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MEMO

REDEVELOPMENT DISTRICT AREA PLAN UPDATE

To: Planning and Zoning Commission
Through: Rick Williams, Development Services, Planning Manager
From: Derek Scheerer, Development Services, Planner II
Date: September 25, 2023
RE: Redevelopment District Area Plan Update

PUBLIC MEETING: REDEVELOPMENT DISTRICT AREA PLAN UPDATE: *As part of the requirements of Arizona State Statutes for Redevelopment District Area Plans, the Commission will host a public meeting, to review the proposed Redevelopment District Area Plan Update, and to promote citizen participation. The first public meeting, at the Maricopa Library and Cultural Center, is an opportunity for the public to comment; no action will be taken by the Commission. A second public meeting, a Neighborhood Meeting, will be held on October 9, 2023, at the Maricopa Library and Cultural Center. Action on the Redevelopment District Area Plan Update will occur at the statute required City Council public hearing scheduled for November 7, 2023, at City Hall. The Neighborhood Meeting and City Council public hearing will provide additional opportunity for the public to comment. **DISCUSSION ONLY.***

PROJECT INFORMATION:

What is a Redevelopment District Area Plan?

A Redevelopment District Area Plan is an economic development strategy that has been successfully used to improve living and economic conditions within a designated Redevelopment District. A Redevelopment District is an area that has been deemed distressed and in need of revitalization. The establishment of a Redevelopment District is the responsibility of the Mayor and City Council. State statutes provide an outline of material that must be included in the Plan.

When a Redevelopment District has been designated, a Redevelopment District Area Plan is drafted and adopted by resolution. This Plan then allows the City greater flexibility in encouraging certain grant funded opportunities to be applied within the area to spur a variety of beneficial improvements. Similar to a General Plan or a Specific Plan, an RDA is a guiding policy document that lays out broad goals and objectives for the area to be revitalized. An RDA is not a “quick fix” policy document, but a tool used to encourage and aid public and private development within the designated area.

Establishment of the Redevelopment District and Redevelopment District Area Plan

On September 2, 2008, a legislative finding and declaration of necessity was declared by the City Council and the original redevelopment district boundary was created. Subsequent to the original boundary adoption, city staff developed and presented the original Redevelopment District Area Plan to the City Council on June 16, 2009, where, under Resolution 09-24, the City Council adopted the City of Maricopa Redevelopment District Area Plan (RDA). The designation of a redevelopment area is required to be redetermined every 10 years for continued qualification.

As the city continued to develop, the original RDA boundaries were amended by the City Council on August 18, 2020, under Resolution 20-33, to the boundaries that exist today. As a part of this boundary

reduction, and in conformity with the applicable statutes, city staff has prepared this update of the RDA.

This update was developed by city staff through the fall of 2022 and into the summer of 2023. City staff researched and identified the current conditions of the area, assessed the progress made since adoption of the original RDA, and established updated goals objectives for the Plan. The draft version of the RDA Update is now being presented to the public in a series of Planning and Zoning Commission and neighborhood meetings to gather further input and refinement of the goals and objectives.

State Statute Requirements

Included in the Plan, as well as in the adopting Resolution is language, as required per State Statute, in the creation of a Redevelopment District. Statutorily required statements can be found on pages 50 – 51 of the Plan.

Planning and Zoning Commission

Per Arizona Revised Statute 36-1479, Subsection D, prior to approval of a redevelopment plan the Planning and Zoning Commission shall review and submit written comment as to the Redevelopment Area Plan’s conformance with the City’s General Plan. Written comments and recommendations, if any, must be submitted to the city’s governing body within thirty days after receipt of the plan for review. Upon receipt of the comments and recommendations, if any, Planning Staff will forward the Plan to the City Council who may then proceed with a public hearing for adoption of the Plan.

Next Steps

Included in the RDA are a number of recommendations for Plan implementation priorities. These priorities are listed to provide general guidance for public and private entities in accomplishing goals and objectives of the Plan. Should the City Council approve and adopt this Plan, the first action item will be submission of the RDA to the Pinal County Office of Budget and Finance for acceptance.

CITIZEN PARTICIPATION:

This plan’s formation, vision, and methods for reaching the vision, have been guided by the community. Direct mailings have been sent to affected property owners, and neighborhood and homeowner associations. Other interested parties within and in proximity to the redevelopment area will receive notification of the public meetings through sign posting, newspaper legal advertisements, and will be given the opportunity to discuss the planning process at their convenience or at the published public meetings and hearing.

During the plan update process, several presentations will be made at public meetings within the city (such as before the Planning Commission, the Neighborhood Meeting, and the City Council). Mailings for the meetings were bilingual (English and Spanish) and translators were present at each meeting.

- September 6, 2023 - Notification letters sent
- September 7, 2023 - Redevelopment District notification signs posted
- September 25, 2023 - Planning and Zoning Commission Meeting
- October 9, 2023 - Neighborhood Meeting to be held
- October 16, 2023 - Public Hearing notification letter to be sent
- October 21, 2023 - Newspaper legal notice to be published

- October 28, 2023 - 2nd Newspaper legal notice to be published
- November 7, 2023 - City Council Public Hearing

CONCLUSION:

No action at this time.

Exhibit A – Redevelopment District (Heritage District) Area Plan Update

– End of Memo –