

## Narrative

On January 9, 2015, the City of Maricopa Planning and Zoning Commission initiated this zoning map amendment to implement the Mixed-Use Heritage (MU-H) and Transportation Corridor (TC) Overlay Zoning Districts. These overlay districts include development standards and land use regulations that were vetted through extensive public participation over the past two years. The Zoning Code Rewrite public participation process included city wide open houses and several public meetings and in-depth discussions by a twelve-member Zoning Code Rewrite Task Force consisting of citizens, business owners, and community stakeholders

After considerable discussions and review by the Zoning Code Rewrite Task Force and Heritage Advisory Committee, the Planning and Zoning Commission and City Council approved the new Zoning Code that includes the Mixed-Use Heritage and Transportation Corridor Overlay Districts.

The TC Overlay Zoning Districts goals is to achieve the following :

1. Pedestrian Oriented Developments
2. Architectural Interest
3. Discourage Unattractive Uses
4. Increase business visibility

This request by the City is to officially map the locations of the overlays on the City's Official Zoning Map, to permit future development and redevelopment as intended by the MU-H and TC Overlay Districts. The Transportation Corridor District Overlay will consist of 150 feet of properties fronting John Wayne Parkway (State Route 347), State Route 238, and the Maricopa/Casa Grande Highway. A boundary map of the overlay (yellow line) district is shown below.

