

Redevelopment Area Plan Update

Presented by: Derek Scheerer



Project Information:

Applicant:

City of Maricopa

Location:

Redevelopment Area/Heritage District Area as shown in blue on the map.

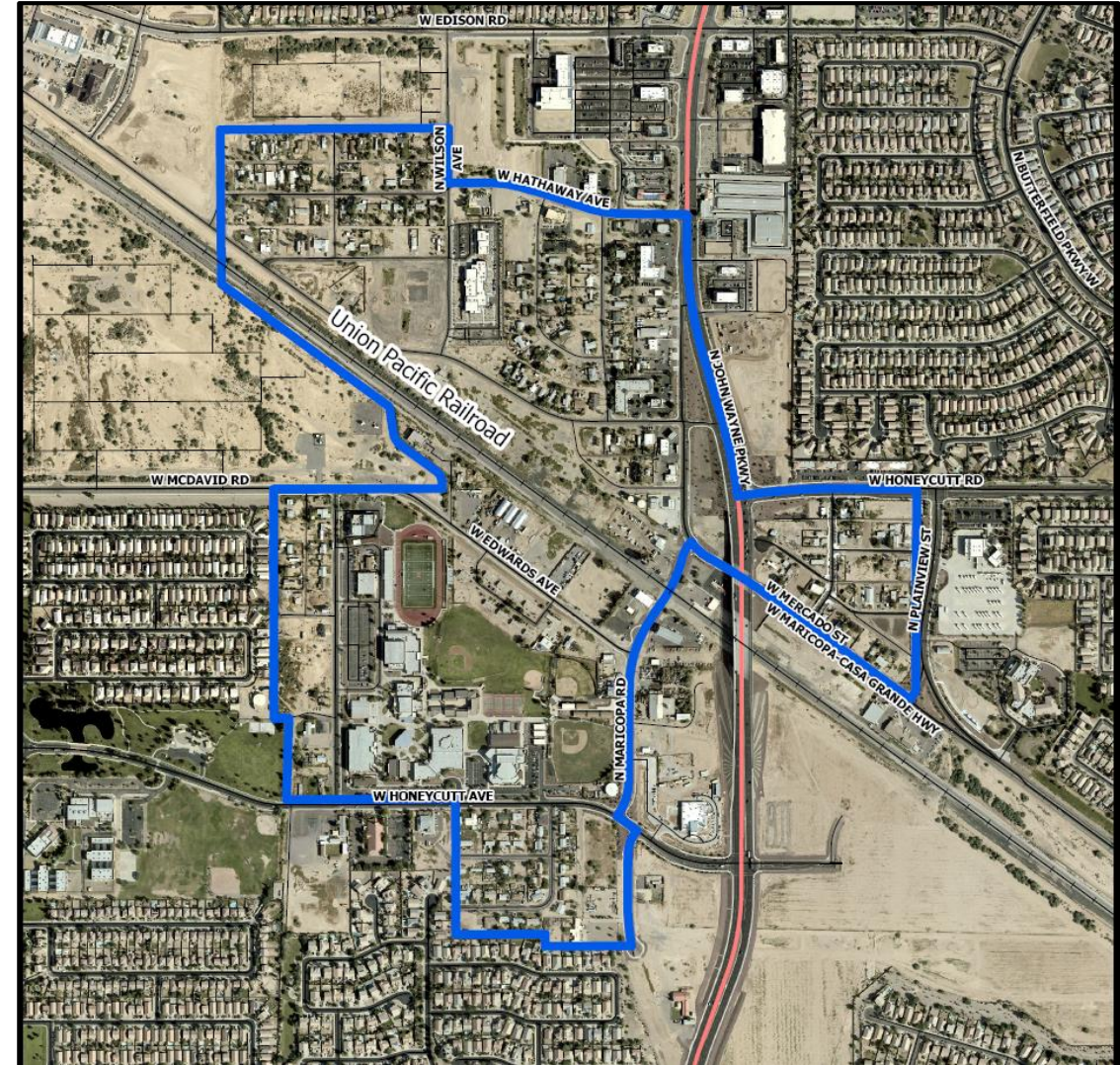
Project Area:

Approximately +/- 240 sq. acres or +/- 0.36 sq. miles

Proposal:

In accordance with Arizona Revised Statutes this is an update to the City of Maricopa's Redevelopment Area Plan.

Site Map

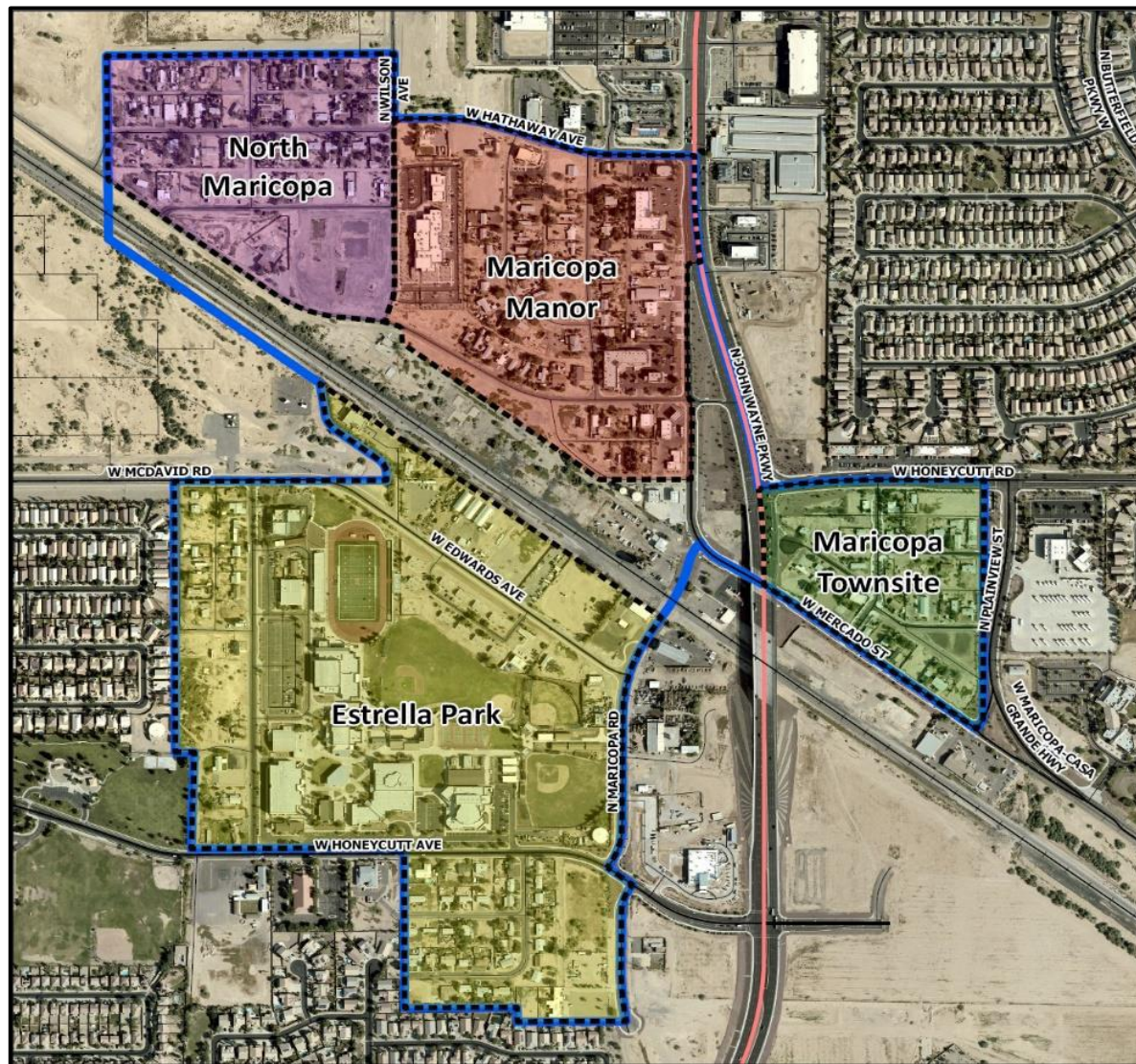


Staff Analysis:

Neighborhood Map

Map of the Area:

- The RDA is divided into four (4) neighborhoods
 - North Maricopa
 - Maricopa Manor
 - Maricopa Townsite
 - Estrella Park
- Each neighborhood has distinct defining characteristics with shared deficiencies and challenges to (re-)development

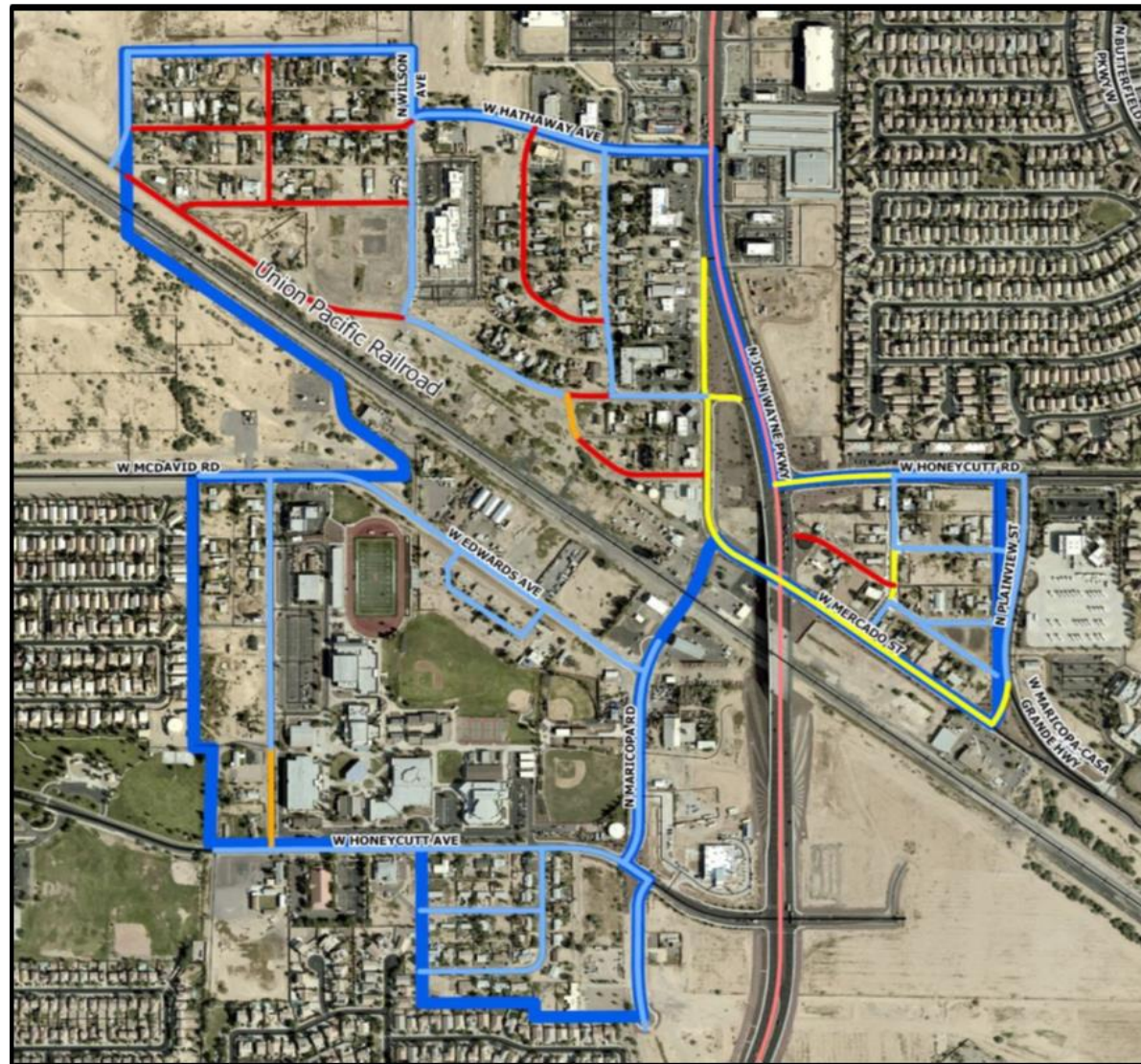


Staff Analysis:

Maps

Existing Conditions/Challenges:

- Inadequate water and sewer services
- Unscreened and open commercial uses
- Floodplain designation and local drainage
- Unpaved streets and alleys
- Building conditions
- Traffic congestion
- Railroad crossing safety concerns
- Historic structures



Staff Analysis:

RDA Plan Update Goals:

- Goal 1 – Character, Identity and Downtown Destination
- Goal 2 – Adequate Infrastructure
- Goal 3 – Existing Neighborhood Protection
- Goal 4 – Improved Traffic Circulation
- Goal 5 – Greater Variety of Land Uses
- Goal 6 – Improved Property Values and Economic Activity
- Goal 7 – Citizens Advisory Committee
- Implementation Priorities

Public Outreach:

- 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

Discussion:

- Honorable Mayor and City Council discussion of **Redevelopment Area Plan Update**.