

CITY OF **MARICOPA**[®] ZONING CODE REWRITE



Community Kickoff Workshop and Stakeholders Interviews Report

PREPARED FOR
CITY OF MARICOPA BY:

DYETT & BHATIA
Urban and Regional Planners

AND
KYLE MOYER & COMPANY

JANUARY 29, 2013

CITY OF
MARICOPA[®]
ZONING CODE REWRITE

*Community Kickoff Workshop and
Stakeholders Interviews Report*

PREPARED FOR
CITY OF MARICOPA BY:

DYETT & BHATIA
Urban and Regional Planners

AND
KYLE MOYER & COMPANY

JANUARY 29, 2013

Contents

1	Introduction	1
1.1	Community Workshop #1	2
1.2	Stakeholders' Interviews.....	4
1.3	Next Steps	5
2	Zoning Issues and Community Vision	7
2.1	Activity #1: Issues and Vision.....	7
2.2	Activity #2: 2030 Vision for Maricopa	9
3	Stakeholders' Concerns	13
3.1	Overall Issues with Current Code.....	13
3.2	Proposed Zoning Changes.....	17
3.3	What Should Not Be Changed	21
3.4	Priorities for the Code Rewrite	22
4	Looking Forward	27
	Appendix A: Workshop Agenda	
	Appendix B: Workshop Presentation	
	Appendix C: Selected Magazine Covers	
	Appendix D: Participants	

This page intentionally left blank.

I Introduction

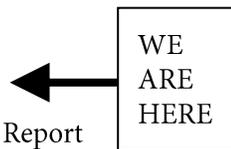
In early 2013, the City of Maricopa began the City's Zoning Rewrite process to implement the General Plan. The Zoning Rewrite will articulate a long-term vision for Maricopa and outline policies and programs to realize this vision. Since incorporation, the City has used an ordinance adapted from Pinal County, with only minimal refinements to reflect City policies and concerns. Updating the Zoning will enable the City to implement its General Plan policies; create a foundation for community involvement and informed decision-making; and react to recent and on-going regional housing, environmental and transportation planning efforts as well as the City's interest in creating jobs, promoting economic development and achieving housing diversity.

The project team conducted a community workshop and interviewed community leaders to discuss important issues and concerns in Maricopa, and is in the process of collecting information and preparing a report on existing regulations and a proposed framework for the new zoning ordinance.

This report summarizes community input from the first community workshop, which focused on identifying planning issues and a vision for Maricopa in the future and the stakeholder interviews. This will serve as a valuable reference to guide the Zoning Rewrite Task Force ("Task Force"), appointed by the Mayor, City staff, the consultant team and others, as the rewrite proceeds.

The Zoning Rewrite work program is proceeding as follows:

- Kickoff Meeting
- Community Leader Interviews
- Community Workshop
- Technical Analysis and Evaluation Report
- Annotated Outlines; Modules of Preliminary Regulation
- Public Review Draft Code and Map
- Users Guide
- Memorandum on Policy and Code Amendments
- Adopted Code



I.1 Community Workshop #1



Participants signing in at the Southern Dunes Golf Course.

The first community workshop conducted as part of the Zoning Rewrite was held on June 21, 2013 from 6:00 to 8:00 p.m. at the Southern Dunes Golf Course in Maricopa. The objectives of the workshop were the following:

- To initiate dialogue with community members on the future of Maricopa over the next 20 years, issues and priorities for the Zoning Rewrite, and engage people in the process;
- To provide a discussion forum where all attendees could participate and be heard; and
- To begin to identify visions, concerns, and specific topics to be addressed in Maricopa's Zoning Rewrite.

Approximately 12 community members attended, along with City officials and staff. The Mayor welcomed residents and participated in the activities. The workshop agenda is summarized in the following pages, and included as Appendix A.

WELCOME AND BACKGROUND



The workshop began with a welcome from the Mayor and the City's Interim Zoning Administrator and project manager for the Zoning Rewrite. Consulting planner Michael Dyett, FAICP followed with an introductory presentation on the purpose and scope of the Zoning rewrite; the schedule of the Rewrite process and the role of public input; and an overview of zoning and how choices and community input will be addressed. His presentation is included in Appendix B.

ACTIVITY #1 – PLANNING ISSUES

Workshop attendees received “post-it” notepads and pens as they signed in. After the opening presentation, attendees were asked to provide quick, written responses to questions read by Mr. Dyett. Questions were organized around the themes of Identity and Vision; Zoning Issues and Priorities; Economic Development; Housing, and Problem Uses. Participants then got up and posted the notes on exhibits along a wall of the meeting room.

ACTIVITY #2 – 2030 VISION FOR MARICOPA



After the first activity, participants relocated to round tables for the remainder of the workshop. People were given blank covers for a mock monthly news magazine called “Arizona Magazine” with the subtitle “Special Report: Maricopa.” The facilitator explains that a reporter has visited Maricopa in the year 2030 to report on the City's extraordinary accomplishments since incorporation, and then asks people to write/illustrate the headline for the cover story, focusing on what

zoning did in the process. The facilitator then asked people to share their headline and recorded them on the flip chart. Appendix C features a number of these imagined covers.

SMALL GROUP DISCUSSIONS



The magazine covers activity led into discussions at each table of the key issues and priorities for the Zoning Rewrite. Facilitators sought to ensure that everyone at the table was heard, and recorded comments on large flip pads. Finally, each group was asked to identify their top priorities to the larger assembly at the end of the workshop.

1.2 Stakeholders' Interviews

Over a two day period (January 22-23), the consultant team interviewed 40 stakeholders identified by City staff as community leaders who could contribute insights and suggestions for the Zoning Rewrite. These informal discussions were open-ended, but generally covered the following questions:

- What are the major problems and issues with the Maricopa Zoning Code? Which of these are critical or most important to you?
- What changes would you like to see made in the City's zoning?
- What should not be changed in the Zoning Code or in City procedures?
- What about specific issues, such as zoning map designations of districts, coordination with other City programs, such as the Heritage District, development projects or regulations?
- What are your priorities with this Code rewrite?
- Do you want to see more "by right" zoning with standards, or still have review for certain types of uses or projects?
- What other issues and concerns would you like to share with us?

The results of these interviews have been synthesized and are reported for reference, to guide subsequent discussions about the Code Rewrite.

1.3 Next Steps

The Zoning Rewrite project team will incorporate the issues identified in the community workshop and interviews with research and fieldwork to produce the report on Evaluation and Proposed Framework for Zoning. This report will be presented to the Task Force, Planning Commission, and Maricopa City Council, and serve as the springboard for drafting new zoning.

By moving from agreement on general approaches to the outline of specific regulations and then agreement on specific sections (“modules”), the work program for the zoning code rewrite involves the City-appointed Task Force, City staff, stakeholders, City officials, and the community as a whole in the rewrite process. The objective will be to generate a sense of ownership and commitment to the new regulations. The primary emphasis will be addressing issues related to implementing the General Plan, focusing on changes to the existing Pinal County zoning regulations that staff and decision-makers believe most important to meeting the City’s needs.

This page intentionally left blank.

2 Zoning Issues and Community Vision

As noted in the Introduction, the first community workshop involved two individual activities, and a small group discussion period that synthesized the activities' themes, focusing on what zoning can do to help achieve the community's vision. Highlights of the activities are summarized below, followed by a discussion of priorities that emerged from each small group. The number in parenthesis refers to the number of respondents who responded with the same word(s).

2.1 Activity #1: Issues and Vision

We posed Activity #1's six questions as a warm-up exercise on what issues are facing the city today and would be important to the Zoning Rewrite. Similar responses have been grouped, and focus on the larger patterns of responses and the themes that emerged.

IDENTITY AND VISION: WHAT NEEDS TO IMPROVE THE MOST

Two questions were posed to address aspects of Maricopa's identity and draw out ideas about a vision for the city's future development and ways that the Zoning Rewrite could help achieve this vision.

What word best defines Maricopa?

- Community
- Friendly
- Multi-complex
- New
- Privacy
- Progressive
- Promise
- Sleepy
- Small town

What needs to improve the most?

- Buildings
- Communication
- Enterprise zones
- Identity
- Infrastructure
- Job opportunities (2)
- Requirements for potential business
- Roads into and out of Maricopa
- Water prices

The imagery evoked in the responses to the first question underscores the sense of the pride that incorporation has created, and the Code Rewrite must be sensitive to and reflect these values. Turning to the second question, much can be done on a number of the topics listed; however, as zoning deals primarily with development of private land, it is not the best tool to address transportation, and it cannot do anything about Global Water’s pricing.

ZONING CHANGES

The next question was posed to address zoning changes.

What one zoning change do you want made?

- Add incentive-based options
- Better, clear street alignment (i.e., RR)
- Building heights
- Do not restrict meeting/religious purposes
- Flexibility
- Industrial zone–flexible regulations for “non-traditional” industry
- More streetlights
- Maintain low light ordinances
- More jobs (2)
- More open space
- Open space requirements on new development HOAs

All of these suggestions are valid and will be considered. How far to go with changes to the City’s low light ordinance (also known as the “Dark Sky” ordinance) will warrant further discussion as opinions are split on what should be done.

JOBS, ECONOMIC DEVELOPMENT AND HOUSING

One question was posed to draw out ideas about how economic development should be addressed in the Zoning; a second to explore housing options desired in the community.

What types of new employers or businesses do you want to target for new jobs?

- Advanced business and professional services (office/technology)
- Agricultural/Biotech
- Internet-based entrepreneurs
- Light industrial
- Manufacturing
- Mid-level skills
- More restaurants
- Office (white collar), commercial, light manufacturing
- Strip malls and anchor stores

The broad range of responses suggests the economic diversity is important, and no single use or industry should be favored. This makes sense, and is consistent with the General Plan.

What kind of new homes do you want for the future?

- Apartments/condos (3)
- Communities and horse properties
- Custom homes
- Eco-friendly, electricity-saving
- Large lots; one to 20 units; rural
- Single-family (2)
- Traditional

Housing diversity, with opportunities for all economic segments of the community, to be able to live in Maricopa is clearly the underlying theme here. Interestingly, tract housing, the predominant type built in the City, was only noted by two participants, while three wanted apartments/condos. Zoning can do much to ensure a broad range of housing types.

PROBLEM USES

The last question related to problem uses that Zoning should address.

What types of problem uses need to be regulated as the city grows?

- Adult businesses/Sexually-oriented businesses (3)
- Agricultural use (dust)
- Heavy manufacturing
- More lighting
- No smelly ones
- Off-track betting
- Smoke shops (3)

These messages are clear: regulate adult businesses and smoke shops and keep out noxious uses. This is consistent with the emphasis on family and small-town character.

Some participants listed access to Maricopa, electricity, traffic, sewer, and water pricing, but these are not “problem uses” that zoning can control.

2.2 Activity #2: 2030 Vision for Maricopa

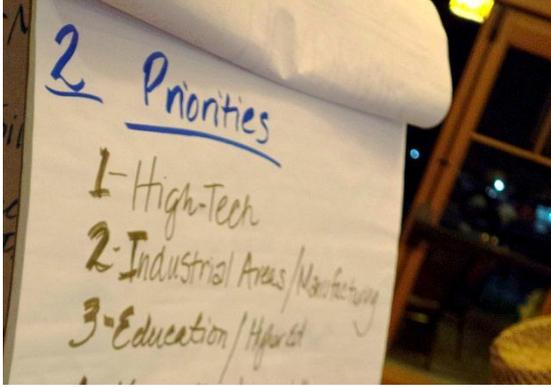
After the first activity, workshop participants moved to small-group tables. At the tables, participants were given blank magazine covers for a hypothetical special issue in the year 2030, celebrating Maricopa. They were asked to provide headlines or illustrations which captured their vision for Maricopa in twenty years.

The headlines are summarized below, a selection of the actual magazine covers created is provided in Appendix C.

MAGAZINE HEADLINES

- “Back to the future–time stood still in Maricopa but the City had all the conveniences of the new decade. A place everyone wanted to go to. To remember and to dream. Perfect blending of past and future.”
- “From a small town to big city. Maricopa, the town that started from dusty trails and a few homes and stores, has become a friendly town and moved into a modern town. Traffic with stop-and-go traffic lights, dirt roads to Fort.”
- “Maricopa voted U.S. top boomer haven of the decade. Maricopa-Phoenix light rail tops 20,000 daily users. Maricopa solar AZ business of the decade. University of Arizona Maricopa tops 8,000 students. Microsoft Maricopa Test Division tops 10,000 employees.”
- “Maricopa: a travel through time from copper, cattle, cotton, citizens.”
- “Maricopa: Come one come all. See how dedication, planning and forethought made Maricopa the most progressive city in Arizona. Where the sun always shines.”
- “Maricopa: Epicenter of High Tech Industry. A city that is less than thirty years old has converted itself from a small rural city and bedroom community to a high tech magnet. Businesses can’t get enough of Maricopa and they have brought jobs with them, many jobs. The city has been able to attract jobseekers from the valley. Even though housing prices have been climbing over the past decade, it has been a different picture than the boom years earlier in the century. Maricopa continues to be the envy of Arizona and the western region.”
- “Maricopa: the last 25 years have seen some exciting changes in Maricopa. What was once a bedroom community has grown into a diversified community. We have seen businesses relocate to Maricopa, bringing jobs, shopping, and entertainment. Something to appeal to everyone. What will the next 25 year bring?”
- “Maricopa: Where the 22nd century meets the Wild West. Maricopa 22nd century Boomtown.”
- “Small town feel, big city attitude. Thriving community of entrepreneurs. Ample outdoor recreation. Balance of business, community, and tradition. Focal point: London Bridge, Fountain Hills, Dublin obelisk.”
- “Steady growth proves a winner for Maricopa.”
- “The City of Maricopa in year 2030. As you drive in the city, entrance is very narrow, entrance at John Wayne highway. Going down the street you will see a hotel on the left side of the street, maybe a train station where we will have a hub for people to make connections to Phoenix or other destinations.”
- “Welcome to Maricopa Silicon and Industrial Valley. #1 in specializing in the future, ongoing technology, and industries in the U.S.”

SMALL GROUP DISCUSSIONS



Facilitators at each table asked participants to share their sense of the most important issues for the Zoning to address, in order to reach the visions expressed in the magazine cover exercise. Discussions at each table culminated in an effort to identify the issues most of them seemed to agree upon. One person from each table then shared these with the full workshop audience. The priorities from small-group discussions were recorded by a facilitator. They are summarized below in the order presented.

Table #1

- Diversity, Value, and Balance – we want to try and achieve all three as we progress.
- Develop different housing types – multi-family and condos. For us to be able to support a higher education environment, we need to have more variety and appropriate housing types.
- We don't want to be pigeon-holed. We want to be a destination, not a bedroom community.
- We want people to come down and start a business and create jobs.
- We want a diversity of demographics, different ages, different backgrounds that can take advantage of different housing types.
- We need to pay attention to diverse needs of our community; seniors are an important age group in the community.
- Open space requirements should be adjusted (the City used to require grass, that doesn't make sense in this climate and with the water limitations). Don't go lower in overall requirements, but adjust what qualifies as open space—a multi-use open space system.
- Develop an urban village around a college campus to draw the youthful crowd around the college (food, shopping, recreation, etc.).
- Continue cooperative effort with educational institutions, tribes, HOAs, service providers, companies.
- Transportation is a critical issue in Maricopa. Consider diversity of transportation options, rail crossings, and traffic.
- Heritage District poses a lot of challenges.
- Balance density and space.

Table #2

- Bring jobs to Maricopa–High tech, industrial areas/manufacturing (as long as it's compatible).
- Education–higher education, cooperate with Central Arizona Campus, work in conjunction with school.
- Provide a place in town for the skilled workforce to work.
- Retain youth, so they become educated and want to stay and raise their kids here.
- Put growth in appropriate places.
- Traffic and transportation – address hiccups caused by lights and Amtrak.
- Retail and restaurants – there is only so much you can buy at the stores in town.
- Attract a five-star restaurant or another type of restaurant that people will wait in line for – could be located in the Heritage District.
- Address water cost and availability.
- Height of buildings and multifamily dwellings – needs to be regulated.
- Give options.
- Inform and educate people about development projects.
- Amusement park – attract one and make it a destination!
- Hospitals and healthcare–locate them in appropriate areas; think of impacts (helicopters, ambulances) on adjacent neighborhoods.
- Central Arizona College nursing program–may be attractive to hospitals.
- Address lighting and light pollution.
- Expand use of solar.
- There is no cemetery or mausoleum.
- Community education and cooperation – make sure all levels of schools are on the same page (elementary, middle school, and high school).
- Provide and protect open spaces, including possibly a bird sanctuary.

3 Stakeholders' Concerns

Key issues and suggestions made by stakeholders are organized in a topical fashion and then alphabetically, reflecting the principle that all viewpoints have merit at this stage in the process.

3.1 Overall Issues with Current Code

An overriding concern is that the County zoning was not revised and adapted to the City's needs. While the City has made strides in improving staffing and review procedures and setting up an independent body, the Board of Adjustment, to deal with variances, many thought more could be done to resolve technical issues ranging from cell towers to landscaping, lighting, parking, and permitting procedures.

- ADOT has its rules, and this creates problems with deep setbacks.
- Animal control: number of dogs in a house – really an HOA issue, but zoning should address as well.
- Architecture: City has approved four different styles for architectural (four types), incorporate these into new Code.
- City is still dealing with huge tracts of land: not always sure where the ultimate development site would be – developers want bubble approvals.
- City made a huge mistake with the 100 percent open-space rule for multi-family development.
- Code enforcement – big problem; the City is not consistent.
- Current code is confusing: City just substituted names (Maricopa for Pinal), making it disjointed. It is not user friendly; needs a comprehensive rewrite.
- Entitlements: 80-85 percent of the City is already entitled with planned development platted out and approved under County jurisdiction. As a result, the City no authority over the developments. The City had to work and negotiate to get appropriate amenities (i.e. schools, parks) for the City.
- Family-friendly development needed, with bigger houses, street lights, and character. Children should be a priority, protect them from adverse uses.
- Family-type restaurants are not supported; too many fast food restaurants.
- Focus energy on fixing core issue of the problem. Pick one thing and focus on that.

- Focus on developing healthy, educated children. In order to support the children, parents need to be able to work locally.
- General Rural – has its problems. Outside utility grid, but may still be needed.
- Give P&Z a little more authority, following staff recommendations.
- Go beyond minimal subdivision design standards.
- Height limits are too low.
- Housing types: original zoning was for single family, nothing for rental or duplexes or quads.
- Incorporation – brought together old school agricultural interests, new residents, and developers going gang-busters, with no direction from zoning.
- Many changes in the code have been reactions to a single issue; be comprehensive.
- No vision – Code permits different housing styles in different areas.
- PAD Overlay – County always assumed an underlying zone – unwieldy, not working well.... not true that “PAD” provides flexibility, really it offers no flexibility.
- Parks and planting strips – these help create a family-friendly look.
- Pre-schools should be in neighborhoods too, not on the 347 corridor.
- Procedures are too long. Coffee shop application took six months!
- Regulate smoke shops near a pre-school: community was upset that this type of use could open that close to a critical facility... owner says “only place that community would allow him.” Concern that rules could allow this to occur.
- Senior services are needed – hospital, “comfort keepers” and clinics.
- Slow path for new constructions; archaic rules; City should be an attraction to create jobs, recreation, other amenities; create a more competitive environment.
- Standards: not problematic in general. They are straightforward, about right in relation to what others in the Valley require.
- Start with the children. Create an environment that is supportive of children and then businesses, environment, development, services, etc. will follow.
- Urban village concept not recognized: some want flexibility to do mixed use, with apartments above.
- Value new construction: in 2003 a Maricopa planning consultant drew the zoning ordinances based on a Scottsdale/Chandler-type plan; it simply replicated other city’s work; there is an overriding sense of “prevention” dominating the culture in Maricopa; some people want to dictate what could/will be developed on other’s properties – private property rights issues.
- Variety of housing makes sense.

HERITAGE DISTRICT

- Allow more flexibility for home occupations in the Heritage District, including being able to have two employees. Continue to limit the number of customers, storage, signage, etc.
- Heritage District is a euphemism. What makes it ‘heritage’? Zoning should support that. It may be OK to shrink the actual size of the district. Make sure that existing homes and livelihoods are protected, but the current vision for the future of the Heritage District also should be preserved. It makes sense to narrow the district down. It’s easier to polish a smaller area and make it really great than to improve such a broad area.
- Heritage District may be too big. May want to tie boundaries to water district boundaries. Focus on the core of the Heritage District.
- Heritage District needs to be targeted for redevelopment. Water district can serve redevelopment but there is no sewer service.
- Heritage District should be the ‘downtown’ focus of Maricopa. Don’t force people out, but provide for achievement of vision. Set up zoning so that people who are there can stay and when there is a change of ownership or intention for commercial development, that should be allowed without a zone change.
- Many of the people in the Heritage District have been there for a long time and want to retain things that others may look at as eyesores (trailers, tractors, etc.). It has been a very tight community, one that isn’t used to barriers and things such as walls to divide areas.
- Not all of the Heritage District will be developed with housing over shops but it’s good to start in some areas.
- One issue in the Heritage District is there is no sewer. The area is still on septic. The City wants the area to connect to sewer but it’s financially prohibitive to hook up to Global Water sewer system. People are on fixed incomes and can’t afford it.
- Owners in Heritage District are trying to upgrade and ease into a new era.
- People don’t want change in the Heritage District too quickly. If things are eased into change, it is ok. There is a lot of vacant land where change can happen first, don’t start in areas where people are displaced.
- Some lots in the Heritage District are bigger so they are harder to maintain. Also, some neighbors are older and not able to do a lot of yard maintenance.
- Allow home businesses in areas as a transition toward commercial uses. Enable and encourage sites to convert to commercial use and improve their physical character.
- City needs to be more accommodating and flexible for business and create a supportive business environment that goes beyond common sense.
- Permit more “mom and pop” businesses initially; this may change to franchise/corporate retail and office.
- Do not dictate land uses; support free market enterprise.
- Modify Sign Code to allow the painting of the historic water tower.

- Create an open space recreation opportunity for large flood corridors similar to Scottsdale's Indian Bend Wash.
- Allow developers to build mechanic and light industrial service bays for individual lease – there is a lack of automotive and farm equipment repair locations in town.
- Allow electronic repair shops and more medical services, such as an oral surgeon's office.
- Enforce prohibitions of junk storage in Heritage District.

SEVEN RANCHES

- Encroachment is a big issue. Make sure City doesn't encroach too much into Seven Ranches.
- Part of the big issue in Seven Ranches is the visual clutter. May not need to encroach too much into Seven Ranches if the clutter issue is addressed.
- Residents want to be part of the city for infrastructure services but don't want to be subject to other development standards.
- Until there is sewer there, an estate equestrian ranch development would fit the character well.

CELL TOWERS

- Cell towers are needed to support tech businesses that the City wants to attract. Many people say they don't want them in their back yards but it is necessary if we want to attract the businesses.
- Cell towers, it is sensible to require collocation, stealth design, and prioritize siting on city land to provide income.
- City does not have a strong 'stealth design' requirement or a clear way of measuring height.
- Collocation is the first priority, then stealth design.
- This issue got residents out. Cell towers need certain zoning.

PARKING, LANDSCAPING AND LIGHTING

- Parking code is out dated. A local landowner received a letter indicating there was not enough parking in a strip commercial center. Parking requirements are calculated for each individual use on a site. There are no provisions for shared use and no way to adjust parking to account for varying hours of operation. There is not enough flexibility. The parking code should look at how uses relate to each other.
- Parking requirements should consider how uses relate to each other. Churches and Charter schools have a high parking demand. These uses are often located in strip malls with other uses. The parking code should make allowances to consider how the parking demands of individual uses complement each other.

- Street trees are needed: Rancho loop, example of no street trees,
- Zoning should allow for higher light poles.

SIGNS

- No consistency, especially for signs. Too much sign clutter – enforcement is an issue, but also older areas that are excluded/grandfathered in Heritage district often have A-frame and banner signs – not great looking.
- No temporary signs should be allowed to become permanent.
- Sign code is a problem. Much of the ordinance was driven by builders. There is a need for exposure but there needs to be a balance. Concerns with limitations on banner signs. The City also lacks having a City marquee. The sign code needs to allow for some City announcement. The sign code should give the right to market but in a reasonable way.
- Sign throwers (human billboards) should be banned. Temporary events can have someone with a sign directing people to the events but they should be located somewhere safe (not in median island of the road).
- Signs: A-frame signs should be banned. Banners should be limited to 30 days.

3.2 Proposed Zoning Changes

Most of the proposed changes in zoning follow logically from the issues identified and technical concerns. In a couple of cases, such as the Dark Sky Ordinance and A-frame signs, stakeholders had different opinions about how far to go; on many other topics, a consensus seemed to emerge that provides a fairly clear picture about what is desired. This will need to be confirmed with the Task Force, P&Z and Council.

OVERALL

- Allow development scenarios that support a mix of uses in close proximity so people don't need a car for everything. People want to be able to walk to get a bagel or a coffee.
- Animals: Someone wanted an animal rescue in their house but was limited in the number of animals they could keep.
- City has missed taking broad perspective on town planning and breaking Maricopa up into master planned communities. There are no commercial hubs and small nodes. All commercial and services is planned along John Wayne. Need to encourage more master planned areas.
- Current code is so outdated that just about every project is done under a PAD because the standards don't work.
- Dark sky ordinance: reconsider what it means for development in the future. It may not be in our best interest to retain that ordinance as it is. Look at what Phoenix is doing in revising their ordinance for LED.

- Day care should be in neighborhoods, not on the 347 corridor. It should be in an area close to small restaurants and businesses. Day care should be part of the urban village.
- Flood plain regulations need updating.
- Get quality employers; more progressive minds; more institutional experience.
- Have zoning that responds to unique needs of Seven Ranches and Heritage District and treats the other parts of the City a different way.
- Height limitations along 347 are important.
- Keep the GR General Rural zone.
- Knit the community together with parks, open space, and trails.
- Land use regulations: use types in the Code adopted from the county are outdated (e.g. sanitarium) and don't account for modern uses. There is no true mixed use zoning in the current code.
- Limit fast food.
- Offer incentive for land donation for certain uses – this might be worth keeping and possibly improving. It was controversial at the time; it was included in design guidelines but probably not used.
- Open Space: now that City is developing its park system, there can be less emphasis on each individual community developing its own set of facilities. Therefore, there is much less need for turf throughout neighborhoods.
- Private property rights: Don't change "General Rural" which would mean can't sell to another similar user – may be highest and best use today.
- Provide flexibility as well as a clear vision.
- Provide zoning to keep current residents way of life (in Seven Ranches and Heritage District) but provide for options when residents decide to change.
- Put flexibility into the standards, so that small adjustments can be made without going through a public review process.
- Requirements versus incentives: push for standards, otherwise developers won't perform.
- Seniors: would like adult centers.
- Setbacks: P&Z is concerned about how to get wider, but not as deep lots; encourage variable setbacks, with alleys and other options to break up the monotony.
- Seven Ranches does not have a lot of services or paved roads. People there want to be able to do what they want to do without others opinions.
- Shade: consider performance standards to get more of this.
- Solar: provide incentives.
- Take care of people's needs without being overly restrictive.
- Where there is a pleasant gathering area where the community can interact.

- Rewrite should start with current General Plan; put some good concepts in place, recognizing that the General Plan does need to be rewritten.
- Urban village concept is a fantastic idea close to the college and close to City Hall.

HOUSING

- Affordable housing: changes needed in the private open space standard for multifamily (100 percent of floor area). This raises costs unnecessarily and is exclusionary; it keeps out lower and medium income households. That is pitiful. "I am passionate that this be changed... allow this type of housing to be built."
- Community is deficient in apartments and multi-family development. There is no place for a single person who does not want to own a home to live. There are no opportunities for people who don't want responsibilities of taking care of yard. There are no apartments for college students or temporary housing for people who just move to the City but have not yet found the house they want to live in.
- Housing for all income groups!
- May be OK to require a mix of housing types at a certain scale. "I cringe at the word dictate." Have options available to developers.
- Offer incentives to create diversity.
- Provide for small lot, condo, and multi-family development to accommodate varied living demands. Demand for housing types is market driven; it can't be dictated. Zoning should allow for a mix of housing types.
- Support concept of housing diversity.
- Require a mix of housing types with large scale residential development.
- Townhomes and zero lot line development are attractive as housing types because people can have their own lot and own home without a lot of land to maintain. It's difficult to do this in AZ without an HOA because storm water retention is required and need to have HOA to maintain it.
- Townhouse development is great, especially when near a neighborhood park. People don't need as much individual, private space.

COMMERCIAL, MIXED USE AND INDUSTRIAL ZONING

- Allow for small corner stores in residential neighborhoods.
- Allow higher building heights for certain uses (offices, performing arts center, steeples).
- Don't like the fast food corridor. There is a lack of family restaurants in the area. There are too many chain restaurants. Encourage or insist on local restaurants.
- Establish mixed-use zoning. This is a hole in the current code.
- Support mixed-use development with nonresidential on the ground floor and other uses above.

- Support retail development: pad development and/or site plans represent a footprint that is a reflection of the tenant; often w/retail it's hard to create a "hard" site plan at the time rezoning; a certain amount of reasonable flexibility in retail site plans is necessary. Height, density, and set backs are fine standards, but not the specific site plan. Chandler and Goodyear are examples of cities that are good to work with on this issue. Specific conformance in site plans versus general conformance to site plan—empower staff to handle administrative decisions.

LANDSCAPING

- Current standards can be overly restrictive and limit parking options, but generally the overall amount required is about right.
- HOA requirements often are more stringent, as a result, projects look nice, well maintained.
- May not be viable to limit the amount of turf, but don't require turf. Ask for water budgets and xeriscaping early so it can be factored into the development.
- Require trees should be watered with buried pipes so roots grow down versus drip irrigation on the surface which encourages roots to grow on the surface.

LIGHTING AND PARKING

- Establish pole standards higher for larger lots, such as automatically going to 40 feet, and 50 feet for playgrounds (16 feet today).
- Parking for residential – no tandem, why not? Allow this.
- Provisions for shared uses are needed.
- Requests for parking variances: parking requirements don't account for complimentary uses. Don't go too far, but have a mechanism that allows a center to be treated as a unit.

SIGNS

- A-frames: Prohibit everywhere (versus continue to allow in 347 corridor; see below on what should not be changed).
- Allow banners and balloons – these restrictions are not business friendly; Allow LED lighting.
- Evaluate requirements for landscaping around signage. Too much landscaping hides the sign.
- Review sign heights and lighting: look at Sedona, which is a very nice model.
- Some restrictions go too far; violations seen, not much enforcement, window signs for example 25 percent, including all interior signs within six feet of the window – this is Draconian....goes too far!

WATER

- Ask for a comprehensive plan in large projects to deal with effluent, and potentially require a recharge plan.
- Require dual plumbing for grey water. It's not a big expense if builders and developers know ahead of time.
- Use less turf and more recharge to deal with effluent.

PERMITTING PROCEDURES, ENTITLEMENTS AND ENFORCEMENT

- Agree 100 percent that many projects can be reviewed by staff and if they meet the standards, they can be approved by-right.
- Allow administrative approval for small “tweaks” to approved projects as long as it's all internal. Have two categories for adjustments (“major” and “minor”), one of which is an administrative process and the other has public review.
- Citation authority needed.
- Delegation of authority: Staff is very qualified to make decisions. More decisions should be made by staff or P&Z than Council.
- Entitlements: address how existing zoned and platted projects are integrated with the new zoning. What is the process for amending existing platted projects once zoning is rewritten?
- Timing of applications (processing) is critical – zoning, site plan, and design review all in one step for an expedited case or conversely, the flexibility to approach each element step-by-step over a greater period of time (speculative development or building). Put a time limit on development so that you prevent the up-zoning and flipping. Certain corridors should be identified for greater height (downtown, hospitals, and hotels).

3.3 What Should Not Be Changed

Many stakeholders supported the idea of continuing the current administrative responsibilities for administering zoning, through City staff, the P&Z and the Board of Adjustment (BOA). Cautions, by some, were expressed about revisiting the Dark Sky Ordinance, other than for minor adjustments, and the sign ordinance, which was the result of significant effort by the P&Z.

- BOA is important and the appropriate body to review adjustments.
- City has spent a lot of time updating the subdivision design requirements, so only minimal changes should be made.
- City processes and committee structure work well. City makes sure people aren't on too many committees, which is good.
- Dark sky ordinance: it requires fully shielded fixtures. These are deliberate requirements set in the ordinance by the P&Z. Adjustments may be warranted to address: 1) lighting

- for the statues; 2) fact that families with children need more lighting for safety; and 3) teenagers riding bikes at night without helmets.
- Dark Sky Ordinance: retain it. This is a must! Yes, it's difficult to see house numbers. If the Dark Sky Ordinance needs to be adjusted to have lighted street numbers, it should.
 - Kiosk program: this has been successful; allow it to continue, support it.
 - Private rights: Don't change "General Rural" which would mean can't sell to another similar user – may be highest and best use today. Many would like to keep the GR.
 - Sign controls: A-frames are needed to market businesses – studies show that "90 percent of business in the 347 corridor came because of A-frames." Can't see the permanent signs; they are set too far away.
 - The three party review system (P&Z, BOA, CC) should be retained.

3.4 Priorities for the Code Rewrite

After discussing specific issues and concerns, stakeholders were asked for their priorities as a way of distilling what is important and should be a focus for the Code Rewrite. Taken together, these priorities are largely consistent and support the overall objectives for the project, with in some cases, a bit more detail, which will help in Code drafting.

- Accommodate historical mindset but look forward to achieving Maricopa's vision.
- Allow cluster subdivisions. Need to have process to allow that type of subdivision. Need to have opportunity to allow it. Maybe reduce open area requirement as an incentive.
- Allow for ranch subdivisions where people can keep horses and have other ranch related features.
- Avoid legislating a certain strata (e.g. setting certain home prices in certain areas, every shopping center developer must apply a certain bit to low-priced homes) don't legislate against free-market conditions (e.g. holding housing starts to one percent annual increases).
- Be responsive to the market.
- Broaden the definition of "usable" open space.
- Downtown is back in flood plain based on FEMA mapping.
- Establish an enterprise zone set up to attract businesses.
- Get rid of cookie cutter building types. Everything looks the same. Need to allow different heights for different areas.
- Have adequate public facilities checked. Make sure we expand logically.
- Have clear rules in place so there are consistent interpretations and there is balance.
- Have zoning ready to implement the vision. Let people maintain current zoning but incorporate tools into the code so they are available if people want to use them.

- Having a regional flood control option in lieu of on-site retention may make sense in some cases.
- Keep the bar for development high.
- Keep value of property. Don't want to lose any property rights or value through the zoning rewrite.
- Look at agricultural zoning and allowances for small scale agricultural uses.
- Make sure that landscaping provisions should respond to local conditions. Gallon trees should be planted to give root systems a chance to establish themselves.
- Make sure the zoning code follows the General Plan, with very limited exception; make sure we're not devaluing property in the process.
- Make the code business friendly, developer friendly, clear, and well thought out.
- Make the zoning code as simple as possible. The City should set parameters for 'typical' development. If they meet criteria, approval should be straight forward. Larger, more unique developments need another level of review.
- Make zoning serve the community as well as bring people into the community and support the City.
- Minimize need for lighting variances.
- Organization and presentation: simplify it; make sure everyone finally understands it. Make it clear and easy to use.
- Provide periodic view sheds. Offer incentives to maintain view corridors.
- The 20 percent open space requirement may need to be reevaluated. HOAs cannot afford to water the open space. Do not require the open space to be turf. Can't afford to water grass.
- Streamline the review process. All of the people involved in the review of a project should be at the table together.
- Water recharge is important.

“BY RIGHT” ZONING VERSUS REVIEW FOR CERTAIN TYPES OF USES OR PROJECTS

- Get away from use of Temporary Use Permits for businesses, which have no development standards. Temporary Use Permits should be used for uses that are truly temporary in nature, such as special events, fairs, etc.
- Keep permits at P&Z level, not going up to Council. Great time-saver!
- Large uses, with mixed use – hearing may be needed.
- Minor use permits that are approved by staff may still be discretionary and appealable to P&Z.
- Small commercial uses – allow by right.

- Typical uses and projects should be allowed by right with high standards. Some projects require more discretion and public review. People may have concerns with certain uses near their home. Seven Ranches is an example of what requires public review.

PLANNING RECOMMENDATIONS

- In keeping with the idea of an open-ended interview, a number of suggestions made raise broader planning issues and probably are more properly addressed in the General Plan rewrite rather than in the Code Rewrite. To the extent that zoning can address some of these, it will.
- Commercial land use: not enough CI-1 and CI-2 land to be competitive with surrounding areas. Need to have a large inventory of that land in order to keep land costs at a level that businesses can afford and they will want to locate there.
- Create additional overlay districts if they are appropriate. Phoenix has Sonoran Preserve Edge Treatment Guidelines as an overlay district. Maricopa can adopt a similar approach of applying standards that apply in a distinct area but not citywide through overlays, but General Plan guidance may be needed.
- Have more pedestrian venues. It would be nice to have a bridge over 347 that allows pedestrian and bikes to cross and also acts as a gateway signage. “Welcome to Maricopa.”
- Master Planned Communities: allow for the development of a traditional employment center in addition to traditional neighborhoods or retail center in order to increase availability of land for employment uses.
- Open Space Plan: look at it in relation to current market economics.
- Parks: seven acres per 1,000 residents may not be realistic – consider level of service analysis; check numbers that would apply to a specific standard.
- Parks: Are standards overly specific for recreational amenities? Allow flexibility with a level of service analysis.
- Provide better senior facilities. Seniors can’t all afford senior housing areas in the City.
- Provide bicycle, equestrian, and pedestrian facilities. Especially to connect areas where kids go (e.g. Heritage District to school and other areas where kids need to cross).
- Small churches are consistent with neighborhood character and can be located in residential areas. Larger churches should be located in a planned development or on major roads.
- Special events in too close proximity can lead to circulation problems.

OTHER ISSUES AND CONCERNS

- City can be more proactive in helping developers or organizations such as XP Ministries who are serving not only the community, but also attract people to the community.
- Emphasize community character!
- Maricopa residents are passionate about their city; recognize this in this rewrite.

- Mom's perspective – Facebook is best way to get word out, need multi-faceted approach for zoning rewrite, geared to out-commuters.
- There are a lot of churches in the City but not a lot of places to meet. There should be allowances for a church complex with a mix of uses –church, meeting rooms, coffee shop, bookstore, small businesses, weddings, catering. Zoning should make sure that type of development could work.

This page intentionally left blank.

4 Looking Forward

The visions and planning issues highlighted by community members at the first workshop and by stakeholders will help to set the course of the Zoning Rewrite. The Task Force will comment on community input, together with the findings of peer communities' "best practices" and discussions with community leaders. Periodic reports on the Zoning Rewrite, including the results of this workshop, will be presented to the Planning Commission and City Council, and all of the community priorities that can be addressed by zoning regulations will be evaluated as part of the planning process for the Zoning Rewrite.

This page intentionally left blank.

Appendix A:
Workshop Materials: Agenda and FAQs

This page intentionally left blank.

MARICOPA

ZONING CODE

Community Workshop #1 AGENDA

- I. **Welcome**
Dana Burkhardt; Others
- II. **Introductory Presentation of Project Background and Key Issues**
Michael Dyett, Dyett & Bhatia
- III. **Activity #1: Zoning Issues**
Michael Dyett, Dyett & Bhatia
- IV. **Table Count-Off**
- V. **Short Break, Relocate to Tables**
- VI. **Report on Activity #1**
Michael Dyett
- VII. **Activity #2: 2030 Vision and Priorities for Maricopa Zoning**
Michael Dyett and Facilitators
- VIII. **Groups Report on Activity #2**
- IX. **Wrap-Up and Next Steps**
Michael Dyett
- X. **Adjournment**

*Tuesday, June 22, 2013
6:00 - 8:00 p.m.*



This page intentionally left blank.

MARICOPA[®]

ZONING CODE

Frequently Asked Questions about Zoning

WHAT IS ZONING?

Zoning determines what use you can have on a property, such as a house or business. It also determines how high a building can be or how far away from the street it should be. It says how many signs a business can have and how big they can be. Zoning also specifies the type and design of growth that will be permitted in undeveloped areas of the city.

The purpose of zoning is to achieve a community's overall vision for its physical look and feel, and the shape of its future development. This is expressed in the General Plan, adopted in 2006. The City Council adopted County zoning as an interim policy, pending completion of a zoning code update – this project.

WHAT TYPES OF RULES DOES ZONING INCLUDE?

Zoning will do the following:

- Specify what **uses** are permitted, what uses are required to meet specified standards, and what uses are prohibited. In this way, zoning will aim to ensure that adjacent uses are compatible, and define how intense these uses can be.
- Establish **development and design standards** that control the height and bulk of buildings, their street-facing qualities, the location of parking and driveways, and landscaping needs.
- Include standards that control the “**performance**” of uses with regard to noise, glare, vibration, traffic, and adequate public facilities, to ensure compatibility between new development and existing uses.
- Provide neighbors and developers with **predictability**. Zoning allows neighbors to be assured of what land uses are permitted and at what scale. Developers benefit from knowing exactly what can be done. The need for case-by-case review of development applications is reduced.

CAN ZONING DICTATE ARCHITECTURAL DESIGN?

No. Zoning can only control the building “envelope” and features of a building, such as how it relates to a street, how parking and landscaping are handled, and in commercial areas, what can be done to make a building engaging for pedestrians, with views into stores and display windows. It can set limits to a building's height, set maximum build-to lines to the front, sides and rear, direct where a building is placed on the lot in relationship to streets and other properties, and define the maximum amount of building area – the amount of floor space. The architectural style or detailed design elements, such as colors and finish materials, are not addressed by zoning. However, the zoning may include guidance on design and refer to design guidelines for areas, such as the Heritage District, where more careful coordination of building design will support General Plan concepts and work of the Heritage District Commission.

DOES ZONING INTERFERE WITH THE FREE MARKET?

By regulating land use, zoning plays a role in shaping the outcomes of real estate development, affecting the “supply” side of the equation. This role is justified by the inability of the market to always ensure that



public health, safety and welfare would be adequately protected without a set of rules. Zoning regulations allow communities to coordinate public investments in infrastructure with expected development patterns set in the General Plan, and provides predictability to residents, businesses, property owners, and investors alike. Zoning cannot create a market for new development. For example, it cannot determine the exact mix of tenants in a private development. It can, however, create opportunities for new development that the City wants under the General Plan or reduce barriers for desirable uses. It also can regulate “problem” uses and keep nuisances out of neighborhoods.

CAN ZONING TAKE AWAY MY PROPERTY RIGHTS?

No. Legal precedent ensures that land use regulations do not “take” from property owners the right to develop their property. This is particularly important in Arizona under Proposition 207. Zoning can control the extent and type of development that may be permitted. In other words, an owner will not be able to develop a shopping center on property zoned for housing and vice versa. Limitations on the extent of development are most likely to become an issue in areas where sensitive environmental resources need to be protected or flood hazards exist. In such cases, regulations will be limited to what is needed to protect the resource or limit development that might be subject to hazards. If complete preservation is necessary, the property must be bought by an entity wishing to preserve it.

WHY DOES MARICOPA NEED TO UPDATE ITS ZONING ORDINANCE?

Maricopa’s current Zoning Code was inherited from Pinal County upon incorporation and does not reflect best zoning and planning practices that are appropriate for a growing city. It is not effective in implementing the land use and design goals in Maricopa’s General Plan (adopted in 2006) and other City policies. The purpose of the zoning update is to create an innovative, integrated Code that shapes future growth according to the community’s vision, is clear and easy to use, and provides objective standards and criteria that result in high quality development.

WILL YOU BE REZONING MY PROPERTY?

The Maricopa zoning code update is expected to result in revised procedures, revised zoning districts, revised development standards, and revised zoning districts. This means that the rules that govern development may be expected to be changed throughout the city. A New Zoning Map will be needed, and a draft will be presented for public review later in the process.

It is reasonable to expect that zoning changes will be least in established neighborhoods and planned residential subdivisions, where little or no new development not already provided for in adopted subdivision plans is expected to occur. If you live in an established neighborhood, zoning changes will probably be minimal.

The update will also identify areas where “form-based” codes or overlay districts should be considered. These areas will most likely be in the Heritage District and possible in large undeveloped areas where new development could be regulated more based on its physical character and planned community design concepts than by its uses. If your property is in an area that will develop in the future, the zoning update will affect you.

HOW CAN I PARTICIPATE?

The Maricopa zoning code update project kicked off in January 2013. A Task Force will be formed by the City Council to provide direction and feedback to the project team. The project team will be conducting a detailed evaluation of the current zoning code, studying typical types of development projects, discussing technical issues that commonly arise using the current code, and making field visits. As the project progresses, the community will be kept informed through a project website and newsletters. There will be opportunities to make your voice heard at public meetings, and potentially through social media.



Appendix B: Workshop Presentation

This page intentionally left blank.

City of Maricopa
City Zoning Code Update Services



Community Kickoff Presentation
 January 22, 2012

Agenda

- Introductions
- Objectives for Code Update
- Overview of Work Program and Products
- Issues and Priorities
 - Activity 1
- Small Group Discussions
- Reporting Out and Feedback

Purpose of Zoning

- Implement the General Plan
- Minimize the adverse effects that buildings or using one property can have on neighbors
- Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies
- Achieve economic and fiscal sustainability

Meeting Maricopa's Needs

- Zoning should perform - it should implement the City's planning policies and the Council's Strategic direction;
- Zoning should be positive and design friendly;
- Community character, particularly in neighborhoods, should be respected;
- Zoning must recognize economic reality and offer real, tangible benefits for development and business in Maricopa; and
- Zoning must reflect a willingness to rethink traditional assumptions, not only about what gets built but also with respect to the review and approval process.

Zoning Can Make a Difference

- Clear rules and standards increase certainty and encourage investment in the community;
- Reduce constraints and offer incentives to encourage green design and construction and spur economic development;
- Reduce case-by-case review by reaching agreement on necessary standards and requirements now and streamlining the process;
- Incorporate flexibility so the City can say yes to the development and types of firms it wants to attract;
- Make the community attractive for residents, visitors, real estate investors and businesses; and
- Implement sound planning and sustainability concepts with long-term economic benefits.

Objectives for This Zoning Update

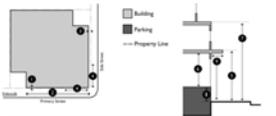
- Implement the General Plan and City Council Strategic Plan, including new districts, refined standards, and streamlining
- Craft provisions that will promote Maricopa's small town atmosphere, "complete" neighborhoods, and shopping and employment opportunities and protect the environment
- Create a streamlined development review process with clear rules providing certainty, flexibility and finality, including bonus/incentive provisions, if appropriate
- Facilitate smooth transition to new regulations and procedures; minimize nonconformities and address Proposition 207
- Ensure consistency with State and Federal law
- Be enforceable

Build on What's Been Done

- General Plan Policy Direction: Goals and Objectives
 - Land Use and Circulation
 - Economic Development
 - Parks, Recreation and Open Space; Public Services and Facilities
- City Council Strategic Plan: Current and Future Objectives
 - Economic Sustainability
 - Quality of Life
 - Transportation
 - Public Safety
 - Quality Municipal Services
- Ordinances amending County Code - carrying forward what makes sense, which will support economic development

Designing a Viable Zoning Framework

- Organization, presentation, user friendly form
- Analysis of options—Annotated Outline
- Testing of standards
- Clarity and simplicity
- Graphics
- Structured to facilitate administration and amendment



Building Placement	Property Line	Reference
Front Setback	Property line or 12 ft. from curb (whichever is greater)	● and ○
Side Setback	5 ft.	○
Corner Lot Side Setback	Within 20 ft. of corner	○

Types of Zoning

Types	Description
Euclidean (most common)	Separates the city into districts/zones where certain uses and intensities are specified (in use in Emeryville)
Incentive	Relaxes certain requirements in exchange for amenities (e.g. the proposed height/FAR bonus)
Performance-Based	Applies of objective and quantifiable standards to reduce impacts and promote land use compatibility
Physical Form-Based	Prescribes design of buildings and street typologies (typically through generic prototypes/illustrations)
Hybrid	Combines physical and performance regulations into conventional zoning to create a character-based or contextual ordinance

How Much By Right Zoning?

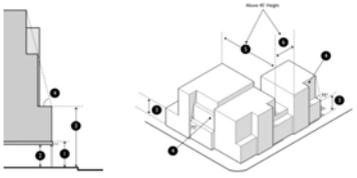
- Set standards and limitations to eliminate case-by-case review
- Reserve "Conditional use Permits" for development where there may be unforeseen conditions which could have impacts on neighbors, infrastructure or the environment
- Balance certainty and flexibility



Inputs

- General Plan Review
- Project Review & Field Trip
- Stakeholder/Community Leader Interviews and Community Meetings
- Review of Existing Zoning and Subdivision Regulations
- Review of Staff Reports, Variances and Standard Conditions
- City Council, Planning Commission and Task Force Guidance
- Follow-up Focus Group Interviews, As Needed

Development Standards



Height	Graphic Reference
Ground Floor Minimum: 16 ft.	Measured from finished grade to the first floor elevation of the second floor. ●
First Floor Ceiling Height: 12 ft. clear	○
Screen Wall: Minimum 25 ft., Maximum 40 ft.	●

Building Massing	Graphic Reference
Upper Story Setback: 50% of the street facing building footage shall be setback back within the zone defined by a 75 degree angle from the top of the screened to a point 80 feet from finished grade.	○
Maximum Building Length: 125 ft.	●
Maximum Separation: 30 ft.	○

Development Standards

Parking and Loading		Reference
Parking Area Setback From Street/Facing Property Line	40 ft. Buildings shall be placed as close to the street as possible, with parking located either underground, behind a building, or on the interior side or rear of the site. Above ground parking may not be located within 40 feet of a street facing property line unless as provided in 9.2.105(f). Location of Parking: Applicable only to above ground parking.	●
From Building	5 ft. sidewalk plus 3 ft. setback	●
Access Location	Side street or alley whenever possible.	●
Curb Cuts	Planned and located in location least likely to impede pedestrian circulation.	●
Loading and Service Area		
Location	Side or rear of building. Plan to be screened from view from public ROW. Drop-off area may be located in the primary building entry.	●
Separation from Residential Districts	30 ft.	

Analysis of Standards

- Sample projects and field trips
 - Are the City's standards doing the job?
 - What new standards are needed? Will they impose unnecessary costs on development?
- How to address design?
 - Standards
 - Criteria
 - Guidelines

Windows, doors or other openings shall occupy at least 50% of the building frontage located between 2.5 and 7 feet above the level of the sidewalk.

Learn from Real Projects

This building shows how certain design elements contribute to a bulky design.

This building shows how certain design strategies can help minimize bulk.

This building shows how certain design elements can create a less bulky facade.

This building shows how certain design strategies can create a more porous facade.

Streamlining Permitting Process

Balancing Flexibility & Certainty

- Creating rules and standards by which new development is judged
- Allowing for innovative responsive designs, particularly on unique infill sites

Zoning Users	Users' Perspective
Developer Applicants	Rules, timeframe, flexibility/relief
Design Professionals	Flexibility to allow for creativity
Planning Staff and Planning Commission	Implementation tool for the GP, addressing community concerns, reconciling competing priorities
Residents and Business Owners	Understanding—as both neighbors and potential applicants—what can and cannot be built

Components

- Analysis of existing procedures: what's working and what's not; options for improvement
 - City officials and staff
 - Stakeholders
- Common procedures and rules of measurement
- Permit review process
- Architectural design and environmental review
- Bonuses/incentives – discretionary vs. by-right provisions
- Enforcement

Web-based Interactive Ordinance

- Easy access to information on zoning and links to forms and checklists; Pop-up definitions
- Search for zoning by address or parcel number
- Navigation systems to be able to find all regulations and standards that apply:
 - To a use
 - To a site



City of Maricopa City Zoning Code Update Services

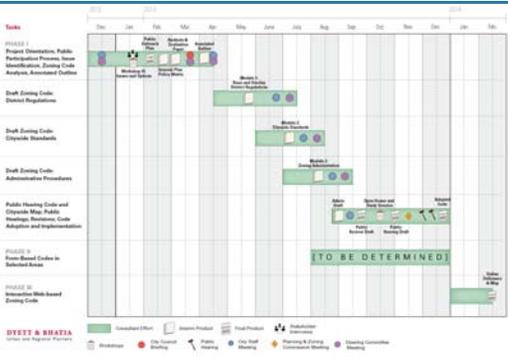
Proposition 207

- Avoiding potential negative consequences
- Successfully addressed in Mesa and Phoenix and ongoing work of Mariscal Weeks
- The Mandate
- How and when does it affect zoning updates?
- What are procedural and substantive remedies?
- Reasonable benefit determinations

City of Maricopa City Zoning Code Update Services

Schedule and Public Outreach

Schedule



City of Maricopa City Zoning Code Update Services

Public Participation Principles

- Creating multiple opportunities for two-way communication
 - Public Workshops
 - Stakeholder interviews
 - Steering Committee
 - Website
 - Newsletter
 - Media releases
- Enriching participation through education and small group dialogue
- Structuring the process to achieve results
- Focus on what zoning can do to implement the General Plan and City Council Strategic Plan and achieve sustainability objectives



City of Maricopa City Zoning Code Update Services

Opportunities for Participation

- Community and Stakeholder Interviews
- Task Force Meetings
- Newsletters
- Website; on-line comment forms
- Community meetings; open houses
- Planning Commission/City Council Meetings
- Presentations to Key Interest Groups
- Stakeholder Briefings
- Press and Media Releases



City of Maricopa City Zoning Code Update Services

Relate Zoning to Community

City of Maricopa City Zoning Code Update Services

- What is zoning?
- How does it affect me?
- How much will it cost?
- What is the benefit?

Task Force Meetings

City of Maricopa City Zoning Code Update Services

- Council-appointed Working Group with Broad Commission and Community Representation
- Providing direction at Key Stages of the Code Drafting Process – Check-in Opportunities on specific topics
 - Economic development incentives
 - Environmentally-friendly design principles; Sustainability
 - Crime Prevention through Environmental Design
 - Safe Streets
 - Signs
 - Areas for Urban Design and Form-based Standards

City Council and Planning Commission

City of Maricopa City Zoning Code Update Services

- Briefings on Diagnosis Report and Recommendations
 - Best Practices; Economic Development Opportunities
 - Prop 207 and related ARS limitations
 - Tailoring a Code to meet Maricopa's Needs
- Study Sessions
 - Modules and “test mapping”
- Public Hearings and Adoption
- Phase 2: Form-based coding or Incentive Programs for specific areas

Activity 1 – Kickoff Questions

City of Maricopa City Zoning Code Update Services

1. What word do you think best defines Maricopa?

City of Maricopa City Zoning Code Update Services

2. What needs to be improved the most?

City of Maricopa City Zoning Code Update - Services

3. What one zoning change do you want made?

City of Maricopa City Zoning Code Update - Services

4. What types of new employers and businesses do you think the City's zoning should help attract?

City of Maricopa City Zoning Code Update - Services

5. What kinds of new homes should zoning allow in the future?

City of Maricopa City Zoning Code Update - Services

6. What types of problem uses need to be regulated as the City grows?

Small Group Discussions

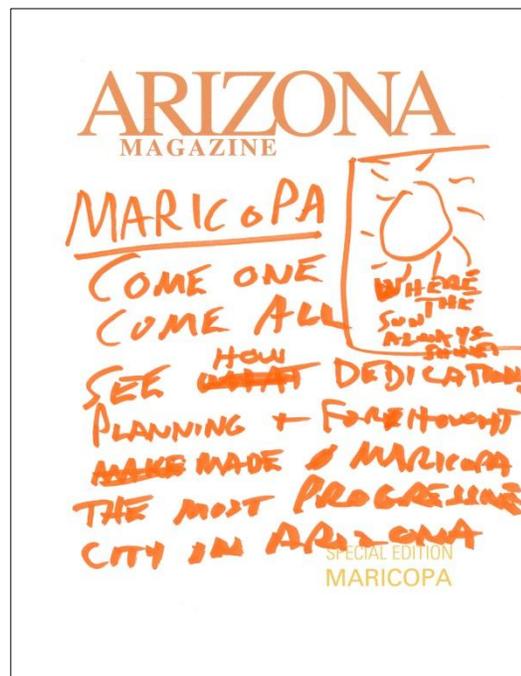
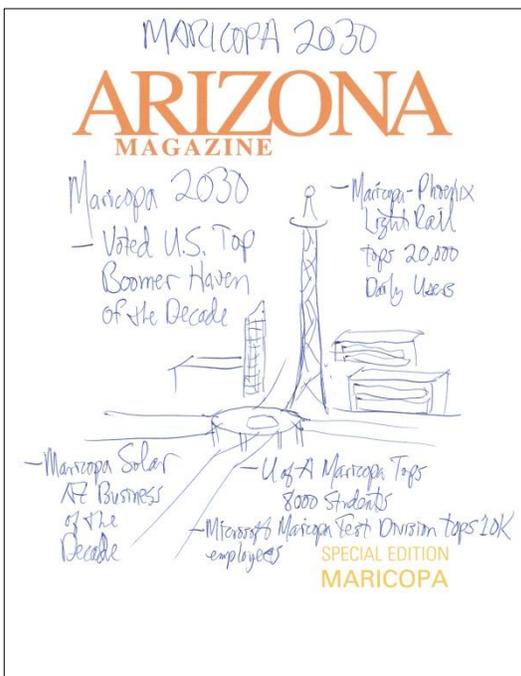
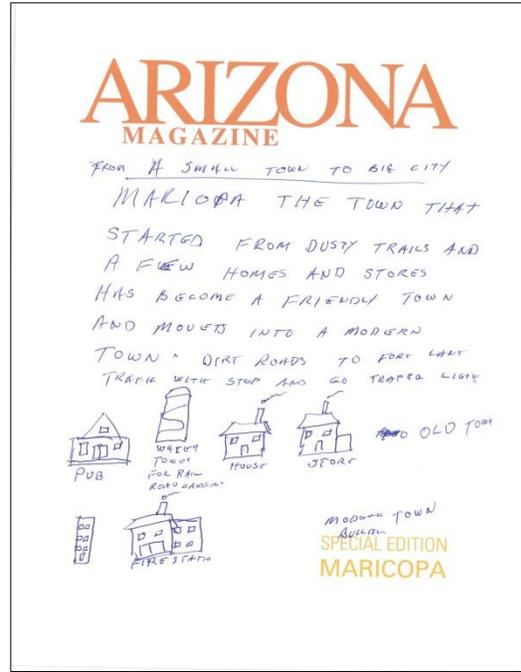
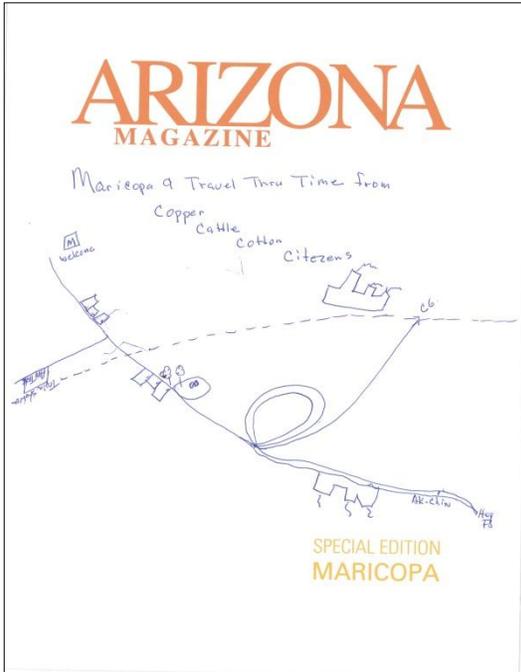
Discussion Questions

City of Maricopa City Zoning Code Update - Services

- "Arizona Today" headline for "Special Report: Maricopa."
 - *The City's extraordinary accomplishments since incorporation, enabled by new zoning*
- What are the key issues and your priorities for the Code Rewrite?
- Are there any specific concerns about the process of getting a permit?

Appendix C: Selected Covers

This page intentionally left blank.



This page intentionally left blank.

Appendix D: Participants

WORKSHOP ATTENDEES

- Deanna Alkateeb
- Naji Alkateeb
- David Alley
- MikeBondarenko
- Danielle Casey
- Grace Gomez
- Pauline Goudas
- Julia Gusse
- Joan Koczor
- Ray Koczor
- Bob Marsh
- Shirley McKibbon
- JoAnne Miller
- Leon Potter
- Christina Sampson
- Ted Yocum

STAKEHOLDERS INTERVIEWED

- Kelly Anderson
- Torri Anderson
- Francisco Arboleda
- Scott Bartle
- Ron Batt
- Tom Bradbury
- Amy Buckley
- Peggy Chapados
- Linda Cheney
- Christina Clark
- Bill Collins
- Steve Cook
- Brian Foose
- Grace Gomez
- Tony Gray
- Bart Hadaway
- Kelly Hall
- Mike Hathorne
- Rob Hotchkin
- Patricia King
- Joan Koczor
- Mike Mancini
- Vincent Manfredi
- Bob Marsh
- Sally Mehl
- Debbie Oleskow
- Danny Owen
- Jerry Owens
- Don Pearce
- Joel Saurey
- David Scholl
- Julie Stanfill

Maricopa Zoning Code Rewrite

- Nisa Tristaino
- Courtney Tyler
- Edward Viser
- Phyllis VonFleckinger
- Robert VonFleckinger
- Chris Webb
- Ernest Whitehead
- Ted Yocum

DYETT & BHATIA
Urban and Regional Planners

755 Sansome Street, Suite 400
San Francisco, California 94111
☎ 415 956 4300 📠 415 956 7315