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STAFF REPORT

CASE # TXT22-02

To:	Honorable Mayor and City Council
Through:	Rick Williams, Planning and Zoning Manager
From:	Alexander Bosworth, Assistant Planner
Meeting Date:	July 19, 2022

REQUEST

PUBLIC HEARING: TXT22-02 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, Sections 2.15 Rules of Order and Procedure, 18.60 Planned Area Development District, 18.140 Common Procedures, 18.170 Amendments to the General Plan, 18.175 Amendments to the Zoning Map and Text; **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City of Maricopa
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COUNCIL PRIORITIES CONSIDERED

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

AMENDMENT INFORMATION

This request is to formally amend the Maricopa City Code by making the following modifications:

- For Amendments to the Zoning Map and Text, remove the requirement of a public hearing conducted by the Maricopa City Council given that a public hearing has already been conducted by the Planning and Zoning Commission, unless otherwise provided by the Code. A public hearing may still be conducted by the City Council if deemed necessary, and/or in cases with significant public opposition and written protest as described in Maricopa City Code section 18.175.050B.
- Remove the implication that minor General Plan Amendments shall be presented at a public hearing during the calendar year they are proposed to the City. This will clarify that only major amendments to the General Plan are to conform to this standard per current Arizona State Law. Minor General Plan Amendments will be able to be presented and heard at a public hearing at any time throughout the year.

- Include the entirety of the Planned Area Development District (PAD) chapter, which was never codified and was initially intended to be presented in 2021 within case # TXT21-02. This will include missing sections such as “Applicability,” “General Provisions,” “Modifying Development and Land Use Regulations,” and “PAD Design Elements.” Planning staff have been implementing these standards as part of the previous Zoning Code, as the current Code does not include these necessary items.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code is 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 legal notices in the local newspaper circulator and 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 25, 2022 – Website Posting
- May 31, 2022 – Newspaper Notice in the Casa Grande Dispatch
- June 27, 2022 – Public Hearing at the Planning and Zoning Commission

FINDINGS:

As required by Sec. 509.104 of the City’s Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;
2. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

PLANNING AND ZONING RECOMMENDATION:

On June 27, 2022, the Planning and Zoning Commission recommended approval of **text amendment case # TXT22-02.**

- Exhibit A – Proposed Code Changes on Sec. 2.15, 18.140, 18.170, 18.175: Public Hearings
- Exhibit B – Proposed Code Change on Chapter 18.60: Planned Area Development District

-- End of staff report --