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STAFF ANALYSIS

ZON20-04

To:	Honorable Mayor and City Council
Through:	Nathan Steele, Economic and Community Development, Director
From:	Rodolfo Lopez, Economic and Community Development, Deputy Director
Meeting Date:	August 18, 2020

REQUEST

Zoning Overlay ZON20-04: A request by the City of Maricopa to approve ZON20-04 amending the city’s zoning map to include the Maricopa Station Overlay for the Maricopa Townsite subdivision located within the Heritage District Redevelopment Area. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT INFORMATION

Project Planner: Rodolfo Lopez, Deputy Director
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PROJECT INFORMATION

This request is for the designation of the overlay zone Maricopa Station. In October 2019, city staff presented a request to the Planning and Zoning Commission to initiate a text amendment to the Zoning Code to develop development standards for the Maricopa Townsite area and rezoning overlay. Since then, staff has been diligently working with outside consultants in drafting proposed development standards and design guidelines.

The proposed overlay will be an addition to the already existing overlay zone, Mixed-Use Heritage Overlay (MU-H), which was established as part of the city's adoption of the new zoning code (2014) and the designation of the overlay in 2015. The area that is being designated with the new overlay is recognized as the Maricopa Townsite area (part of the Heritage District Redevelopment Area), which was platted as a subdivision in 1945. In response to the recent activity in the area, such as the overpass completion, street name change, and road improvements (Honeycutt Road, Mercado Street, and Main Street) this proposed overlay zone and development regulations (text amendment) will help assist the goals and vision of the city's 2009 Redevelopment Area Plan of creating a character, identity and a downtown destination for the area. This implementation of the Zoning

Overlay and Text Amendment will also advance the Heritage District's design guidelines and goals. Below is a direct quote from the adopted design guidelines for the Heritage District (2011).

“The Heritage District plan celebrates its cultural and history through its architecture of public and private buildigns, ite streetscape and small town, pedestrian friendly environment.”
- Heritage District Deisgn Guideline (2011).

The Maricopa Station (MS) Overlay District is proposed to be located within the existing Mixed Use Heritage Overlay zone (MU-H) and will act as a sub-overlay zone. See map below or refer to Exhibit A for detail area location.



PUBLIC OUTREACH

Before recommending the overlay district's approval and text amendment, city staff initiated a public participation plan to inform residents of the requests. The Public Participation Plan included an open house meeting, notification letters to approximately 60 property owners within the overlay district, and surrounding the community (within 300 feet), public notice signs within the subject area, and legal notices in the local newspaper circulator, Maricopa Monitor and Casa Grande Dispatch. A timeline of the participation event is shown below. Notification letters were sent in both English and Spanish to accommodate the large Hispanic population in the area. Refer to Exhibit B, Citizen Participation Report for additional information.

- October 14, 2019 – Planning and Zoning Commission initiated the request
- June 25, 2020 – Heritage District Advisory, Initial Discussion

- July 9, 2020 – Notification Letters, Sign Postings and Legal Notices
- July 23 – Open House Meeting (Maricopa Unified School District)
- July 27 – Planning and Zoning Commission (Public Hearing and Action)

P&Z COMMISSION FINDINGS

As required by Sec. 18.175.040 (C) of the City's Zoning Code, the Planning & Zoning Commission made the following findings for the rezoning request in their recommendation to City Council:

1. The amendment is consistent with the General Plan;

The proposed overlay zone adheres to the city's Redevelopment Area plan of creating character, identity and a downtown destination for the area.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

The zone change amendment will allow the area to continue its development pattern with additional non-residential type development opportunities.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

The overlay zone will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.

CONCLUSION

On July 27, 2020 the Planning and Zoning Commission recommended approval of **Zoning Overlay (ZON) 20-04**.

Exhibit A – Zoning Overlay Map

Exhibit B – Citizen Participation Report

-- End of staff report --