

June 16, 2025



## Rezoning Notification

**Request:** Military Compatible Permit (MCP).  
**Proposal:** Boat & RV Storage, Mini Storage, and General Commercial.  
**Location:** 22800 W Patton Road (SEC of W Patton Rd & 229<sup>th</sup> Ave alignment).  
**Size:** 19.0 Net Acres.  
**Owner:** Stellar Capital Investments, LLC.  
**Contact Person:** Jack Gilmore / 602-999-8860 / [jgilmore@getgilmore.com](mailto:jgilmore@getgilmore.com)

Dear Property Owner/ Interested Party:

Our office, Gilmore Planning & Landscape Architecture (GPLA) has been retained by Stellar Capital Investments, LLC (Property Owner) to prepare and file an application for a Military Compatible Permit (MCP) for a 19.0-acre property located at the southeast corner of W Patton Road and the 229<sup>th</sup> Ave alignment. The property address is 22800 W Patton Road in Wittman, Arizona (please refer to the enclosed *Location Map*). The County Assessor identifies this parcel as: 503-33-017E. This parcel is currently vacant.

The purpose of this letter is to inform you that this property is situated within the Luke AFB Aux-1 2004 JLUS 65LNL "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The presence of the 65-69 LDN noise contour restricts any potential for residential land uses. This MCP request is intended to allow the installation of an approximate 15-acre Boat and RV Storage facility with mini-storage units, and approximately 4 acres of commercial retail uses along the W. Patton Road frontage. Please refer to the attached *Context Plan* for the location of noise contours established by Luke AFB, and the Site Plan for the placement of these land uses.

The first step in this land use process is the requirement to file an application for a Use Compatibility and Consistency Determination (UCCD) that is reviewed by Luke AFB. Luke AFB formally approved UCCD Case No UC2023020 that supports these proposed Boat & RV Storage and commercial-office uses, indicating that this development will not conflict with their flight operations. This UCCD review and approval must precede the application for this MCP.

The development of this property will be phased. The first phase will be the Boat & RV Storage with mini-storage situated south of the existing wash as illustrated on the attached *Site Plan*. The commercial retail will be a later phase in response to the commercial market demand along this portion of W Patton Road.

We are planning a 'virtual' neighborhood meeting that will take place on July 2, 2025 at 6:00pm. The link to attend is <https://us06web.zoom.us/j/3736560634>. Comments and questions will be encouraged and accepted at this time. If you are unable to attend, please write, e-mail, or call me at the contact information below. You may also contact Andrew Lorentzen, the Staff Planner

**NOTIFICATION LETTER**

MCP Application – Stellar on Patton

June 16, 2025

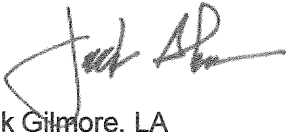
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with the Maricopa County Planning Dept by e-mail at [Andrew.Lorentzen@maricopa.gov](mailto:Andrew.Lorentzen@maricopa.gov), or by phone (602) 506-2364. There will be subsequent notification, and you may notice that signs will be placed on the property in the next week. When the Public Hearings are scheduled, those dates will be added to these signs.

Please feel free at any time to provide comments or questions regarding this MCP application related to land use, buffers, the site plan layout, or the development standards. You may call me, Jack Gilmore at 602-999-8860, send letters to me at 5080 N. 40<sup>th</sup> Street, Suite 205, Phoenix, AZ 85018, or send e-mails to [jgilmore@getgilmore.com](mailto:jgilmore@getgilmore.com).

We look forward to your shared interest.

Respectfully,

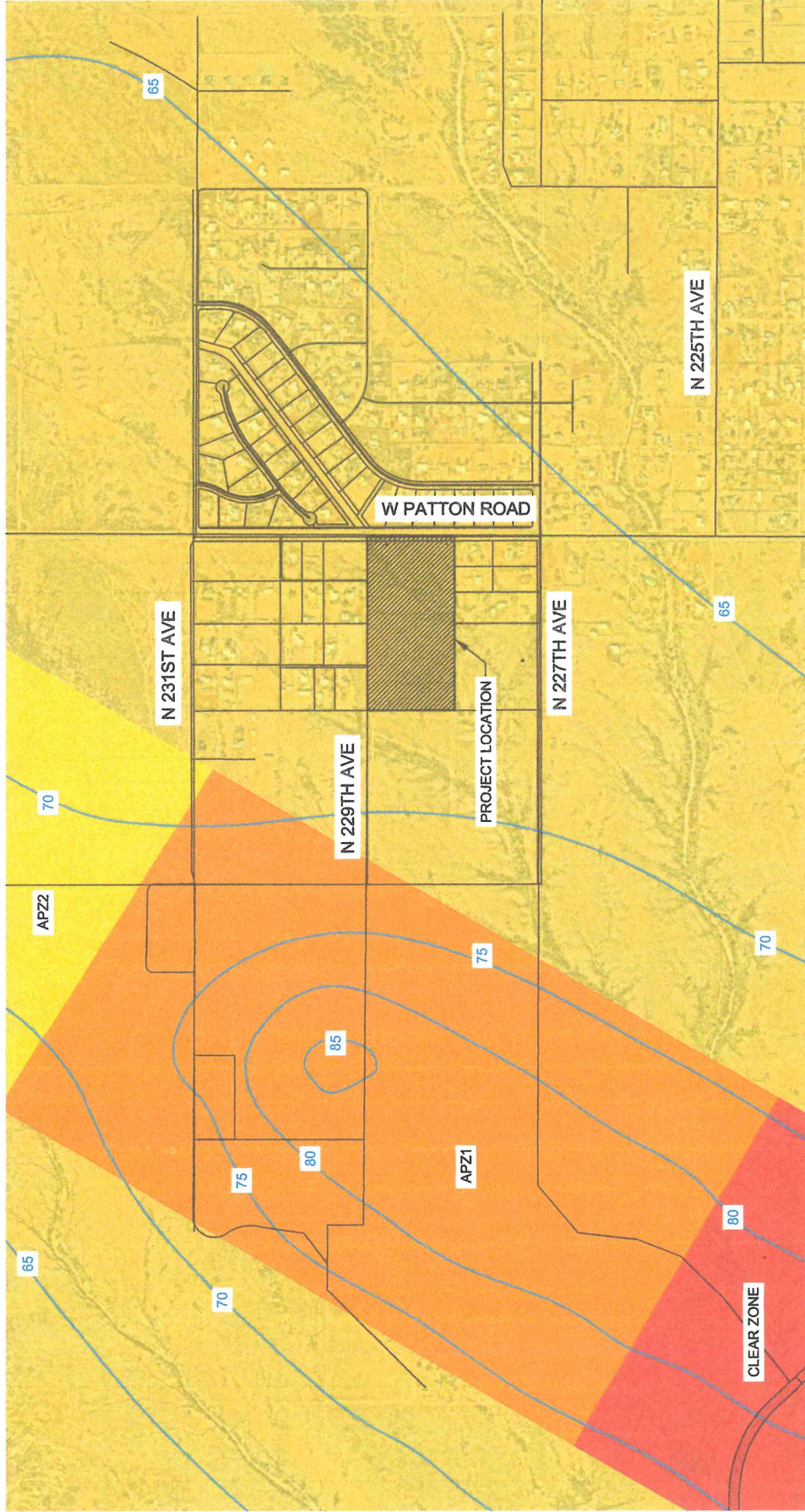


Jack Gilmore, LA

Gilmore Planning & Landscape Architecture

CC: Stellar Capital Investments LLC  
Andrew Lorentzen, Maricopa Co Planning Dept.  
File

attachments: Aerial Location Map  
Context Map  
Preliminary Site Plan



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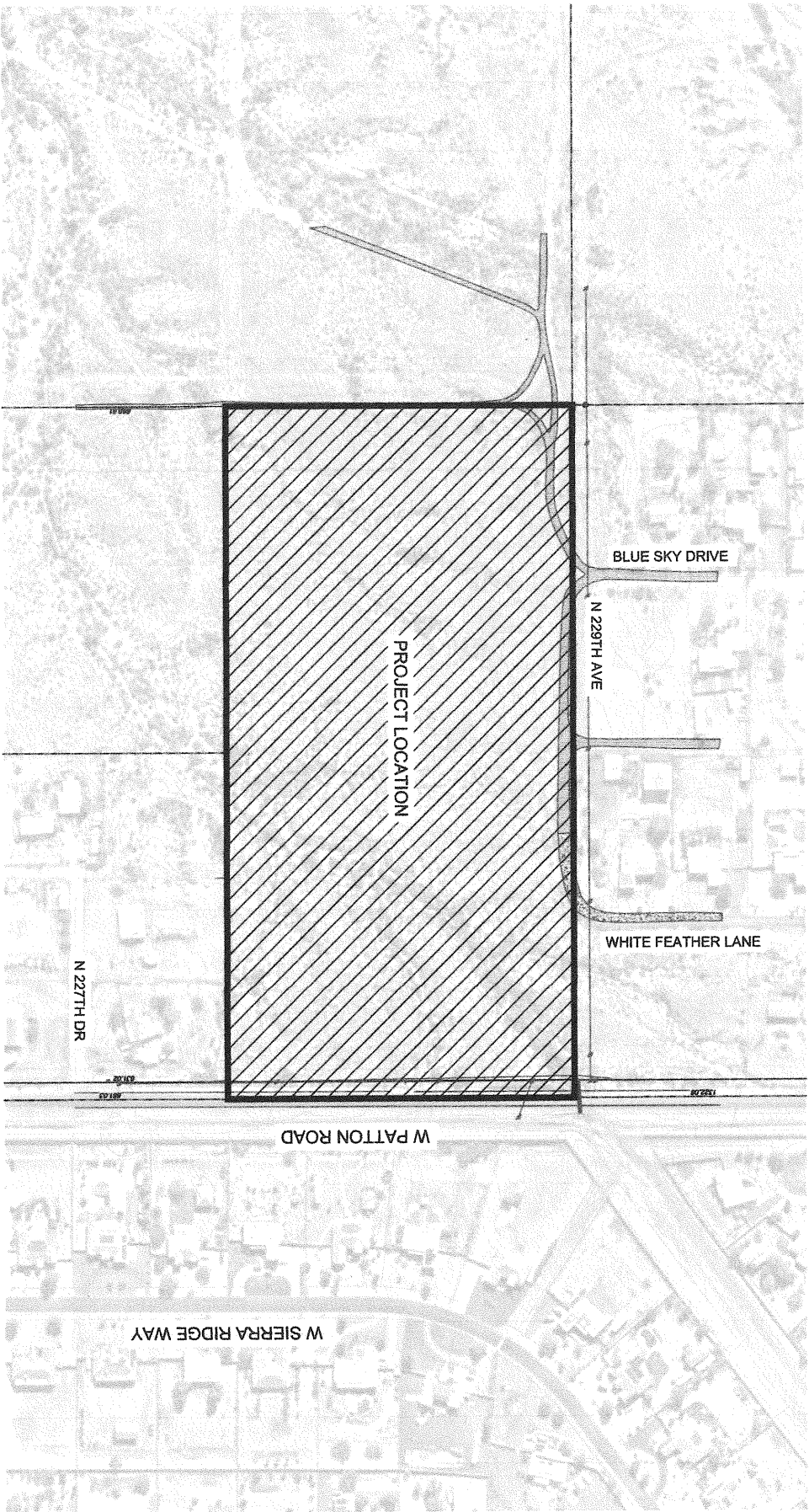
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# STELLAR ON PATTON

MARICOPA COUNTY, AZ  
PREPARED FOR: STELLAR CAPITAL INVESTMENT

## AERIAL LOCATION MAP

SCALE: 1/1" = 1'-0"  
DATE: 06.14.24  
GPIA JOB#



