



STAFF REPORT

Case Number: ZON23-03 & ZON23-04

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning Department Manager
Meeting Date: July 18, 2023

REQUESTS

ZON23-04: A request by the City of Maricopa for review and approval of Zoning Map Amendments to the Transportation Corridor Overlay. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

AMENDMENT INFORMATION

On January 9, 2015, the City of Maricopa initiated two zoning map amendments which created both the Mixed-Use Heritage Overlay and the Transportation Corridor Overlay. These overlay districts included development standards and land use regulations that were vetted through extensive public participation. More specifically, the overlay districts provided relaxed zoning standards, expanded retail, office, and service uses, expanded outdoor business display and service, reduced parking and landscape standards, and updated site and building design guidelines.

This request is to formally amend the Zoning Maps for the Mixed-Use Heritage Overlay (ZON23-03) and the Transportation Corridor Overlay (ZON23-04). Details of each of the requests are outlined below:

ZON23-03, Mixed-Use Heritage Overlay

The purpose of the Mixed-Use Heritage Overlay District was created to promote pedestrian-orientated infill development while developing a strong identity as a mixed-use urban core. It encourages a diverse redevelopment to support a mix of residential and retail uses respecting the existing character of the area. Furthermore, it encourages investment in adequate public facilities through quality redevelopment and improvements and seeks to offer additional housing opportunities designed to minimize traffic, parking, and impacts on surrounding residential neighborhoods. More specifically, the overlay district is intended to allow for the transformation of the Heritage District into a vibrant, pedestrian-oriented, mixed-use neighborhood, consistent with the Redevelopment Plan (Exhibit A).

Although there has been some redevelopment, the majority of parcels in the Heritage District have remained unchanged. That being said, there has been significant development in the district with the bulk of development being commercial in nature and located east and west of John Wayne Parkway. This development trend has resulted in the creation of a commercial corridor within the Heritage District from W. Edison Road south to the railroad tracks. Additionally, Council recently approved a City-initiated rezone for an area of land known as Maricopa Station. Maricopa Station is comprised of multiple parcels of land and is located east and west of John Wayne Parkway, south of the railroad tracks, and north of W. Desert Cedars Drive. As approved, the action rezoned the properties to a

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combination of General Commercial, Shopping Center, and Mixed-Use General, which sets the table for the continuation of additional commercial, retail, and mixed-use developments south of the railroad tracks.

With the current zoning in place, the requirements of the Mixed-Use Heritage District are no longer compatible nor applicable in the commercial corridor. As proposed, the Mixed-Use Heritage (MU-H) amendment would remove specific parcels of land outlined in yellow from the Mixed-Use Heritage District (Exhibit B). Each of these parcels would retain their underlying zoning but would no longer be subject to the additional requirements of the mixed-use overlay. Finally, the proposed amendment would bring the Mixed-Use Heritage District into alignment with the previously approved Heritage District Redevelopment Plan (Exhibit E).

ZON23-04, Transportation Corridor Overlay

The purpose of the Transportation Corridor Overlay District was created to promote an appropriate mixture of activity that enhances the character of the major gateways and transportation corridors in the City. The overlay district regulates land uses and establishes development standards in order to prevent developments which would conflict with the vision in the General Plan for these corridors or interrupt the transit, bicycle, and pedestrian experience. The specific objectives of this district are to promote and develop livable and sustainable neighborhoods, allow for a mix of uses that engages people at a pedestrian scale, achieves a pattern of development that is conducive to walking and bicycling, and creates an architectural and urban form that provides interest and complexity at a pedestrian level. The overlay has a limited boundary of 150 feet on each side of John Wayne Parkway.

With the completion of the John Wayne (SR-347) overpass in 2019, a small section of the right-of-way between Honeycutt Road and W. Desert Cedars Dr. was relocated 300-500 feet east of the original alignment. The proposed amendment would realign the overlay to be consistent with the current location of John Wayne Parkway (See maps below).

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code are 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.

ZONING MAP AMENDMENT REQUIRED FINDINGS:

1. The amendments are consistent with the General Plan;

Staff Analysis: As noted above, all parcels being removed from the Mixed-Use Heritage Overlay will retain their underlying zoning. The majority of parcels being considered both north and south of the railroad tracks currently have commercial zoning in place which is consistent with the current General Plans Land Use designations of Commercial and Employment. The lone exception, the Maricopa Unified School District administration offices, zoned CR-3, which is an old Pinal County Residential Zoning District.

The proposed realignment of the Transportation Corridor Overlay will bring the overlay into compliance with the General Plan as the right-of-way shifted east with the construction of the John Wayne Parkway overpass.

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2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District.

Staff Analysis: The proposed zoning map amendments will not increase the inventory of land within any Zoning District. However, the proposed amendments will collectively delineate the mixture of land uses in both the Mixed-Use Heritage Overlay and the Transportation Corridor Overlay which are consistent with the General Plan.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: The zoning map amendments will protect the health, safety and general welfare of the area and will promote growth in an orderly manner.

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 public comment posting and a Public Hearing Notification 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, 2023 – Public Comment Posting.
- May 27, 2023 – News Paper Advertisement.
- May 30, 2022 – Public Hearing Posting and Notification Letters Sent.
- June 14, 2023 – Neighborhood Meeting Held.
- June 29, 2023 – Planning Commission Meeting voted to approve (7-0).
- As of the writing of this report, no additional correspondence has been received by staff.

STAFF RECOMMENDATION:

Staff recommends Mayor and City Council concur with the Planning and Zoning Commission and approve **ZON23-04**, subject to the conditions of approval contained within the staff report.

EXHIBITS

- Exhibit A – Mixed-Use Heritage Overlay District
- Exhibit B – Mixed-Use Heritage Overlay District Revised
- Exhibit C – Transportation Corridor Overlay
- Exhibit D – Transportation Corridor Overlay Revised
- Exhibit E – Heritage District Redevelopment Map
- Exhibit F – Citizen Participation Plan

-- End of staff report --