



STAFF REPORT

Case Number: TXT23-03

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning Department Manager
Meeting Date: July 18, 2023

REQUESTS

PUBLIC HEARING: TXT23-03 Text Amendment: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Zoning Code, Section 18.05.060 – Introductory Provisions, Section 18.95.050 – Prohibitions, Section 18.120.240 – Group Homes, Section 18.140.160 – Interpretations, Section 18.160 – Variances, and Section 18.205.020 - Definitions. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

AMENDMENT INFORMATION

On April 4, 2023, City Council approved an amendment to the City Zoning Code (TXT22-04) removing the Board of Adjustments as a decision making body and replaced those duties with a Hearing Officer. This request is a follow up to the previous text amendment as multiple sections of the code were inadvertently omitted from the April 4th amendment. This request is to formally amend the Maricopa City Code by making the following modifications:

Section 18.05.060 – Introductory Provisions

The proposed amendment would amend Section 18.05.060, removing the Board of Adjustments as the decision-making body and replace it with a Hearing Officer.

Section 18.95.050 – Prohibitions

The proposed amendment would amend Section 18.95.050, removing the Board of Adjustments as the decision-making body and replace it with a Hearing Officer.

Section 18.120.240 – Group Homes

The proposed amendment would amend Section 18.120.240, removing the Board of Adjustments as the decision-making body and replace it with a Hearing Officer.

Section 18.140.160 – Interpretations

The proposed amendment would amend Section 18.140.160, removing the Board of Adjustments as the decision-making body and replace it with a Hearing Officer.

Section 18.160 – Variances

The proposed amendment would amend Section 18.160, removing the Board of Adjustments as the decision-making body and replace it with a Hearing Officer.

Section 18.205.020 - Definitions

The proposed amendment would amend Section 18.205.020, removing the Board of Adjustments from the list of definitions.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code are 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.
- Objective B2.2: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD’s

F. Economic Development Element

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

CITIZEN PARTICIPATION:

As required per the City’s Zoning Code Sec. 18.140.060, notification via a public hearing process is required. The Public Participation Plan included a public comment posting and a Public Hearing Notification posting on the city’s website, both at a minimum of 15 days prior to a public hearing. The following is the public notification posting timeline:

- May 24, 2023 – Public Comment Posting.
- May 30, 2022 – Public Hearing Posting.
- June 13, 2023 – News Paper Advertisement.
- June 29, 2023 – Planning Commission Action (Approved 7-0)
- As of the writing of this report, no additional correspondence has been received by staff.

STAFF RECOMMENDATION:

Staff recommends Mayor and Council concur with the Planning and Zoning Commission and approve Case **TXT23-03**.

EXHIBITS

- Exhibit A – Section 18.05.060 Redline Changes
- Exhibit B – Section 18.05.060 Final Text
- Exhibit C – Section 18.95.050 Redline Changes
- Exhibit D – Section 18.95.050 Final Text
- Exhibit E – Section 18.120.240 Redline Changes
- Exhibit F – Section 18.120.240 Final Text
- Exhibit G – Section 18.140.160 Redline Changes
- Exhibit H – Section 18.140.160 Final Text

TXT23-03 – Hearing Officer Revisions

- Exhibit I – Section 18.160 Redline Changes
- Exhibit J – Section 18.160 Final Text
- Exhibit K – Section 18.205.020 Redline Changes
- Exhibit L – Section 18.205.020 Final Text

-- End of staff report --