

STAFF ANALYSIS

REQUEST

ZON 15-01: Request by the City of Maricopa to amend the city zoning map to include the Transportation Corridor Overlay District (Zoning Code, Article 301). The overlay district will generally be located within 150 feet from the property line/right-of-way of all major highways in the city (SR-238, SR-347/John Wayne Pkwy and Maricopa Casa Grande Hwy). **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

PROJECT INFORMATION:

The City of Maricopa adopted its new zoning code on November 4, 2014. As part of the zoning code update, three (3) separate overlay district development standards were approved, Mixed-Use Heritage, Transportation Corridor, and Transit Oriented Development Districts. This request is to amend the existing zoning map to include the location of the Transportation Corridor Overlay District. This request will not change the underlying zoning of any property within the overlay district. i.e., if a property is currently zoned commercial today and this overlay is approved the same property will still be recognized as commercial zoning. The Transportation Corridor Overlay District, does not apply to existing Planned Area Developments (PAD's), Residential Manufactured Home Park Districts, Open Space-Parks, and Recreation Districts.

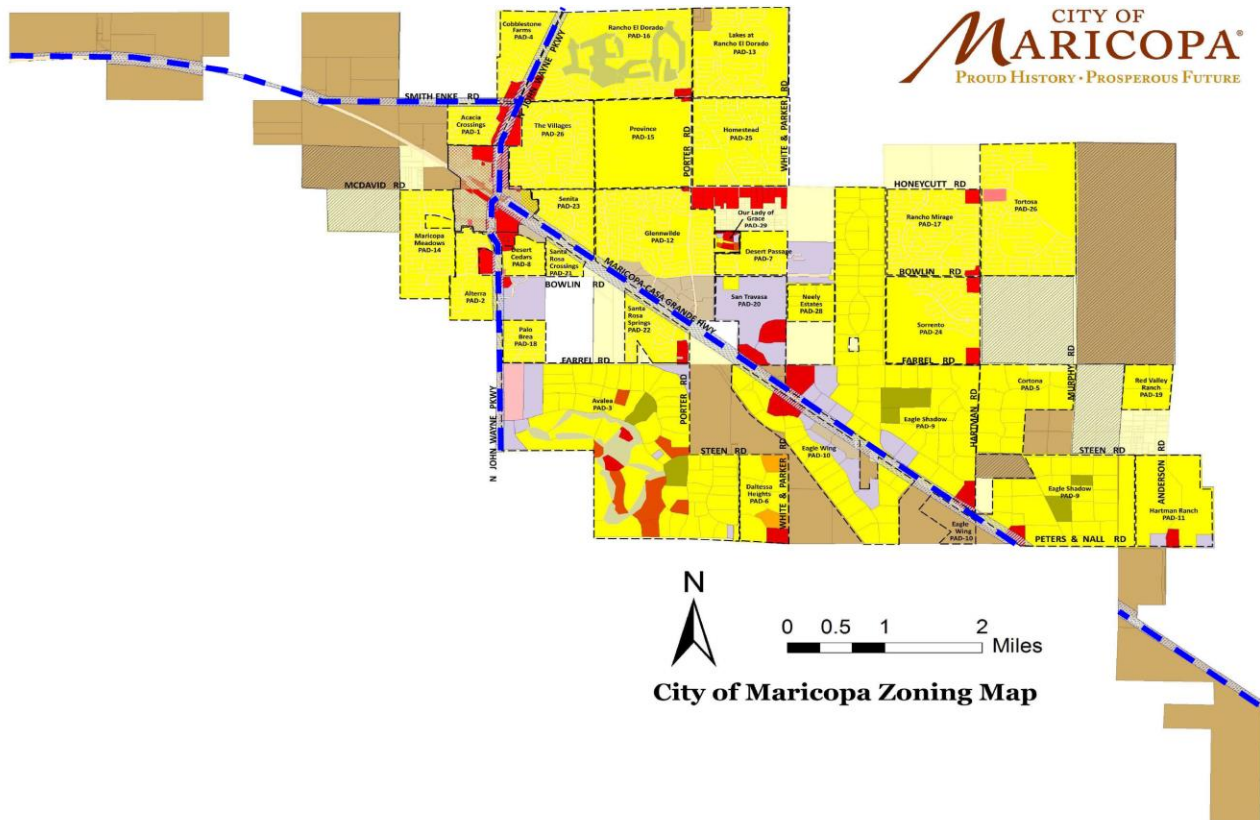
PROJECT INFORMATION CONTINUED:

On January 12, 2015, the Planning and Zoning Commission directed staff to proceed with the application request of designating the Transportation Corridor Overlay District along all major highways within the city. Staff is processing the application request to amend the city's zoning map that includes all zone changes since the map was originally adopted in 2004 and mapping the location of the approved overlay districts development standards for the Transportation Corridor Overlay District.



PROJECT LOCATION:

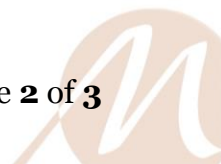
The Transportation Corridor Overlay District is proposed to be located over major highways in the City of Maricopa. The overlay will extend 150' (both sides) from the edge of property line/right-of way line of the highway. The Image below is current the zoning map and the blue dotted line indicates the Transportation Corridor Overlay District.



CITIZEN PARTICIPATION:

Prior to recommending approval of the overlay district, the city staff initiated a public participation plan to inform residents of the overlay proposal. The Public Participation Plan (see attachment C) included three (3) open house meetings, notification letters to approximately 1,500 property owners within the overlay district and surrounding the district, public notice signs within the subject area, and legal notices in the local newspaper circulator (Florence Reminder, Casa Grande Dispatch and Maricopa Monitor). A timeline of the participation event is shown below.

- January 8 – Heritage District Advisory, Initial Discussion
- January 12 – Planning and Zoning Commission, Initiated
- February 19 – Notification Letters, Sign Postings and Legal Notices
- March 12 – 1st Open House Meeting (Copa Center)
- April 1 – 2nd Open House Meeting (Copper Sky)



- April 16 – 3rd Open House Meeting (Copa Center)

PUBLIC COMMENT:

Staff received a letter from the Union Pacific Rail Road (UPRR) expressing their concerns and how their operation and future improvements of the rail line are exempt from such requirements. Staff responded back and acknowledged the exemption. There are no concerns from staff as the Union Pacific Rail Road property does have federal rights for their operation. However, if commercial development is leased and built on the railroad property then applicable standards including the overlay district may apply, depending on the development use.

No other major concerns or comments were brought out during the Citizen Participation outreach.

Exhibit A – Narrative

Exhibit B – Draft Zoning Map with TC Corridor Overlay Designation

Exhibit C – Citizen Participation Plan

-- End of staff report --

