

## Narrative

On January 9, 2015, the City of Maricopa Planning and Zoning Commission initiated this zoning map amendment to implement the Mixed-Use Heritage (MU-H) and Transportation Corridor (TC) Overlay Zoning Districts. These overlay districts include development standards and land use regulations that were vetted through extensive public participation over the past two years. The Zoning Code Rewrite public participation process included city wide open houses and several public meetings and in-depth discussions by a twelve-member Zoning Code Rewrite Task Force consisting of citizens, business owners, and community stakeholders

After considerable discussions and review by the Zoning Code Rewrite Task Force and Heritage Advisory Committee, the Planning and Zoning Commission and City Council approved the new Zoning Code that includes the Mixed-Use Heritage and Transportation Corridor Overlay Districts.

The Overlay Zoning Districts will provide property owners with the following opportunities:

1. Relaxed dimensional zoning standards
2. Expanded retail, office, and service uses
3. Streamlined approval of certain uses
4. Expanded outdoor business display and service
5. Commercial and mixed-use residential development
6. Reduced parking and landscaped standards
7. Updated site and building design guidelines

This request by the City is to officially map the locations of the overlays on the City's Official Zoning Map, to permit future development and redevelopment as intended by the MU-H and TC Overlay Districts. The Mixed-Use Heritage District Overlay will comprise a portion of the Heritage District Redevelopment Area. A boundary map of the overlay district is shown below.

