



**City Council
Text Amendment
Case # TXT18-05**



Request

- **Text Amendment (TXT) 18-05:**
 - A request by the City of Maricopa.
 - Amendment to the City of Maricopa Zoning Code, Article 204 Mixed Use Districts
 - Table 204.03 Development Standards for General Mixed Use; amending maximum height allowed from 40 to 60 feet.

Request

- Text Amendment (TXT) 18-05:

Use	Type	
	MU-N	MU-G
Lot and Density Standards		
Minimum Lot Area (sff)	7,000	7,000
Minimum Lot Width (ft.)	60	60
Maximum Density (Units/net acre)	16	24
Maximum Floor Area Ratio (FAR)	0.8	1.2
Building Form and Location		
Maximum Building Height (ft.)	30	40 60
Minimum Building Height (stories)	2	2
1 st Floor Ceiling Height, Non-residential Uses (ft. clear)	12	12

Intent of the Text Amendment

- The current MU-G zoning district does compliment well with recent trends in mix use type developments (i.e., multi-family, office, hotel lodging, etc.).
- Create vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses.
- To better serve the vision for Village type centers and to be competitive and comparable to other jurisdictions.

Municipality	Queen Creek	Avondale	Gilbert	Peoria
Maximum Height	90 feet	160 feet	90 feet	60 feet

Figure 2 - Height Comparison

P&Z Commission Required 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 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.



Conclusion

- The Planning and Zoning Commission recommends approval of the proposed **Text Amendment case #TXT18-05**, and as amended by the Planning and Zoning Commission.



Questions?

