



**City Council  
Subdivision Ordinance  
Text Amendment  
Case # TXT16-01**



# Request

- **Text Amendment (TXT) 16-01:** A minor text amendment to the City of Maricopa Subdivision Code, specifically, Section 14-6-8 Street Design and to update the provision therein, to be consistent with City Council approved Area Transportation Plan (ATP).
- In addition, the minor text amendment will include edits in Article 14-1, 14-4, 14-5, 14-6 and 14-7 to remove ambiguities and provide clarity.



# Intent of the Text Amendment

- Remove outdated department notations.
- Provided clarity to extensions of preliminary plats
- Updated submittal requirements
- Updated roadway engineered standards



# Intent of the Text Amendment

- Update the city's roadway section standard to reflect the recommended complete streets road section concept that came out of the City Council approved Area Transportation Plan that was approved in December of 2015.



# Public Outreach

- As required per the City's Zoning Code Sec. 509.03, notification via a public hearing process was conducted. However, additional outreach methods were conducted to solicit input and acceptance of the proposed amendments.
  - Contacting over fifty stakeholders (developers, architects, engineers, interested citizens, etc.).
  - 30-day and 15-day public review periods.
  - Legal public notices in the local circulator (Maricopa Monitor and Florence Reminder).
  - Open public forum meeting held at City Hall.

# Public Outreach

- P&Z Commission Initiates April 11, 2016
- Transportation Advisory May 25, 2016
- 1<sup>st</sup> Newspaper Legal Notice May 26, 2016
- 1<sup>st</sup> Public Review Period (30 Day) June 1, 2016
- 2<sup>nd</sup> Newspaper Legal Notice June 30, 2016
- Public Forum Meeting July 21, 2016
- 2<sup>nd</sup> Public Review Period (15 Day) August 1, 2016
- Heritage Advisory August 4, 2016
- Transportation Advisory September 7, 2016
- Planning and Zoning Commission September 12, 2016



# P&Z Commission Recommendation

- **P&Z COMMISSION FINDINGS:**
  - The Commission shall make the following findings in their recommendation to the City Council:
    - The amendment is consistent with the General Plan
    - The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.
    - Meets the Council approved policies on transportation planning.



# Conclusion

- On September 12, 2016 the Planning and Zoning Commission found the required findings to be in conformance with the proposed text amendment, therefore a recommendation of approval to City Council was motioned by Commissioner Huggins and seconded by Commissioner Sharpe. Vote carried over 6-0.





9/1/2016  
 DRAFT #3 TEXT AMENDMENTS:  
 Strikethrough = deletion  
 Red font = addition  
 Green Font = Draft 2 additions  
 Green-Font-Strikethrough = Draft 2 Deletions  
 Blue Font = Draft 3 additions  
 Blue-Font-Strikethrough = Draft 3 Deletions

Table 4 – Minimum Street Structural Section

Street Classifications	Untreated Base (minimum)	Asphalt Base Course	Asphalt Surface Course
Parkway Roadway	10"	3" – A <sup>3</sup> / <sub>4</sub>	2" – A <sup>1</sup> / <sub>2</sub>
Village Collector	10"	3" – A <sup>3</sup> / <sub>4</sub>	2" – A <sup>1</sup> / <sub>2</sub>
Arterial Roadway	10"	3" - A 1 <sup>1</sup> / <sub>2</sub> <sup>3</sup> / <sub>4</sub>	2" - C <sup>3</sup> / <sub>4</sub> R <sup>1</sup> / <sub>2</sub>
Collector Roadway	10"	3" - A 1 <sup>1</sup> / <sub>2</sub> <sup>3</sup> / <sub>4</sub>	2" - C <sup>3</sup> / <sub>4</sub> R <sup>1</sup> / <sub>2</sub>
Local Street – Residential (Rural & Estate)	<del>7"</del> 8"	2" – C <sup>3</sup> / <sub>4</sub>	1" – D <sup>1</sup> / <sub>2</sub> 3" – R <sup>1</sup> / <sub>2</sub>
Local Street - Residential (Low & Medium Density)	<del>6"</del> 8"	2" – C <sup>3</sup> / <sub>4</sub>	2" – D <sup>1</sup> / <sub>2</sub> 3" – R <sup>1</sup> / <sub>2</sub>
Local Street - Residential (High Density)	<del>6"</del> 8"	2" – C <sup>3</sup> / <sub>4</sub>	2" – D <sup>1</sup> / <sub>2</sub> 3" – R <sup>1</sup> / <sub>2</sub>
Local Street Commercial & Industrial	8"	2" – C <sup>3</sup> / <sub>4</sub>	2" – D <sup>1</sup> / <sub>2</sub> 3" – R <sup>3</sup> / <sub>4</sub>

- (1) Mix Design designations are East Valley Asphalt Committee, ([E.V.A.C.](#))
- (2) All asphalt supplied must be currently approved by the E.V.A.C. Committee.



# City of Maricopa - Text Amendment to Subdivision Ordinance

Comparison of Pavement Sections from other municipalities

Values shown below are the minimum thickness for AC/ABC

<u>City</u>	<u>Local</u>	<u>Collector</u>	<u>Arterial</u>	<u>Reference</u>
Mesa	3"/6"	3 1/2"-5 1/2"/10"	5 1/2"/10"	Detail No. M-19.01
Gilbert	3"/7"*	3"/7"*	5"/12"*	Fig. No. 4-9 to 4-18
Chandler	3"/6"*	3"/6"*	5"/7"*	Detail No. C-203 to C-242
Tempe	2 1/2"-5"/7"*	6"/7"*	6"/12"*	Detail No. T-303 to T-313
Scottsdale	3"/X*	6"/Y*	7"/Z*	Sec. 5-10 (5-10.100)
Surprise	3"/8"	3"/8"	5"/9"	Eng. Dev. Std. Table 3-2
Goodyear	4"/6"	5"/9"	6"/12"	Detail No. G-3216
Peoria	3"/6"	4"/8"	5"/12"	Fig.3-4 (a)
Apache Junction	2 1/2"/6"	4"/8"	5 1/2"/12"	Table 10-3.1
Glendale	3"/8"	4"/12"	5"/12"	Sec. 3.44
Avondale	2 1/2"/9"	4"/10"	5"/12"	Detail No. A1000 to A1007
Maricopa	3"/8"**	5"/10"	5"/10"	Sec. 14-6-8 Sub. Ord., Table 4

\* Amounts shown are minimums, actual depth of ABC is based upon % passing 200 sieve and plasticity index from geotechnical investigation

\*\* Revised value per proposed Text Admendment (16-01) to Subdivision Ordinance, current value is 4"/6"

