



**Zoning Code
Minor Text Amendment
TXT20-04**



Request

- **Text Amendment (TXT) 20-04:**
 - A request by the City of Maricopa.
 - Amendment to the City of Maricopa
 - Zoning Code,
 - Ch. 18.75 Mixed Use Heritage
 - Ch. 18.77 South Bridge
 - Ch. 18.80 General Site Regulations
 - Ch. 18.120 Standards for Specific Uses
 - Ch. 18.135 Commission, Committees, and Boards
 - Ch. 18.140 Common Procedures
 - Sec. 18.200.040 Use Classifications
 - Ch. 18.95 Lighting
 - Ch. 18.105 OnSite Parking and Loading
 - Sec . 18.165.020 Waivers



Intent of the Text Amendment

- Revise statements for clarity.
- Modify restrictive standards.
- Reduce ambiguous and contradicting statements.
- Add alternative design standards that meet general purpose.
- Update in accordance to A.R.S.



Proposed Amendments

- Modifying public outreach within the Heritage District.
- New Overlay, South Maricopa.
- Minimum building height within MU-H.
- Added design standards for shopping cart utilization.
- Mobile merchants.
- Revised notification area to 600 feet.
- Notices written in both English and Spanish.
- Shipping containers, design enhancements.
- Design enhancements for street and on-site parking.
- Increasing waiver standards from 10% to 20%.



Project Timeline

- December 17, 2020 - 30 Day Public Review
- January 11, 2021 - P&Z Commission (Discussion Only)
- January 15, 2021 - End of 30 Day Public Review
- February 8, 2021 - Planning and Zoning (PUBLIC HEARING AND ACTION)
- March 6, 2021 - City Council (PUBLIC HEARING AND ACTION)



Public Outreach

- As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required.
 - Additional outreach methods were conducted.
 - Staff contacted over fifty stakeholders (developers, architects, engineers, interested citizens, etc.)
 - One 30 day public review period of the draft text amendments
 - Legal public notices in the local circulator (Maricopa Monitor and Casa Grande Dispatch).



Public Comments Received

- **Section 18.120.180 Standards for Specific Uses, Day care facilities:**
 - Additional traffic information should be required.
 - No Front yard playgrounds.
 - Administrative Process: City staff shall begin to share approved licensed facilities with HOA's.
 - ***Staff's Recommendation:*** No additional changes are needed to the section as the current regulations imply the need for traffic information before approval can be granted, and standard fence requirements within other areas of the code will not allow for a front yard fenced-in playground.

Public Comments Received

- Section 18.120.280 Standards for Specific Uses, Food and Beverage Sales:
 - Revise language to refer to City Code, Title 5; currently being drafted via separate text amendment.
 - ***Staff's Recommendation:*** Staff agrees with the comment.



Public Comments Received

- Section 18.120.170 Standards for Specific Uses, Mobile Merchants:
 - Relocate obstruction of pedestrian and vehicles standards language to “Parking” subsection, previously located under the “Insurance” sub-section.
 - ***Staff’s Recommendation:*** Staff agrees with the comment to relocate subsection D5 to subsection F. Parking.



Public Comments Received

- Section 18.90.030 (G)(1) Landscaping:
 - Revise language for clarity, proposed language to read as the following “Any parking area landscaping that exceeds the minimum requirements of the code shall be counted as open space.”
 - **Staff’s Recommendation:** Staff recommends modifying the language to the following shown in red, “Any parking area landscaping that exceeds the minimum requirements of the code shall be counted as open space **if determined by the Zoning Administrator that the landscape area enhances the general area proposed**”. The added language to the statement will assure that legitimate landscape area(s) enhances the development before credit is given towards open space requirements.



Public Comments Received

- Section 18.90.050 (B)(8) Landscaping:
 - Add the following language under Parking lot landscaping, *“To minimize conflict, a landscape island shall not be located adjacent to an ADA parking stall”.*
 - ***Staff’s Recommendation:*** Staff agrees with the comment.

Public Comments Received

- Section 18.135.080 Heritage District Advisory Committee:
 - Do not delete references to the Heritage District Advisory Committee.
 - Staff has also received comments of support of holding less-restrictive neighborhood meetings rather than formal Heritage District Advisory Committee meetings.
 - ***Staff's Recommendation:*** Staff recommends modifying this code by eliminating the formal Heritage District Advisory Committee meetings and hold, in their place, less formal neighborhood meetings which have proven to be more productive and a better atmosphere for citizen feedback and information sharing.



Public Comments Received

- Section 18.135.090 Technical Advisory Committee:
 - Revise language to general open-ended statement instead of listing specific entities, proposed language as shown, “The technical advisory committee shall consist of city staff members, local utilities, governmental agencies, school districts, and other organizations as deemed appropriate for their expertise.”
 - **Staff’s Recommendation:** Staff agrees with the comment.



Public Comments Received

- Division 2, Base Zoning Districts:
 - Modify alternative design to specify standards instead of a blanket catch all statement.
 - Revise current language to read as the following, *“The Zoning Administrator may evaluate, and possibly accept or recommend to the decision-making body, alternative design requirements to meet the intent and the spirit of the code and other policy documents of the City of Maricopa.”*
 - **Staff’s Recommendation:** Staff agrees with either option.

Public Comments Received

- Section 18.140.020 Application submittal and review:
 - Revise language so that waiver of fees can only be granted by either an approved Development Agreement or by City Council.
 - ***Staff's Recommendation:*** Staff recommends keeping the language as is, “No application shall be processed without payment of a fee unless a waiver or deferral has been approved.” The current language provides open-ended options to the city to work with developers on a case by case basis. Staff recommends no changes to the existing code.



Public Comments Received

- Section 18.165.020 Waivers:
 - To further support additional opportunities for flexibility in the code, staff recommends increasing the waiver section for setbacks and other dimensional standards from 10% to 20%.
 - ***Staff's Recommendation:*** Staff agrees with either option.



Public Comments Received

- Section 18.140.050 Neighborhood meetings and notifications:
 - P&Z Commission raised the question on any impact to staff/resources with the proposed revision to the mailing notification range from 300 feet to 600 feet radius.
 - ***Staff's Recommendation:*** There is no impact on staff time or resources with either option. Ultimately this is a Council policy decision.



General Plan Conformance

- The text amendments to the Zoning Code is in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).
 - Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.
 - Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.



Recommendation

- On February 8, 2021 the Planning and Zoning Commission unanimously recommended approval of **Text Amendment case # 20-04** Minor Zoning Code Update.

Questions

