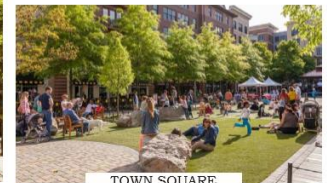
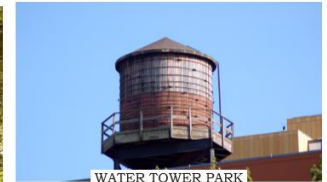


**Maricopa Station
Overlay and
Zoning Code Text
Amendment
August 18, 2020**

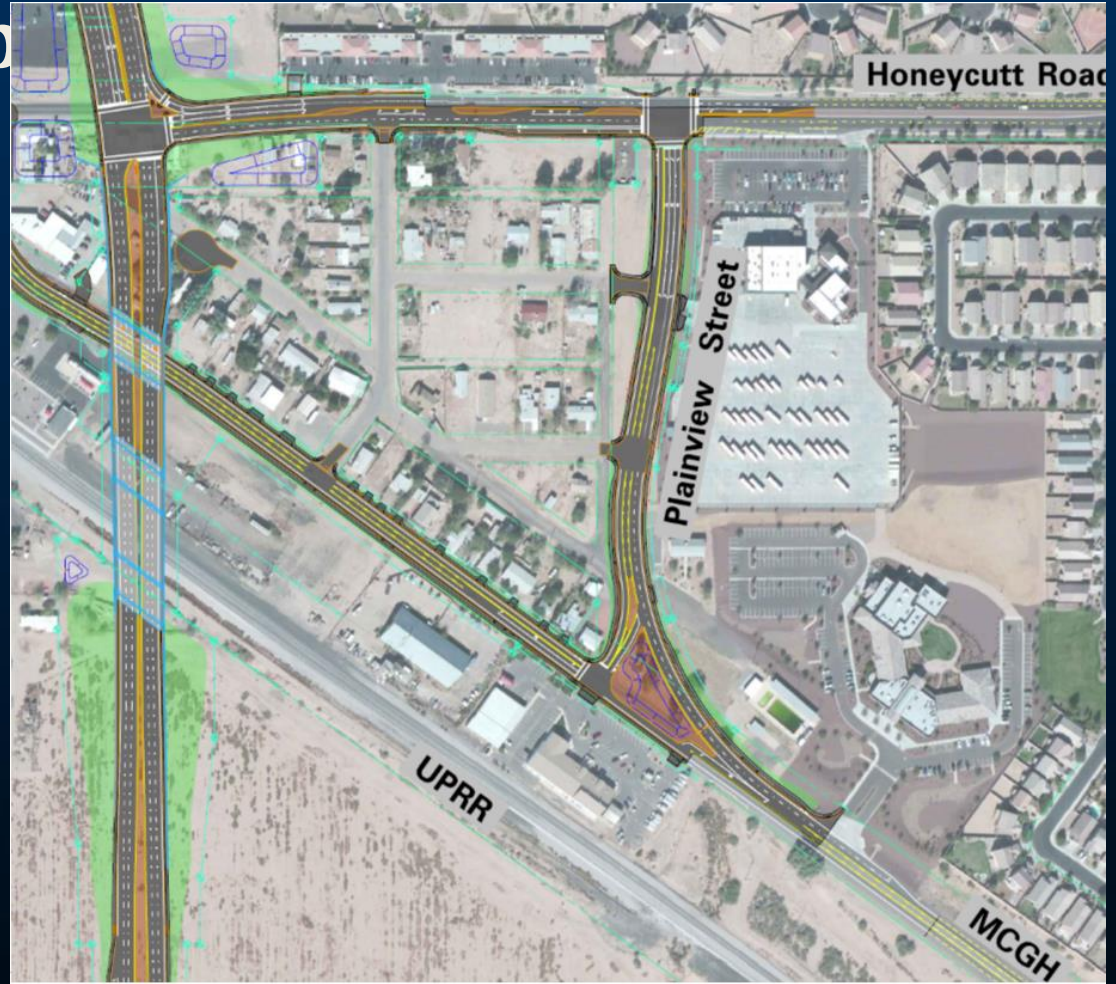


Request

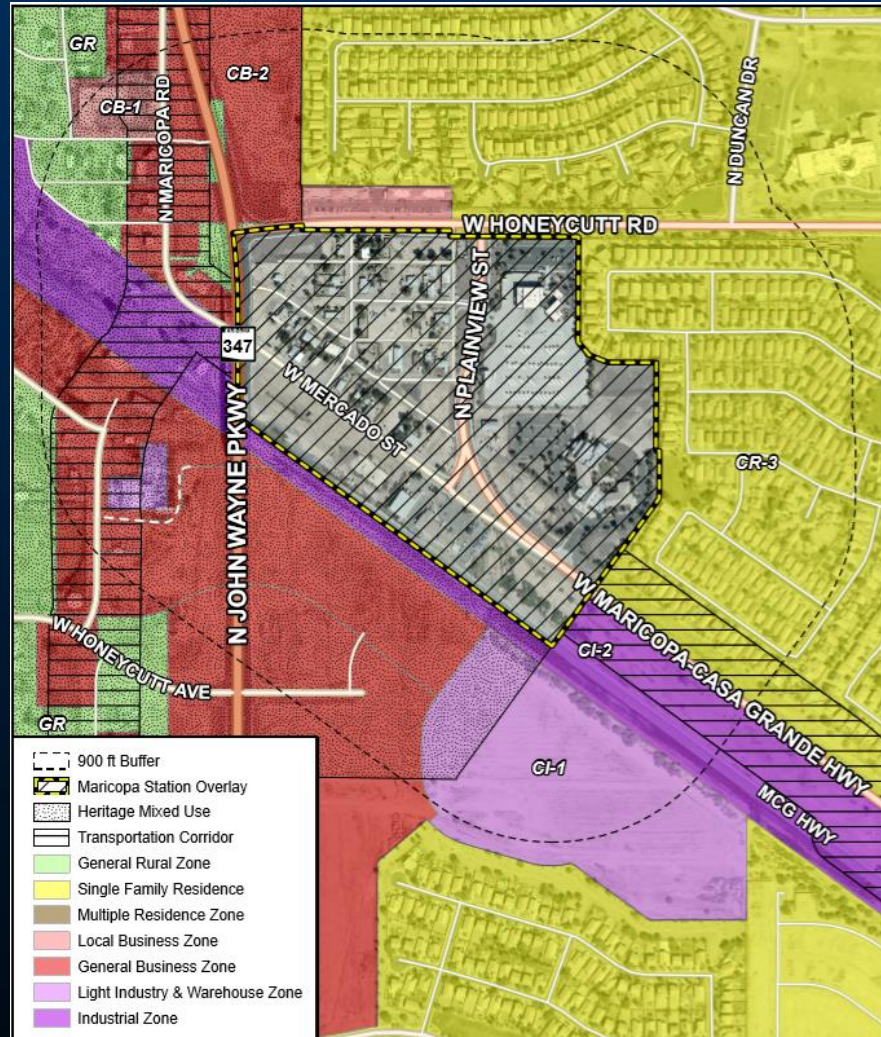
- **Text Amendment TXT20-01 and Zoning Overlay ZON20-04**
- A request by the City of Maricopa
- Approval of a proposed text amendment to the City of Maricopa Zoning Code, establishing new Zoning Code Chapter Maricopa Station (MS) Overlay
- Amending the city's zoning map to include the Maricopa Station Overlay
- Located within the Heritage District Redevelopment Area.



Location Map



Location Map



Overlay Goals

- **Continue goals and objectives of the city's Redevelopment Area Plan and General Plan**
 - **creating a character, identity and a downtown destination for the area**
- **Respond to the rapid impact to the area (overpass, main street, beautification projects).**
- **A sub overlay to the existing Mixed Use Heritage Overlay established in 2015.**
- **Enhanced development standards towards the goal of pedestrian oriented type design.**
- **Allow for continue use of existing property rights and to allow for expansion and/or enhancements.**
- **Utilization of specified Design Guidelines for the area.**



Public Outreach

- **October 14, 2019 – Planning and Zoning Commission initiated the request**
- **June 25, 2020 – Heritage District Advisory, Initial Discussion**
- **July 6, 2020 – 15 day Stakeholder Review**
- **July 9, 2020 – Notification Letters, Sign Postings and Legal Notices**
- **July 23 – Open House Meeting (Maricopa Unified School District)**
- **July 27 – Planning and Zoning Commission (Public Hearing and Action)**



Public Outreach

Economic & Community Development

Zoning Code, Maricopa Station Overlay: 15 Day Public Review and Open House Meeting Notice

Post Date: 07/06/2020 8:53 AM

On October 14, 2019, the City of Maricopa Planning and Zoning Commission initiated a zoning map amendment to implement an overlay zone for the Maricopa Townsite subdivision and develop specific land use development standards for the area. A public participation process is scheduled that will include a 15-day public review of the proposed zoning map amendment and development land use standards followed by an open house meeting scheduled for July 23, see meeting information below.



Open House Meeting
July 23 at 4:00 PM
Maricopa Unified School District
44150 W. Maricopa Case Grande Hwy
Maricopa, AZ 85138

****Due to COVID-19 Pandemic, participants may also attend the meeting via a virtual setting. Link to Virtual Meeting: <https://bit.ly/2ZG2H66>
Or join by phone by calling 866-475-4499, passcode 952 3724 3351 ****

The Overlay Zoning Districts will provide property owners with the following opportunities:

1. Relaxed dimensional zoning standards
2. Expanded retail, office, and service uses
3. Streamlined approval of certain uses
4. Expanded outdoor business display and service
5. Commercial and mixed-use residential development
6. Reduced parking and landscaped standards
7. Updated site and building design guidelines

This request by the City is to officially map the location of the overlay zone on the City's Official Zoning Map and to adopt specific land use and development standards to permit future development and redevelopment as intended by the adopted Redevelopment Area Plan for the Heritage District. Over the next 15 days, the City's Planning and Zoning Division will be accepting comments of the proposed map amendment and development standards.



LEGAL NOTICE PUBLICATION

MARICOPA MONITOR NEWSPAPER NOTICE

NOTICE OF PUBLIC HEARING AND MEETING

CITY OF MARICOPA ZONING CODE TEXT AMENDMENT AND ZONING OVERLAY DESIGNATION

NOTICE IS HEREBY GIVEN THAT the city will be holding a public hearing and public meeting on the proposed Zoning Code text amendment and Zoning Overlay designation. The public hearing and public meeting dates, times, and locations are shown below.

Neighborhood Meeting
July 23 at 4:00 PM
Maricopa Unified School District
44150 W. Maricopa Case Grande Hwy - Board Room
Maricopa, AZ 85138

****Due to COVID-19 Pandemic, participants may also attend the meeting via a virtual setting.
Link to Virtual Meeting: <https://bit.ly/2ZG2H66>
Or join by phone by calling 866-475-4499
Passcode 952 3724 3351 ****

Public Hearing
Planning & Zoning Commission
July 27 at 6:00 PM
City Hall - Council Chambers
35700 W. Civic Center Plaza
Maricopa, AZ 85138

Public Meeting
City Council
August 18 at 7:00 PM
City Hall - Council Chambers
35700 W. Civic Center Plaza
Maricopa, AZ 85138

The purpose of the public hearing and public meetings is to receive public comments, questions, and/or concerns for the following text amendment and zoning overlay designation:

ZON241: A text amendment by the City of Maricopa to amend City of Maricopa Zoning Code by adding Article 304 Maricopa Station Overlay land use standards.

ZON28 84: Request by the City of Maricopa to designate the proposed Maricopa Station Overlay Zone over a portion of the Heritage District Redevelopment Area.

The City is seeking public input as required by state statute. The proposed text amendment and zoning overlay designation is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element. Goal 4 Objective a: "Update and consistently enforce the community's development codes, including zoning, subdivisions, and related regulations."

For more information, please contact the Planning and Zoning Division at 520-318-6046. You may download a copy of the proposed text amendment and zoning code overlay designation at the City of Maricopa website: <http://www.maricopa.gov/planning-and-zoning/department-services/community-development/planning-zoning> or pick up a copy at the Library, City Hall, or email rob@planning-zoning.org to receive a copy.

Dated: July 7, 2020
Published in the Maricopa Monitor, July 14, 2020



Development Standards and Design Guidelines

MERCADO STREET

ROW 96' : CURB WIDTH 45'

MERCADO STREET - EXISTING

MERCADO STREET - PROPOSED

PLAN VIEW

SITE MAP

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Street Design Tables

STREET AMENITIES

FURNISHINGS			
 VINTAGE STREET SIGN	 CAST IRON BOLLARD	 VINTAGE PARK BENCH	 CIVIC FOUNTAIN
LANDSCAPE			
 DESERT PARKWAYS	 EUCALYPTUS GROVE	 SAGEBRUSH COURTYARD	 PALM GROVE PLAZA
PAVING			
 PRECAST CONC. PAVERS	 COBBLE STONE PAVING	 AGGREGATE CONCRETE	 FLAGSTONE PAVING
STREET LIGHTS			
 A. BLVD. POLE LIGHT HEAD: STEINBERG LIGHTING 1917 JERSEY CITY POLE: STEINBERG LIGHTING 1000 DORADO SERIES HEIGHT: 16'-0" TOWER, 10'-0" LOWER BASE: 45" X 20" DIA ACCENT: FLAG MOUNT, FLOWER BASKET, SEASONAL LIGHT POWER	 B. MARKET ST. POLE LIGHT HEAD: STEINBERG LIGHTING 1944 CARSON CITY POLE: STEINBERG LIGHTING 1000 DORADO SERIES HEIGHT: 10'-0" BASE: 45" X 20" DIA ACCENT: FLAG MOUNT, FLOWER BASKET, SEASONAL LIGHT POWER	 C. STREET POLE LIGHT HEAD: STEINBERG LIGHTING 1944 CARSON CITY POLE: STEINBERG LIGHTING 1000 DORADO SERIES HEIGHT: 10'-0" BASE: 45" X 20" DIA ACCENT: SEASONAL LIGHT POWER	 D. WALL MOUNT LIGHT HEAD: STEINBERG LIGHTING 1944 CARSON CITY ARM: STEINBERG LIGHTING 418E - 38" ARM HEIGHT: 8'-0" BASE: NONE ACCENT: NONE
			

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Street Design Tables

Development Standards and Design Guidelines



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Station Area Character



Table 304.02B Building Intensity		
District	T4	T5
Residential	The number of dwellings on each Lot is limited by the average size of 1,000 square feet per each unit.	The number of dwellings on each Lot is limited by the average size of 1,000 square feet per each unit.
Commercial Services	The building area available for Service uses is limited to the first Story of buildings at corner Lot locations.	The building area available for Service uses is unlimited for the principal building and limited to the first Story in Accessory buildings.
Lodging	Limited food service may be provided. The maximum length of stay may not exceed thirty (30) days.	Food service may be provided at all times. The maximum length of stay may not exceed thirty (30) days.
Office	The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building.	The building area available for office use on each Lot is unlimited for the principal building and limited to the first Story in Accessory buildings.

Table 304.02A Land Use Regulations - Civic			
District	T4	T5	CD
Civic and Civil Support			
Religious Institution	P	P	P
Library	P	P	P
Parking Structure	C	P	P
Surface Parking Lot	P	C	P
Rail and/or Bus Station	C	P	P
Community Center and Facilities	X	P	P
Outdoor Auditorium	X	P	P
Fire Station	P	P	P
Police Station	P	P	P
Lodging			
Bed and Breakfast (up to 5 rooms)	P	P	
Inn (up to 12 rooms)	P	P	
Hotel (no limit)	X	P	
Office			
Single Unit	P	C	
Multi-Unit	P	P	

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Land Use Tables



Table 304.02A Land Use Regulations			
District	T4	T5	
Residential			
Single Unit	P	P	
Multi-Unit	P	P	
Accessory Unit	P	P	
Single-Room Occupancy Unit	C	C	
Commercial Services			
Home Occupation	P	C	
Newsstand	P	P	
Convenience Store	P	P	
Coffee Shop / Café / Bakery	P	P	
Barber / Hairdresser	P	P	
Laundromat / Dry Cleaner	P	P	
Specialty Retail	P	P	
Hardware	P	P	
Pharmacy	P	P	
Supermarket / Grocery	P	P	
Personal Services (i.e.: Tailor)			
Full-Service Restaurant	P	P	
Limited-Service Restaurant	P	P	
Drive Thru Restaurant	X	X	
Bookstore	P	P	
General Retail (Department Store)			
Tavern / Bar	X	P	
Live Theater	X	P	
Movie Theater	X	P	
Dance Hall	X	C	
Veterinarian / Small Animal Clinic	X	P	
Medical / Dental Clinic	C	P	
Bank	P	P	



Development Standards and Design Guidelines

ARCHITECTURAL CHARACTER



- 1** SONORAN SOUTHWEST


- 2** WESTERN AMERICANA


- 3** AGRARIAN












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Station Area Guidelines





SIGN GUIDELINES

The signs in Maricopa Station should be built in accordance with what would be common for Pinalone Western towns prior to modern illuminated sign cabinet styles. Crafted wood, metal signs and painted signs are recommended. Illumination should be indirect. These signs should be minimal and only used in ways that mimic the early neon signs from pre-war era.






(P) PERMITTED SIGNS TYPES


 ADDRESS SIGN	 AWNING SIGN NEEDS ILLUMINATION	 BANNER SIGN	 BILLBOARD SIGN
 PAINTED METAL SIGN	 WINDOW SIGN	 NAMEPLATE SIGN	 OPEN / CLOSED SIGN NON ILLUMINATED
 SIGN ON POLE	 YARD SIGN	 OUTDOOR DISPLAY CASE	 OUTDOOR MENU DISPLAY

(CP) CONDITIONAL PERMITTED SIGNS

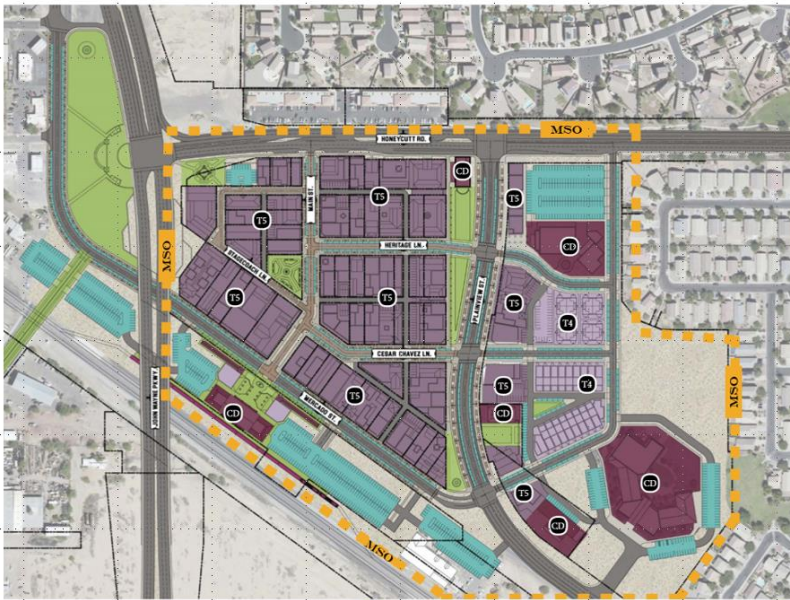
 SIGN ON POLE	 YARD SIGN	 OUTDOOR DISPLAY CASE	 OUTDOOR MENU DISPLAY
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(NP) NOT PERMITTED SIGNS

 CABINET SIGN	 PAN CHANNEL LETTERING	 EXPOSED RAFTER	 ILLUMINATED AWNING
 SIGN ON POLE	 SIGN ON POLE	 SIGN ON POLE	 SIGN ON POLE

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Signage Tables


Development Standards and Design Guidelines



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Private Lot/Blocks Zones



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Illustrative Plan



P&Z Commission Findings: Rezoning Overlay

- As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings for the rezoning request in their recommendation to City Council:
 - 1. The amendment is consistent with the General Plan;**
 - *Staff Analysis:* The proposed overlay zone adheres to the city's Redevelopment Area plan of creating character, identity and a downtown destination for the area.
 - 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; and**
 - *Staff Analysis:* The zone change amendment will allow the area to continue its development pattern with additional non-residential type development opportunities.
 - 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 overlay zone will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.



P&Z Commission Findings: Text Amendment

- As required by Sec. 509.104 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings for the text amendment in their recommendation to City Council:
- **The amendment is consistent with the General Plan;**
 - *Staff Analysis: The text amendment for the overlay zone adheres to the city's Redevelopment Area plan of creating character, identity and a downtown destination for the area.*
- **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 text amendment for the overlay zone will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner*



Staff Recommendation

The Planning and Zoning Commission recommends approval of **Text Amendment (TXT) 20-01** and **Zoning Overlay (ZON) 20-04** subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

