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STAFF ANALYSIS

TXT21-02

To:	Honorable Mayor and City Council
From:	Rodolfo Lopez, Development Services Director
Meeting Date:	March 1, 2022

REQUEST

Text Amendment TXT21-02, a request by the City of Maricopa for review and approval of minor text amendments to the City of Maricopa Subdivision and Zoning Code. **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
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PROJECT INFORMATION

The proposed amendments includes the removal of contradictory, ambiguous or too restrictive mandates, and even outdated language. Below is a general summary of the major changes to the city’s Subdivision and Zoning code.

- **Maricopa City Code 17.20.050 Preliminary Plat Approval**
 - Added language to limit number of preliminary plat extensions.
- **Maricopa City Code 18.35.010 Residential Districts**
 - Increased maximum allowed density to High Density Residential Zoning District as currently the only other zoning district that allows a higher density is mixed use zoning.
- **Maricopa City Code 18.35.030 Development Standards, Residential Districts**
 - Consolidated RS-1 and RS-2 Zoning Districts into a single district, RS-1.
- **Maricopa City Code 18.35.040 Development Standards, RM, RH, and RMHP Districts**
 - In relation to Maricopa City Code 18.35.010, this chapter increases the maximum allowed density from 12 to 24 for RH (High

- **Maricopa City Code 18.45.030 Mixed Use District**
 - In relation to Maricopa City Code 18.35.010, this chapter increases the maximum allowed density from 24 to 30. A developer wanting to utilize this district for a higher density development will need to add a non-residential use (e.g., commercial land use) to obtain the higher density.
- **Maricopa City Code 18.50.020 Industrial Districts**
 - Remove the requirement of a conditional use permit for outdoor storage facilities. Staff considers these facilities to be of a low impact type use; therefore, the recommendation is for not having a development process a separate conditional use permit in addition to a Development Review Permit (Site Plan Review).
- **Maricopa City Code 18.80.080 Exceptions to Height Limits**
 - Increase the maximum height for industrial uses specifically to industrial mechanical appurtenances, to streamline the process and not require height variances.
- **Maricopa City Code 18.80.090 Outdoor Storage**
 - In relation to Maricopa City Code 18.50.020 Industrial Districts, this section adds additional screening standards for outdoor storage.
- **Maricopa City Code 18.95.040 Lighting Design**
 - Added language to lighting section for clarity of operation, maintenance and usage responsibility.
- **Maricopa City Code 18.90.040 Site Landscaping on Non Single Family Lots**
 - Additional landscaping requirements were also added for clarity. Staff previously proposed language specifically for retention basin design. However, after receiving feedback from the development community, staff will like to continue working on a proposal and present changes at a later date.
- **Maricopa City Code 18.115 Signs**
 - Revisions to conform to content neutral language in response to court case law REED v. Town of Gilbert

GENERAL PLAN CONFORMANCE

The text amendments to the Zoning Code is 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.

F. Economic Development Element

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

PUBLIC OUTREACH

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. However, additional outreach methods were conducted to solicit input and acceptance of the proposed amendments. Staff contacted over fifty stakeholders (developers, architects, engineers, interested citizens, etc.), along with a 15 day public review period and legal public notices in the local circulator.

Staff received several minor comments from internal staff, legal attorney, the public, and Commissioners, of which most were incorporated with the new draft.

P&Z COMMISSION FINDINGS

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

1. The amendment is consistent with the General Plan;
2. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

STAFF RECOMMENDATION

On February 14th, The Planning and Zoning Commission unanimously recommended approval of **Text Amendment case # 21-02** Minor Zoning and Subdivision Code Update.

Exhibit A – Proposed Amendments

-- End of staff report --