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STAFF ANALYSIS

CASE # TX18-05

To:	Honorable Mayor and City Council
Through:	Kazi Haque, Assistant Development Services Director
From:	Rodolfo Lopez, Planning and Zoning Manager
Meeting Date:	December 4, 2018

REQUEST

PUBLIC HEARING: TX18-05 General Mixed Use: A request by the City of Maricopa for review and approval of a proposed text 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. **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

PROJECT INFORMATION

It has come to the attention of the City that height limits within Mixed Use District, specifically General Mixed Use does not compliment to trends for mix use type developments (i.e., multi-family, office, hotel lodging,etc.). General Mix Use District intends to allow for either horizontal or vertical mixed-use development along key circulation corridors in the City where height and density can be easily accommodated. Ground-floor retail and upper-floor residential or offices are the primary uses, with retail, personal and business services, and public and institutional space as supportive uses. The zoning districts are intended to become vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses. To better serve the vision for Village type centers within the city staff recommends the following revision, refer to figure 1 table.

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

Figure 1 - strikethrough = deletion; red font = addition

To further support the request, comparable research with other municipalities that have similar mixed-use type zoning districts was gathered. Staff found that such municipalities like Queen Creek, Avondale, Gilbert, Peoria, have similar height standards that accommodate mix use type developments, refer to figure 2 table.

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

Figure 2 - Height Comparison

In staff's assessment, the proposed amendments improve the Purpose statements as found in Sec. 204.01 of the Article 204 Mixed Use Districts, and it will avoid unnecessary restrictions from height limitation in the General Mixed Use District.

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.

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. 509.03, notification via a public hearing process is required. The Public Participation Plan included a neighborhood meeting, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below.

- October 20, 2018 - Legal notice published
- November 7, 2018 - Neighborhood meeting held
- November 13, 2018 - Planning and Zoning Commission (Public Hearing)

PUBLIC COMMENT:

Staff did not receive any public comment at the time of writing this report.

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.

CONCLUSION:

On November 13, 2018, the Planning and Zoning Commission recommended approval of **text amendment case TXT 18-05**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

-- End of staff analysis --