



STAFF REPORT

Case Number: TXT24-01

To: Planning and Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Meeting Date: April 22, 2024

REQUESTS

PUBLIC HEARING: TXT24-01 Text Amendment: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa City Code, Section 5.15.060, Massage Establishments – Special Requirements, and Section 18.90.030, Landscape-General Requirements **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

AMENDMENT INFORMATION

This request is to formally amend the Maricopa City Code by making the following modifications:

Section 5.15.060 Massage Establishments – Special Requirements:

The amendment would amend Section 5.15.060, Massage Establishments – Special Requirements, to allow relief from existing commercial sign requirements for said establishments. More specifically, the amendment would exempt home-based massage establishments from specific commercial sign requirements and would allow living or sleeping quarters in a home-based massage establishment.

Section 18.90.030 Landscape – General Requirements:

The amendment would amend Section 18.90.030, Landscape – General Requirements, adding language clarifying HOA/Property Owner maintenance responsibilities for public rights-of-way adjacent to their respective developments. Additionally, the amendment clarifies and establishes time frames for the replacement of dead, dying, or damaged landscape once notified by the City.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code are in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).

B. Land Use Element

- Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

- Objective B2.2: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

F. Economic Development Element

- Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.

CITIZEN PARTICIPATION:

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. The Public Participation Plan included a public comment posting and a Public Hearing Notification posting on the city's website, both at a minimum of 15 days prior to a public hearing. The following is the public notification posting timeline:

- March 28, 2024 – Public Comment Posting.
- March 28, 2024 – Public Hearing Posting.
- April 2, 2024 – News Paper Advertisement.
- As of the writing of this report, no additional correspondence has been received by staff.

STAFF RECOMMENDATION:

Staff recommends Planning and Zoning Commission approve Case **TXT24-01**.

EXHIBITS

- Exhibit A – Section 5.15.060 Massage Establishments (Proposed Changes)
- Exhibit B – Section 5.15.060 Massage Establishments (Final Text)
- Exhibit C – Section 18.90.030 Landscape General Requirements (Proposed Changes)
- Exhibit D – Section 18.90.030 Landscape General Requirements (Final Text)

-- End of staff report --