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STAFF REPORT

CASE # TXT20-05

To:	Mayor and City Council
Through:	Rodolfo Lopez, Economic and Community Development Deputy Director
From:	Byron Easton, Senior Planner
Meeting Date:	March 2, 2021

REQUEST

PUBLIC HEARING: TXT20-05 Single Family Residential Design Guidelines Update: A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Single Family Residential Design Guidelines; **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City Of Maricopa
Contact: Rodolfo Lopez
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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT INFORMATION

This request is to formally update the entire Single Family Residential Design Guidelines. A periodic update is needed to keep up with ever changing development practices and to ensure the guidelines represent the goals and vision of the City and its residents. If approved, the update will expedite the development process and help guide developers and home builders by providing a framework so that our residential communities offer a variety of diverse and attractive housing products, floor plans and architectural styles.

As part of this request, Staff circulated the Guidelines internally within the City of Maricopa, externally on our website for public comment and to several stakeholder groups including the Home Builders Association of Arizona. Several comments were received and were incorporated into the Draft. Exhibit B details the specific location stakeholder comments were included in the document.

Comparable research of other municipalities was conducted to illustrate how other jurisdictions currently structure their Single Family Residential Design Guidelines and it was determined that it is

a common theme throughout the Valley to encourage diversity and smart design of housing product offered by homebuilders.

Attached to this memo, you will find a copy of the Stakeholder Comments highlighted Single-Family Residential Design Guidelines and the Draft Updated Single-Family Residential Design Guidelines.

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 circulation to stakeholders, including the Home Builders Association of Arizona (HBAA) and posting on the city's website.

On February 8, Jackson Moll from the Home Builders Association of Arizona (HBAA) spoke to P & Z Commission during the Public Hearing. He expressed that he was pleased with Staff's incorporation of his comments into the updated Guidelines but he would still like to see some of his comments addressed moving forward. He said that he looks forward to working further with Staff on the updates.

PUBLIC COMMENT:

A 30-day public review period was posted on the city's website with the ability for citizens to leave a comment for Staff through the "Maricopa Participates" forum. Two (2) comments were received during the 30-day period.

- On 12/21/20, Darren Glidewell commented;

The additional requirements you are going to be asking for may possibly price homes in Maricopa out of the real estate market. The ginger bread you are asking to be incorporated into the homes elevation will add about \$15,000.00 in hard cost to each home. In order to maintain the builders margin that will equate to about \$23,000.00 more in retail cost. If the City of Maricopa is wanting to slow down homebuilding or push homebuilders out of your city you are on the right track. If you don't want this and want to have more homes built then you need to back off on the front facade requirements. Believe me us builders have a choice of where we buy land and build homes in the metro area. Not only that but you will kill the affordable housing in your city.

- On 12/29/20 Gregory Hemmerlin commented;

*Is there a list available of the proposed changes or updates from the existing Single Family Residential Design Guidelines? **Staff responded and directed Mr. Hemmerlin to the existing vs. proposed versions.***

P&Z COMMISSION FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to 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.

STAFF RECOMMENDATION

On February 8, 2021, the Planning and Zoning Commission recommended approval of **Text Amendment case #TXT20-05**, and as amended by the Planning and Zoning Commission.

Exhibit A – Updated Single-Family Residential Design Guidelines

-- End of staff report --