

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Date: December 11, 2023

RE: **TXT23-04: Miscellaneous Text Revisions to Section 18 – City Code and Section 17 – Subdivision Regulations.**

The purpose of the proposed text amendments is the following:

1. Brings the current code in compliance with Arizona Revised Statutes (ARS).
2. Incorporates Global Water recommendations into the Landscape Ordinance.
3. Updates multiple sections of the city code to be consistent with current development trends and standards.
4. Updates sign posting requirements.
5. Updates Temporary Sign requirements.
6. Addresses multiple Scribner errors identified in the code.
7. Attached as Exhibit C is a general summary of all proposed changes to the code. Additionally, the summary contains a housing impact statement which addresses the requirements of the recently passed, House Bill 2547.

Arizona House Bill 2547

Arizona House Bill 2547 was passed into legislation on April 18, 2023, which amended Section 9-462.01, Arizona Revised Statutes, Relating to Municipal Zoning. More specifically, the revised bill mandates that local municipalities shall consider a housing impact statement regarding the impact of the proposed zoning ordinance or zoning ordinance text amendment prior to taking final action on the item. The revised bill states that the impact statement shall include the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.
2. A description of any data or reference material on which the proposed zoning ordinance or text amendment applies.
3. A description or any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.

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Recommendation

Staff recommends Planning Commission approve TXT23-04, miscellaneous amendments to Sections 17 and 18 of the Maricopa City Code, as outlined in Exhibit A.1 and Exhibit B.1 and contained in the Planning Commission Memo dated December 11, 2023.

Exhibits

Exhibit A – Draft revisions to miscellaneous sections 17 and 18 of the City Code.

Exhibit A.1 – Final text, miscellaneous sections 17 and 18 of the City Code.

Exhibit B – Section 18.90 - Draft revisions to the landscape ordinance.

Exhibit B.1 – Final text, Section 18, Landscape

Exhibit C – Summary of proposed revisions with Housing Impact Statement (HB2547)

