Text Amendment, the intent is to reduce or eliminate the amount of commercial development required and increase the amount of residential development allowed, while creating a walkable environment that will include some buildings that are exclusively commercial and other buildings that are exclusively residential (rather than vertical mixed uses), and that integrates seamlessly with the downtown core when it is ultimately developed.

A copy of the General Plan Amendment application is available for public review at Litchfield Park City Hall, 214 W. Wigwam Blvd. It is also available on the City's website at: <http://www.litchfield-park.org/>.

As a land owner within 1000 feet of the site, you are being notified about the project and are invited to attend the meeting to learn more, and ask any questions that you might have. Please note that there may be future meetings, and subsequent mailing notifications will alert you to those dates, times, and locations. You are welcome to attend the upcoming meeting to learn more and make your opinion known.

**NEIGHBORHOOD MEETING**

Wednesday, September 26, 2018

6:00 p.m.

Wigwam Resort

Sachem Hall

300 Wigwam Boulevard

Litchfield Park, AZ 85340

Wigwam Town Parcels, LLC Planned Development Neighborhood Meeting  
GPA 18-02 Public Notice  
September 17, 2018  
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If you have questions or comments, you may contact us at:

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We look forward to maintaining an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to seeing you.

Sincerely,

**BEUS GILBERT PLLC**



Cassandra H. Ayres

**Attachments:** Aerial Map



# GPA 18-02 Property Location Map

