



## STAFF REPORT

**Case Number: TXT24-01**

To: Planning and Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Meeting Date: April 22, 2024

## REQUESTS

**PUBLIC HEARING: TXT24-01 Text Amendment:** A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa City Code, Section 5.15.060, Massage Establishments – Special Requirements, and Section 18.90.030, Landscape-General Requirements **DISCUSSION AND ACTION.**

## COUNCIL PRIORITIES CONSIDERED

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

## AMENDMENT INFORMATION

This request is to formally amend the Maricopa City Code by making the following modifications:

### **Section 5.15.060 Massage Establishments – Special Requirements:**

The amendment would amend Section 5.15.060, Massage Establishments – Special Requirements, to allow relief from existing commercial sign requirements for said establishments. More specifically, the amendment would exempt home-based massage establishments from specific commercial sign requirements and would allow living or sleeping quarters in a home-based massage establishment.

### **Section 18.90.030 Landscape – General Requirements:**

The amendment would amend Section 18.90.030, Landscape – General Requirements, adding 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.

## ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code are 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:**

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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 public comment posting and a Public Hearing Notification 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 – Public Comment Posting.
- March 28, 2024 – Public Hearing Posting.
- April 2, 2024 – News Paper Advertisement.
- As of the writing of this report, no additional correspondence has been received by staff.

**STAFF RECOMMENDATION:**

Staff recommends Planning and Zoning Commission approve Case **TXT24-01**.

**EXHIBITS**

- Exhibit A – Section 5.15.060 Massage Establishments (Proposed Changes)
- Exhibit B – Section 5.15.060 Massage Establishments (Final Text)
- Exhibit C – Section 18.90.030 Landscape General Requirements (Proposed Changes)
- Exhibit D – Section 18.90.030 Landscape General Requirements (Final Text)

-- End of staff report --