

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.



Project Information:

Applicant:
City of Maricopa

Location:
Redevelopment Area/Heritage District Area as shown in blue on the map.

Project Area:
Approximately +/- 240 sq. acres or +/- 0.36 sq. miles

Proposal:
In accordance with Arizona Revised Statutes this is an update to the City of Maricopa’s Redevelopment Area Plan.

Site Map

An aerial photograph of a city area with several irregular shapes outlined in blue, indicating the project area. The map shows buildings, roads, and green spaces.

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:

Maps

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**.