



City Council

May 19, 2015



Request

1. Designate the Mixed Use – Heritage (MU-H) Overlay District on the Official Zoning Map
2. Designate the Transportation Corridor (TC) Overlay District on the Official Zoning Map



What is an Overlay District?

- Intended to achieve a particular character/uniqueness from the rest of the city.
- Meet goals and objectives of the city.





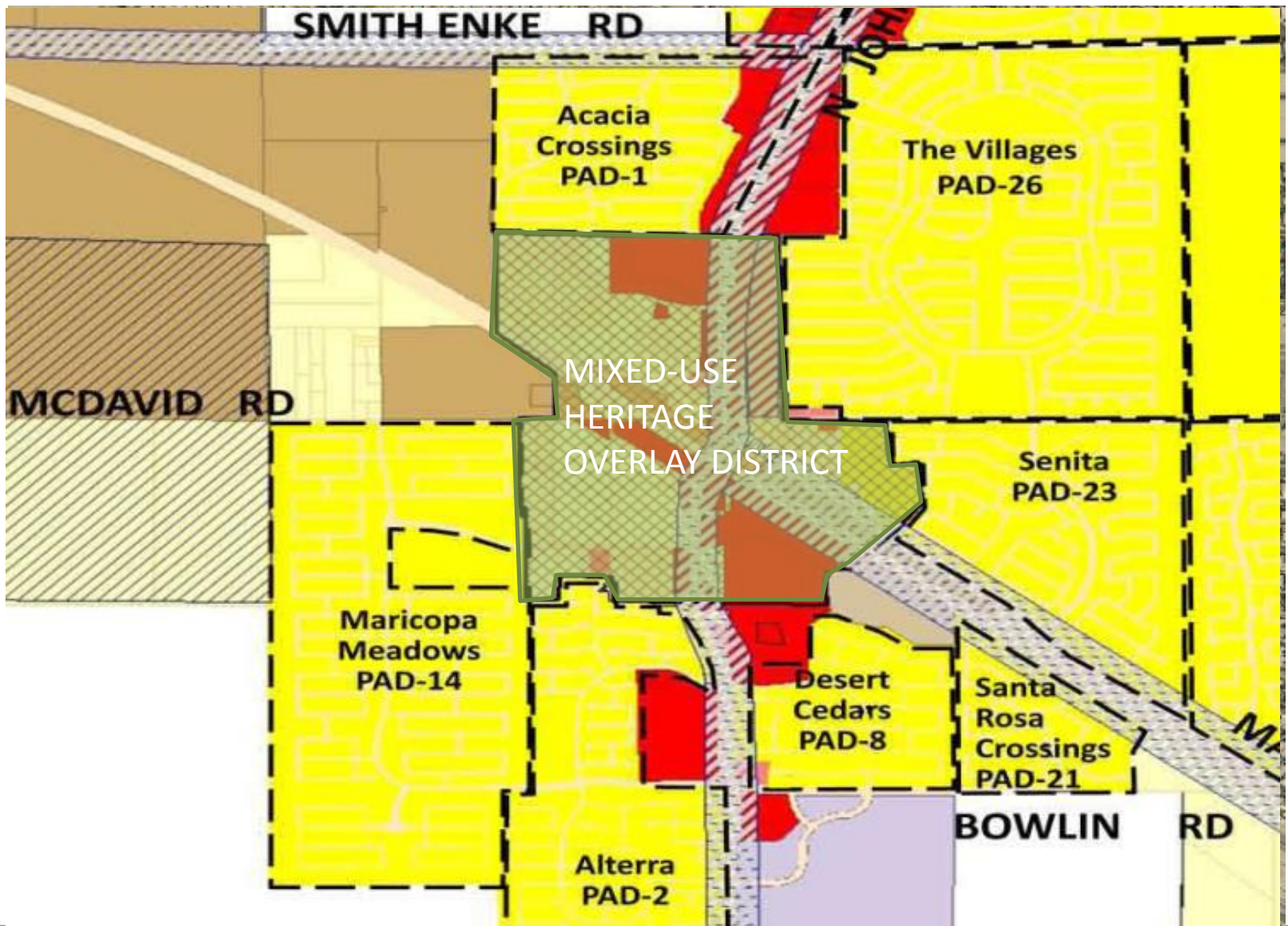
What is an Overlay District?

- Supplemental standards from the **base Zoning District**.





Mixed Use – Heritage Overlay





Mixed Use - Heritage Goals

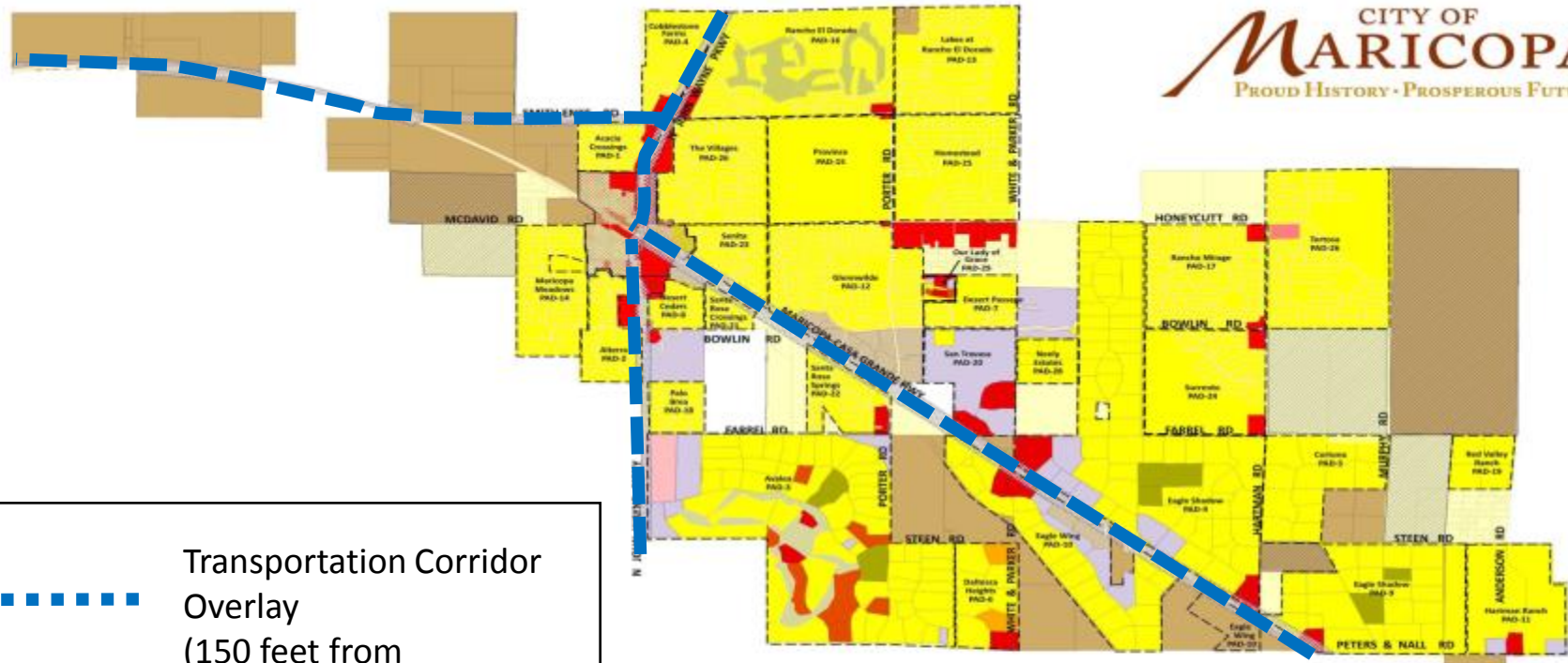
- Promote Infill Development
- Pedestrian Friendly
- Implement the Heritage District Design Guidelines
- Commercial Revitalization
- Live Work Mix Use
- Residential Revitalization






TC Corridor Overlay

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE



 Transportation Corridor Overlay
(150 feet from ROW/property line)



DRAFT
For Public Review
June 4, 2014

City of Maricopa Zoning Map

This map is known as the "City of Maricopa Official Zoning Map" and is intended to implement the City of Maricopa Zoning Code per Ordinance 14-XX adopted on XX/XX/2014 and all subsequent amendments. These maps are based on the most accurate graphic information available at the time they were produced. The City of Maricopa furnishes these maps "as is" and assumes no responsibility for their accuracy. All zoning information should be verified by legal description whenever possible.



Transportation Corridor Goals

- Pedestrian Oriented Developments
- Architectural Interest
- Discourage Unattractive uses



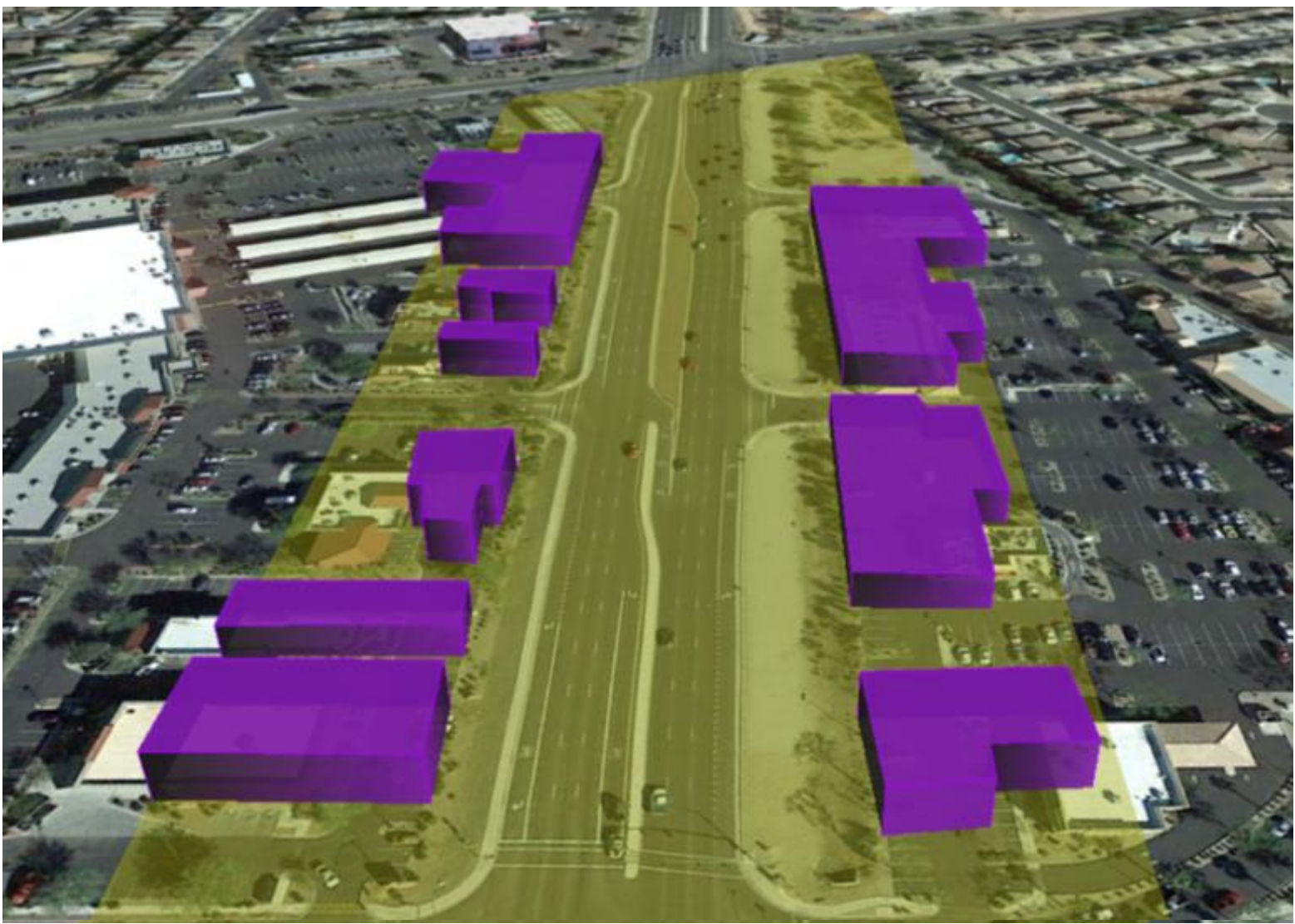


Transportation Corridor





Transportation Corridor





Public Participation & Outreach

- **November 5, 2014** – City Council Adopts New Zoning Code, including MU-H & TC Overlay Districts
- **January 8** – Heritage District Advisory, Initial Discussion
- **January 12** – Planning and Zoning Commission, Initiated
- **February 19** – Bilingual Notification Letters, Sign Postings and Legal Notices
- **March 12** – 1st Open House Meeting (Copa Center)
- **April 1** – 2nd Open House Meeting (Copper Sky)
- **April 16** – 3rd Open House Meeting (Copa Center)



Open House Meetings





Recommendations

- On April 16, the Heritage District Advisory Committee unanimously recommended approval of the overlay district locations.
- On May 11, the Planning and Zoning Commission unanimously recommended approval of the Mixed Use Heritage and Transportation Corridor Overlay Districts.



Questions