



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # TXT24-01

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	Rick Williams, Planning and Zoning Manager
Meeting Date:	May 21, 2024

REQUEST

PUBLIC HEARING: TXT24-01, Landscape General Requirements Amendments; A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa City Code, Section 18.90.030, Landscape – General Requirements by reference to Exhibit B. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City of Maricopa
Contact: Rick Williams
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Phone: 520-316-6921
Email: Richard.williams@maricopa-az.gov

COUNCIL PRIORITIES CONSIDERED

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

AMENDMENT INFORMATION

This is a request to formally amend the Maricopa City Code by requesting comprehensive revisions to Section 5 and Section 18 of the Maricopa City Code. The City initiated text amendments will allow for continued refinement of the City Code to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the code. More specifically, the proposed amendments would accomplish the following:

- Brings the current code in compliance with Arizona Revised Statutes (ARS).
- Updates multiple sections of the city code to be consistent with current development trends and standards.
- 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 the legislative body of a municipality 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.

Section 18.90.030 Landscape General Requirements

This amendment adds language clarifying HOA/Property Owner maintenance responsibilities for public rights-of-way adjacent to their respective developments. Additionally, the amendment clarifies and establishes time frames for the replacement of dead, dying, or damaged landscape once notified by the City. This amendment is consistent with the City's Subdivision Requirements and helps provide the City's Code Enforcement Department with the necessary tools to enforce current City Codes.

**Housing Impact Statement: No housing impact is expected with this proposed amendment.*

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.
- Objective B2.2: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's

F. Economic Development Element

- Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.

CITIZEN PARTICIPATION:

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. The Public Participation Plan included a legal notice in the local newspaper circulator and posting on the city's website, both at a minimum of 15 days prior to a public hearing. The following is the public notification posting timeline:

- March 28, 2024 – Website Posting.
- March 28, 2024 – Public Hearing Posted
- April 2, 2024 – Newspaper Notice in the Casa Grande Dispatch.
- April 22, 2024 – Planning and Zoning Commission meeting.

- As of the writing of this report, there has been no additional correspondence received by staff.

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 the 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.
3. Planning and Zoning Commission recommended (7-0) to send the application to Council with a favorable recommendation.

STAFF RECOMMENDATION:

Staff recommends Council concur with the Planning and Zoning Commission and approve Case No. **TXT24-01**.

EXHIBITS

- Exhibit A – Section 18.90.030 Landscape General Requirements (Proposed Changes)
- Exhibit B – Section 18.90.030 Landscape General Requirements (Final Text)

-- End of staff report --