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## STAFF REPORT

**CASE # TXT21-03**

<b>To:</b>	Honorable Mayor and City Council
<b>Through:</b>	Rodolfo Lopez, Development Services, Director
<b>From:</b>	Byron Easton, Development Services, Senior Planner
<b>Meeting Date:</b>	April 19, 2022

## REQUEST

**Text Amendment TXT21-03 Multi-Family Residential Design Guidelines:** A request by the City of Maricopa for review and approval of a proposed 1<sup>st</sup> edition of the City of Maricopa Multi-Family Residential Design Guidelines; **DISCUSSION AND ACTION.**

## APPLICANT/OWNER

City Of Maricopa  
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## COUNCIL PRIORITIES CONSIDERED

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

## PROJECT INFORMATION

This request is to formally create the 1<sup>st</sup> version/edition of the Multi-Family Residential Design Guidelines. A 1<sup>st</sup> edition of the Guidelines is needed to keep up with ever changing development practices and the emergence of Multi-Family development in the City of Maricopa. Staff has worked with the public and other stakeholders to ensure the guidelines represent the goals and vision of the City and its residents. If approved, the Multi-Family Residential Design Guidelines will expedite the development process and help guide developers and plans reviewers by providing a framework so that our residential communities offer a variety of diverse and attractive multi-family buildings 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 many stakeholder groups including existing and future multi-family developers. The draft was also shared via the Development Services Department stakeholder list. This list includes the home-building community, architects, developers and other identified stakeholders.

The Guidelines were originally presented to the Planning and Zoning Commission on December 13<sup>th</sup>, 2021. Because of the lack of public and/or stakeholder comments, the Commission requested an

additional public review period and subsequent request for approval. The February hearing was tabled because of an error with the Agenda.

Several comments were received and will be incorporated into the Draft (See Public Comment section below).

Comparable research of other municipalities was conducted to illustrate how other jurisdictions currently structure their Multi-Family Residential Design Guidelines and it was determined that it is a common theme throughout the Valley to encourage smart site design, diverse building design and low impact development practices that aim to conserve water and utilize desert resources.

Attached to this memo, you will find a copy of the the Draft Multi-Family Residential Design Guidelines.

## **ADHERENCE TO THE GENERAL PLAN**

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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:**

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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 majority of the Maricopa development community and posting on the city's website.

On April 19<sup>th</sup>, 2022, the City Council will review the text amendment recommendation from the Planning & Zoning Commission for possible adoption.

## **PUBLIC COMMENT:**

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- 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. One (1) comment was received from the public during the 30-day period.
- On 11/26/21, Dale Brinkman commented;

***My request is that P&Z require all multi-story residential units, 2 story and higher, be required to have elevators to enable access for all elderly and handicapped residents in all newly constructed residential buildings.***

- An additional 30-day public review period was requested by P&Z at the was posted on the city's website with the ability for citizens to leave a comment for Staff through the "Maricopa Participates" forum. One (1) comments were received from the public during the 2<sup>nd</sup>, 30-day period.
- On 12/19/21, Frieda Gelber commented;

***It would be of great consideration to consider every generation when planning for multi-family residential housing design. A percentage of housing needs to be designated for veterans, disabled, handicapped and grandfamilies. This consideration percentage should apply to all housing, including single-family detached housing as well.***

- On 12/21/21, Mesha Burnett commented;

***I am against adding more multi-family developments. I chose to move my family here from Phoenix for the community, low crime rates, various parks and the open air. Since the apartments near Walmart have been here there has since been 1-2 drive by shootings at the high school, an increase of missing children, and drug busts. I understand that crime is never going to be 0% but I do wish that the crime rates do not increase due to the city wanting to rapidly expand and add apartments or “affordable” multi family homes.***

- On 12/21/21, Barbara Hausler commented;

***We have enough apartments. If we must have more let's not make them look like a square box. Give them a warm coloring that's inviting. The name as an example Copa Flats sounds like projects of the undesirable. Give them a luxury name. Keep them away from single family housing. No more income adjusted and section 8 we have enough. A manager for the complex that doesn't let it go downhill would be nice. Good credit doesn't always mean good tenant. Vet your renters thoroughly. Cars must have a parking spot. Nice landscaping and only renter amenities.***

- On 12/21/21, Alexis La Fave commented;

***I have lived in Maricopa for 12 years. I urge you to require strict guidelines for developers. 1) limit multi family housing developments 2) stricter design for those multi family communities that will go in, the ones by Walmart look awful and I feel it actually decreases home values. Have them designed upscale 3) no more section 8 housing. Please please if multi family communities are needed have luxury ones built which will increase values. 4) better designs for shopping. I was just over in north Peoria at Flemings, the shopping plaza was beautiful and made the community look amazing. Let's have that kind of Maricopa, not a ghetto looking town***

- On 12/23/21, Joan Koczor commented;

***I don't need to review the plans the City has for more housing, multi-family developments, and apartments to know that my opinion-as many others- do not count.***

***Reference the opinion poll taken by InMaricopa (prior to the building of apartments) to determine whether the residents would favor apartments. The majority of those voting did not want apartments. And yet here they are.***

***Many people have contacted me to ask what I or they can do to stop the growth. Heavy traffic at all hours. Accidents on 347. Increased violence are all concerns of many of the residents here. And this is just the beginning.***

- On 12/21/21, Robert Klob, a local Architect, provided comments in a mark-up file provided (Exhibit B).

- Shane Graser, President of Copper Nail Development provided comments in a mark-up file provided (**Exhibit C**).

### **P&Z FINDINGS:**

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At the 3/28/22 Public Hearing, the P&Z Commissioners had the following comments:

- They would like to see a more consistent and expanded landscape/tree palette that all future multi-family developments must incorporate.
- All reviewers must pay attention to parking requirements and perhaps revisit the amount of required parking for multi-family developments in the near future.

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make 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.

### **CONCLUSION:**

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The City of Maricopa Planning and Zoning Commission recommends approval of the proposed **Text Amendment case #TXT21-03**, as amended by the Planning and Zoning Commission.

**Exhibit A** – Draft Multi-Family Residential Design Guidelines

**Exhibit B** – Public Comment Mark-Up From Robert Klob

**Exhibit C** – Public Comment Mark-Up From Shane Graser

-- End of staff report --