

## **STAFF ANALYSIS**

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### **REQUEST**

**PUBLIC HEARING, ZON 15-02:** Request by the City of Maricopa to amend the city zoning map to include the Mixed-Use Heritage Overlay District (Zoning Code, Article 303). The overlay district will generally be located within a portion of the Heritage District redevelopment area.  
**DISCUSSION AND ACTION.**

### **COUNCIL PRIORITIES AND/OR THEMES ADDRESSED**

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

### **PROJECT INFORMATION:**

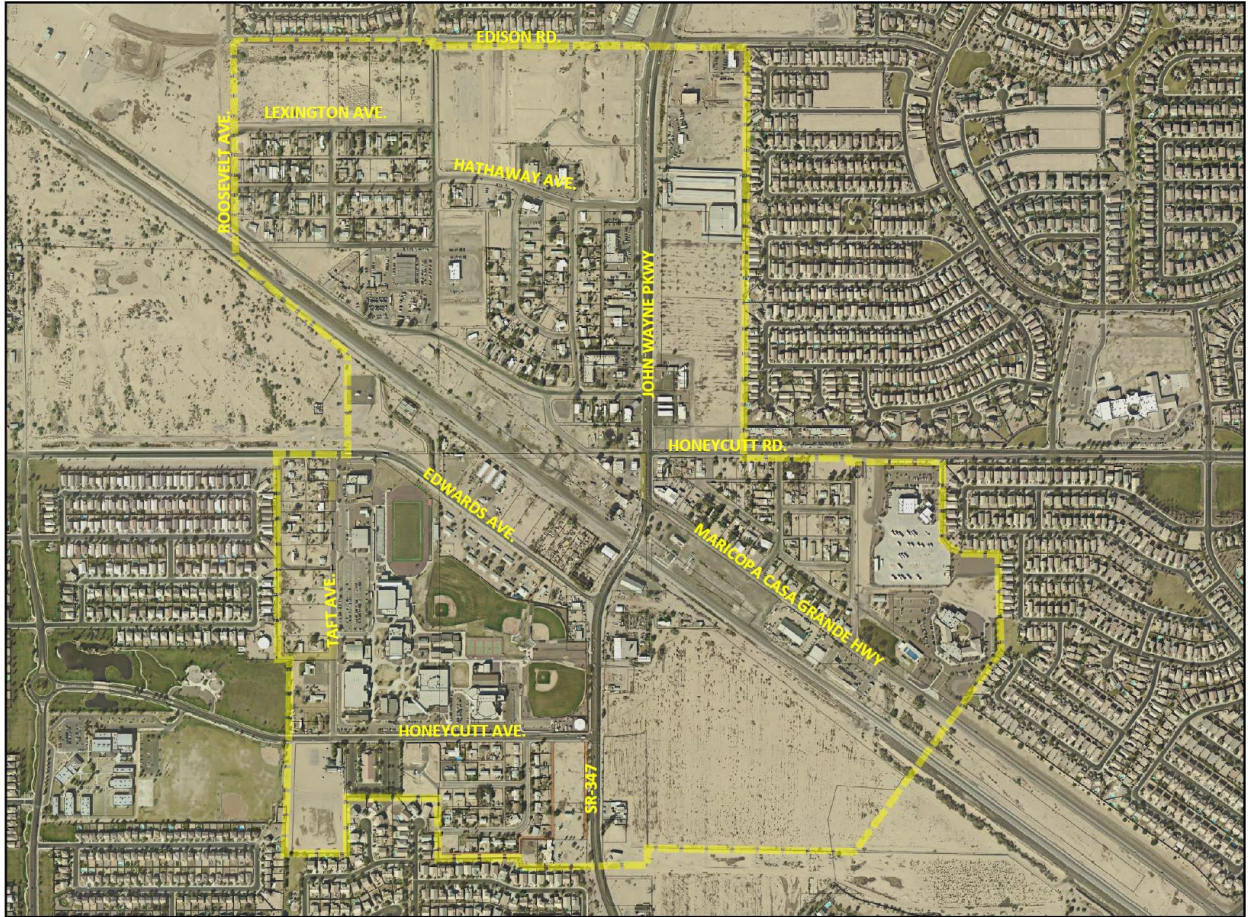
The City of Maricopa adopted its new zoning code on November 4, 2014. As part of the zoning code update, three (3) separate overlay district development standards were approved, Mixed-Use Heritage, Transportation Corridor, and Transit Oriented Development Districts. This request is to amend the existing zoning map to include the location of the Mixed-Use Heritage Overlay District. This request will not change the underlying zoning of any property within the overlay district. i.e., if a property is currently zoned commercial today and this overlay is approved the same property will still be recognized as commercial zoning.

On January 12, 2015, the Planning and Zoning Commission directed staff to proceed with the application request of designating the Mixed-Use Heritage Overlay District within a portion of Heritage District Redevelopment Area. Staff is processing the application request to amend the city's zoning map that includes all zone changes since the map was originally adopted in 2004 and mapping the location of the approved overlay districts development standards for the Mixed-Use Overlay District.



## PROJECT LOCATION:

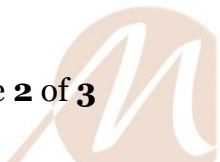
The Mixed Use Overlay District is proposed to be located within the built area of the Redevelopment Area, Heritage District. As shown below in the overlay district boundaries.



## CITIZEN PARTICIPATION:

Prior to recommending approval of the overlay district, the city staff initiated a public participation plan to inform residents of the overlay proposal. The Public Participation Plan (see attachment C) included three (3) open house meetings, notification letters to approximately 1,500 property owners within the overlay district and surrounding the district, public notice signs within the subject area, and legal notices in the local newspaper circulator (Florence Reminder, Casa Grande Dispatch and Maricopa Monitor). A timeline of the participation event is shown below.

- January 8 – Heritage District Advisory, Initial Discussion
- January 12 – Planning and Zoning Commission, Initiated
- February 19 – Notification Letters, Sign Postings and Legal Notices
- March 12 – 1st Open House Meeting (Copa Center)
- April 1 – 2nd Open House Meeting (Copper Sky)
- April 16 – 3rd Open House Meeting (Copa Center)



**PUBLIC COMMENT:**

At the time of writing this report no formal comments has been received.

Exhibit A – Narrative

Exhibit B –Zoning Map with Mixed-Use Heritage Overlay District

Exhibit C – Citizen Participation Plan

-- End of staff report --

