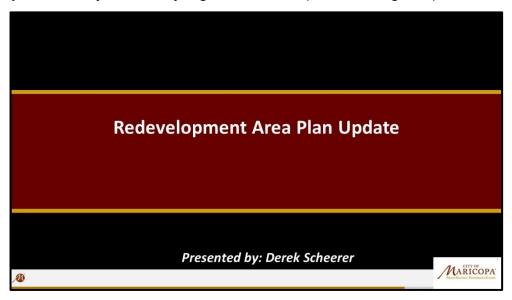


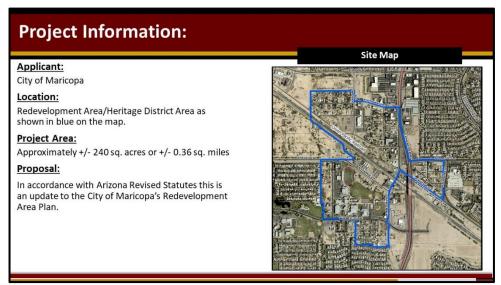
D. Presentation to the Planning and Zoning Commission

During the plan update process, the Redevelopment Area Plan was presented at and discussed during a public meeting before the City of Maricopa Planning and Zoning Commission. The Commission was supportive of the planning concepts and expressed interest in helping implement the planning strategies following plan adoption.

The Planning and Zoning Commission noted their role in ensuring the plan's conformance and relationship to the General Plan as a whole, as well as how this plan should be implemented and its relationship to their overall planning duties.

The Planning and Zoning Commission recognized the benefits of the original plan and its proposed update for continuing its goals and objectives as well as continuing to ensure the plan's objectives are systematically organized with respect to timing and priorities.







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:

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:

 Planning and Zoning Commission and public discussion of Redevelopment Area Plan Update.

