



Development Services Process Overview — Commercial

June 19, 2018



Objectives

- Evaluate existing process
- Find areas of consolidation
- Education to the public



Commercial Development Process

- Large/Small scale commercial
 - New Construction
- Adaptive Reuse commercial
 - Existing building; low impact business



Large/Small Scale Commercial

- Proposal:
 - Outside Heritage District
 - New Construction or new added structures



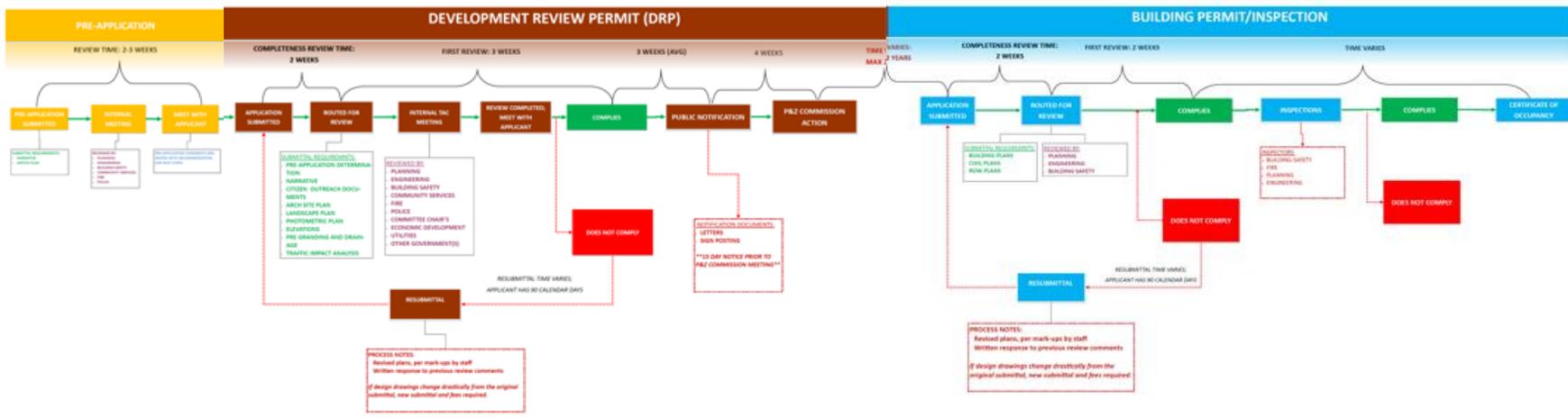


Large/Small Scale Commercial Overall Process

Step 1 Pre-Application

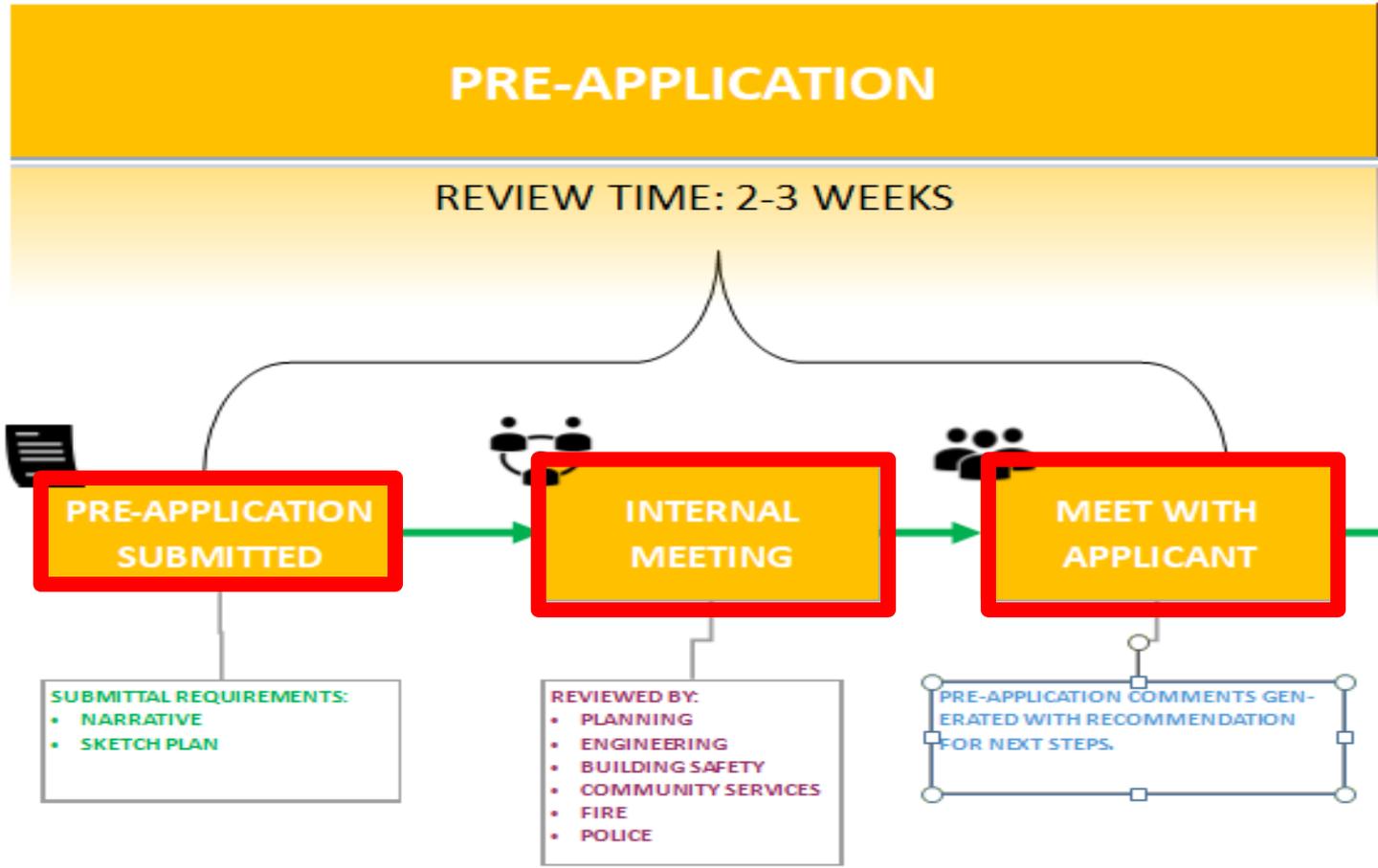
Step 2 Zoning

Step 3 Building/Construction





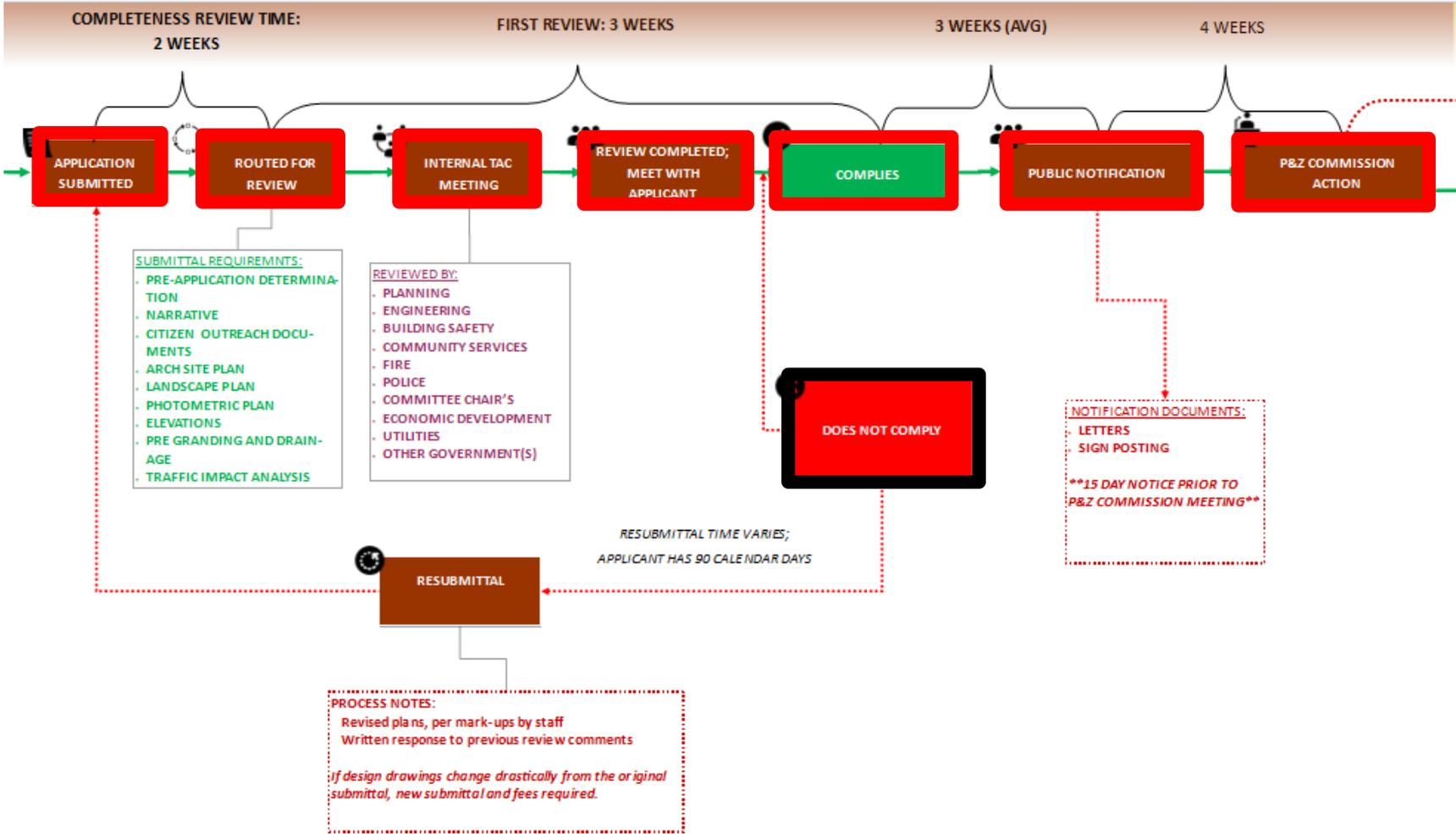
Development Review Permit





Development Review Permit

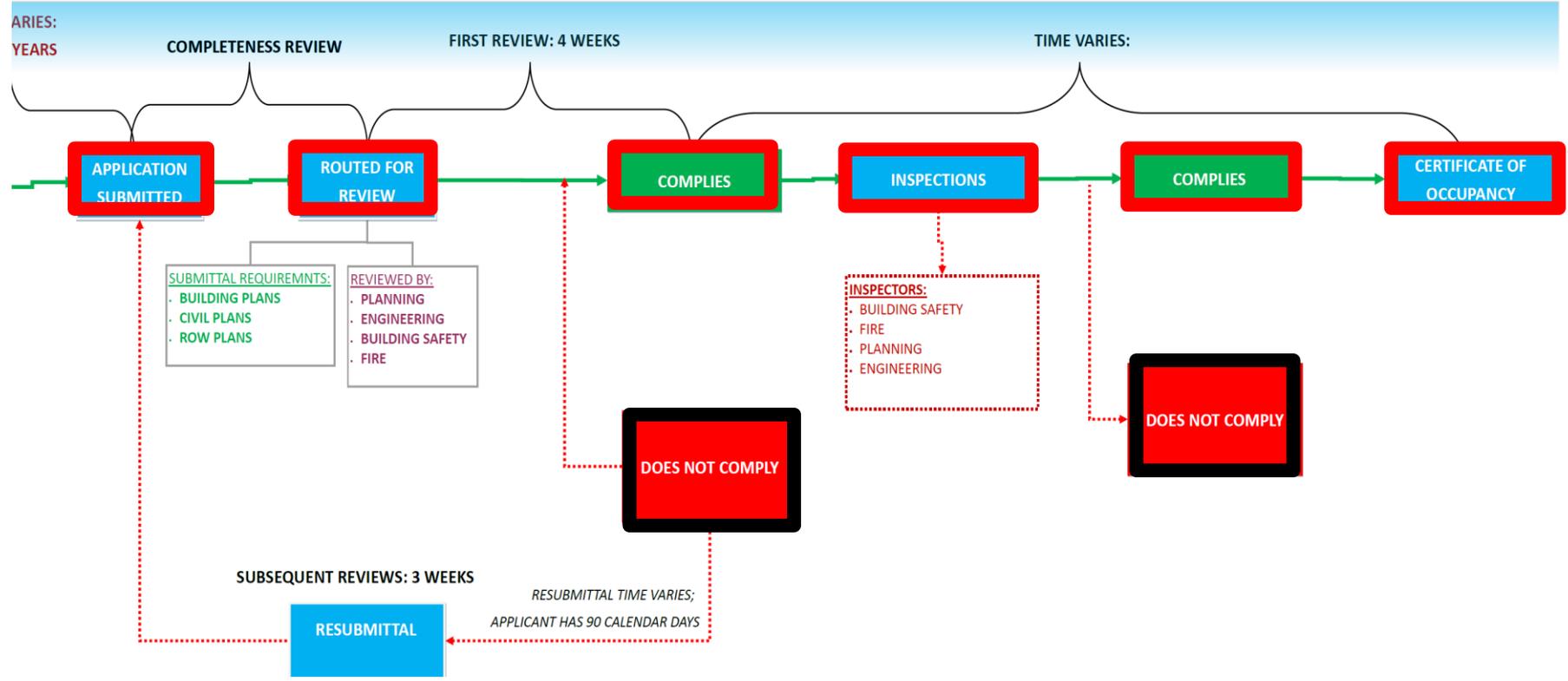
DEVELOPMENT REVIEW PERMIT (DRP)





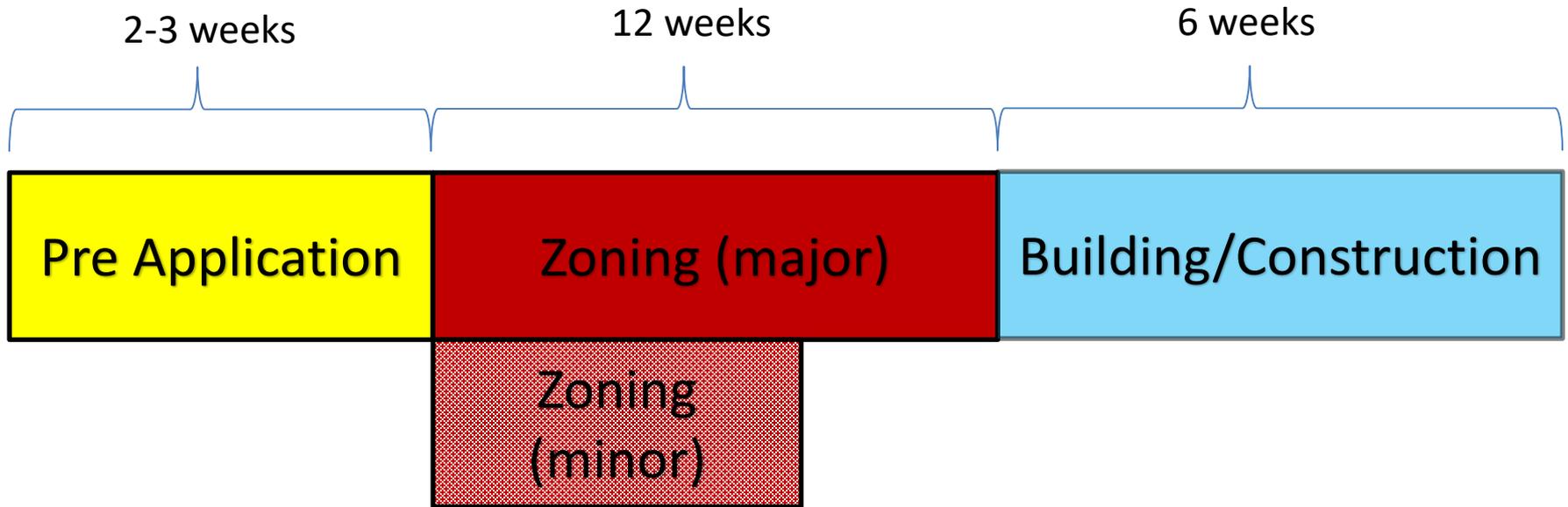
Development Review Permit

BUILDING PERMIT/INSPECTION





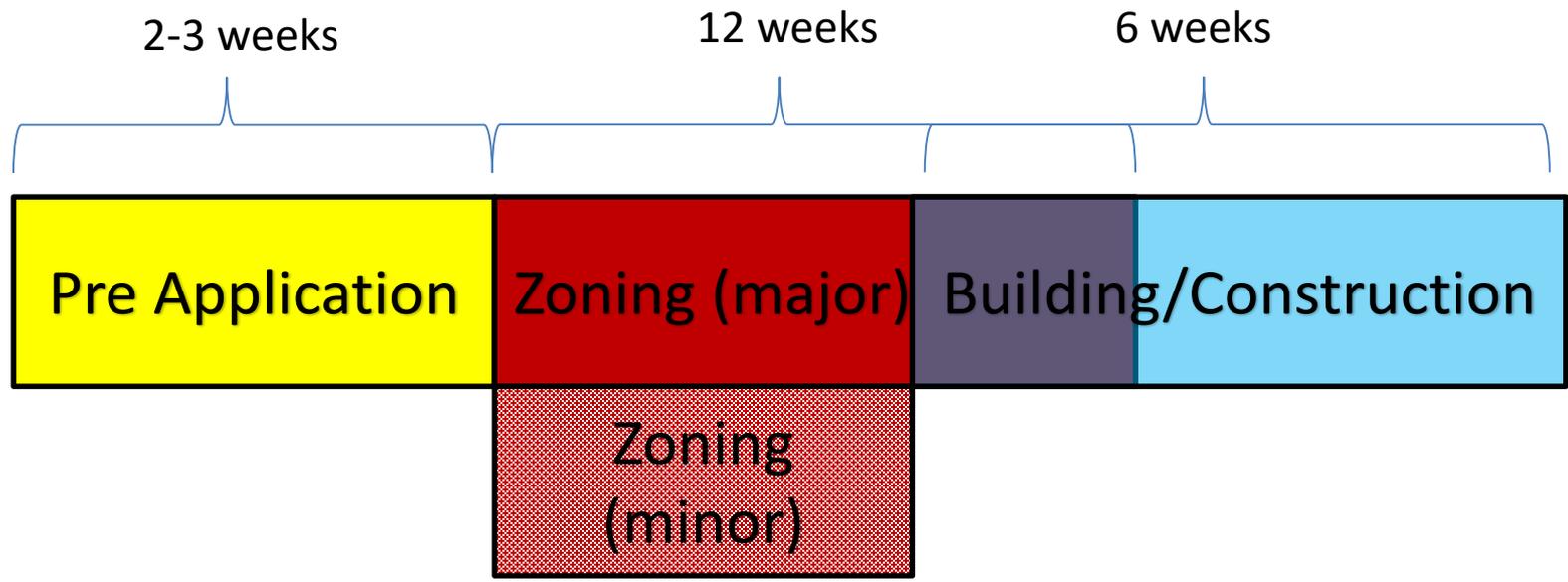
Overall Process (standard)



**Standard TimeLine*



Overall Process (expedited)



**Expedited Timeline*



Heritage District Commercial

- Proposal:
 - Within Heritage District
 - Use existing building
 - Low impact business
 - No additional structures





Large/Small Scale Commercial



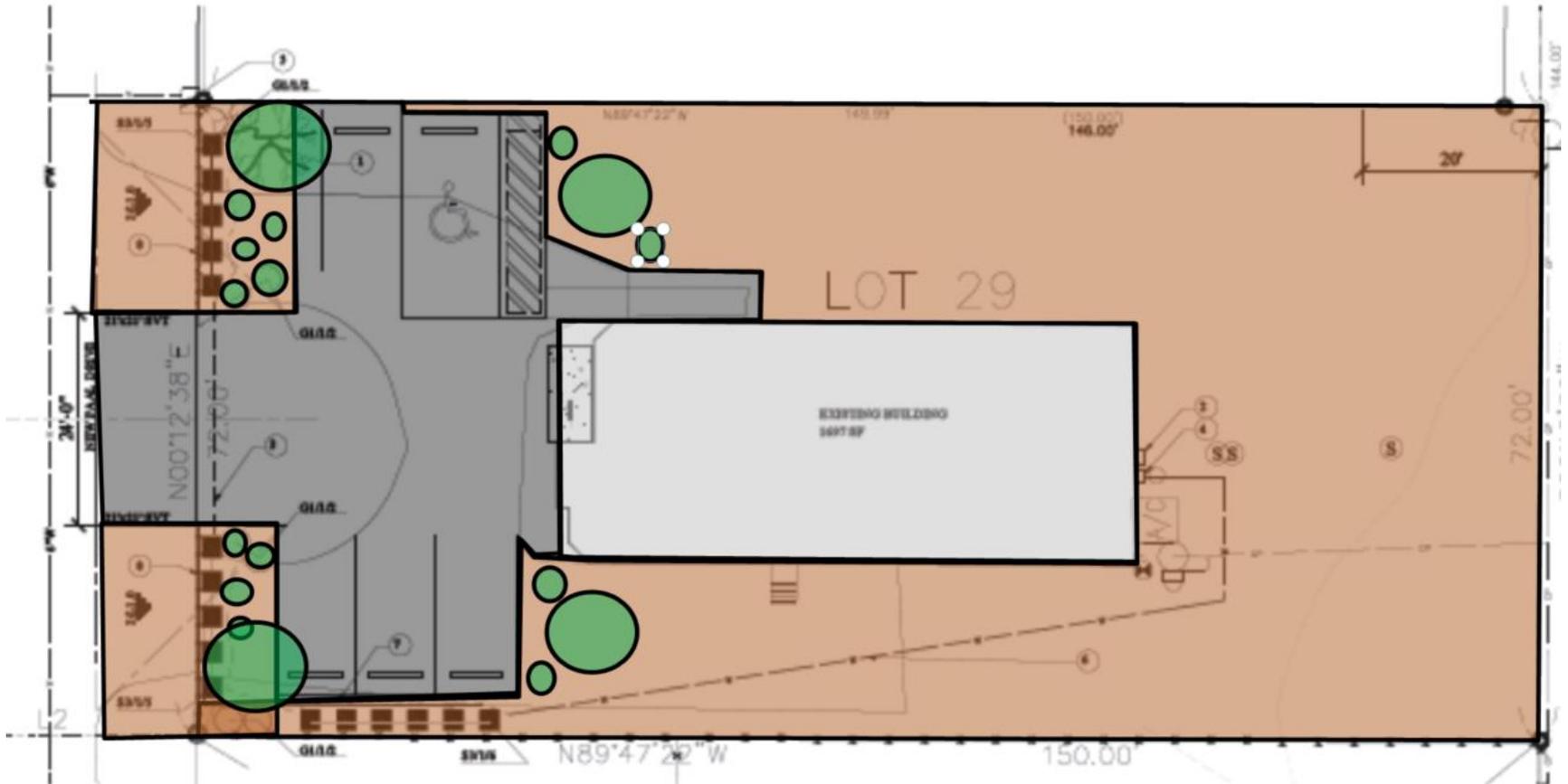


Large/Small Scale Commercial





Heritage District Commercial





Heritage District Commercial





Heritage District Commercial



Adaptive Reuse Program

"Revitalize to contribute to economic vitality and create more vibrant neighborhoods"

Goal

To promote the "heart of the city" as described in the RDA Plan for the Heritage District, a greater variety of land uses for housing, shopping, offices and businesses is needed to serve residents and visitors in a pedestrian-oriented neighborhood that reflects the history and rich culture of Maricopa. Adaptive Reuse is a strategy for redevelopment.

Program Overview

The Heritage District Adaptive Reuse Program assists property and business owners seeking to reuse older residential buildings within the Heritage District Mixed Use overlay for commercial purposes. A streamlined process has been established for most qualifying projects to expedite development and make timeframes and costs more predictable. By deferring costly on-site and off-site improvements such as hardscape parking and street improvements, the program also offers new opportunities to reuse underutilized properties and encourages investment and redevelopment within the Heritage District. Per the goals of the City's Redevelopment Plan and Planning Maricopa (General Plan) this program is intended to provide needed services, amenities and jobs to the community.



MIXED USE - HERITAGE OVERLAY

- Map of area featured (left)
- Established by Article 303 of the Zoning Code
- To promote pedestrian-oriented infill development
- To encourage diverse, attractive redevelopment
- Permits a mix of land uses (Table 303.02, Zoning Code)

Planning Division
39700 W. Civic Center Plaza
Maricopa, AZ 85138

www.maricopa-az.gov

520-316-9098

FIRST THINGS FIRST!

- Before you invest, consult the Planning Division
- Allow staff to work with you to create unique solutions
- <-- Contact info for additional questions or concerns



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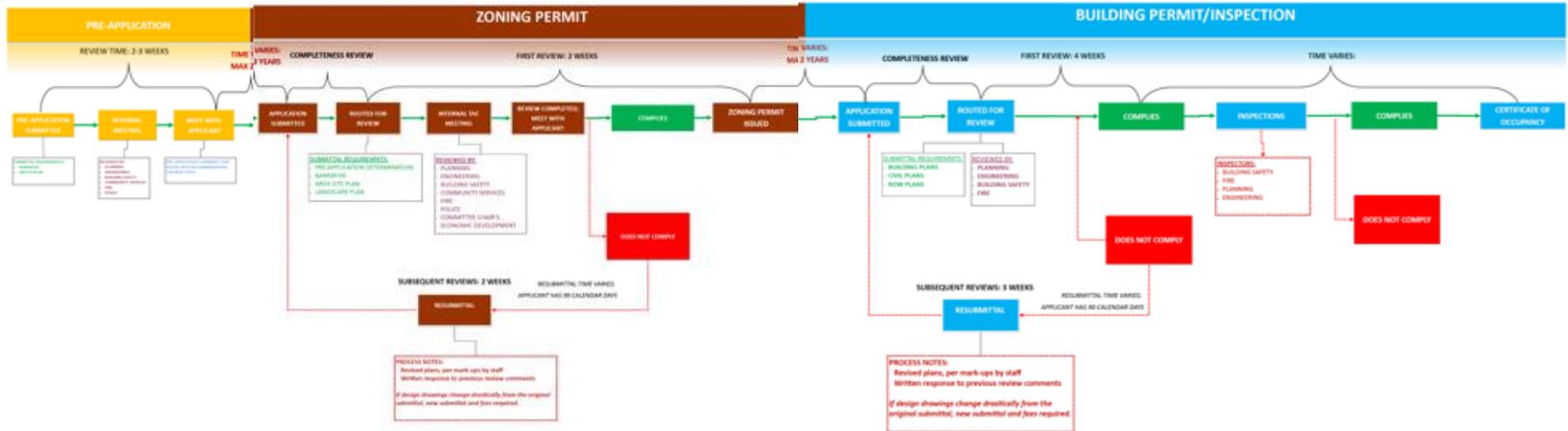


Heritage District Commercial

Step 1
Pre-Application

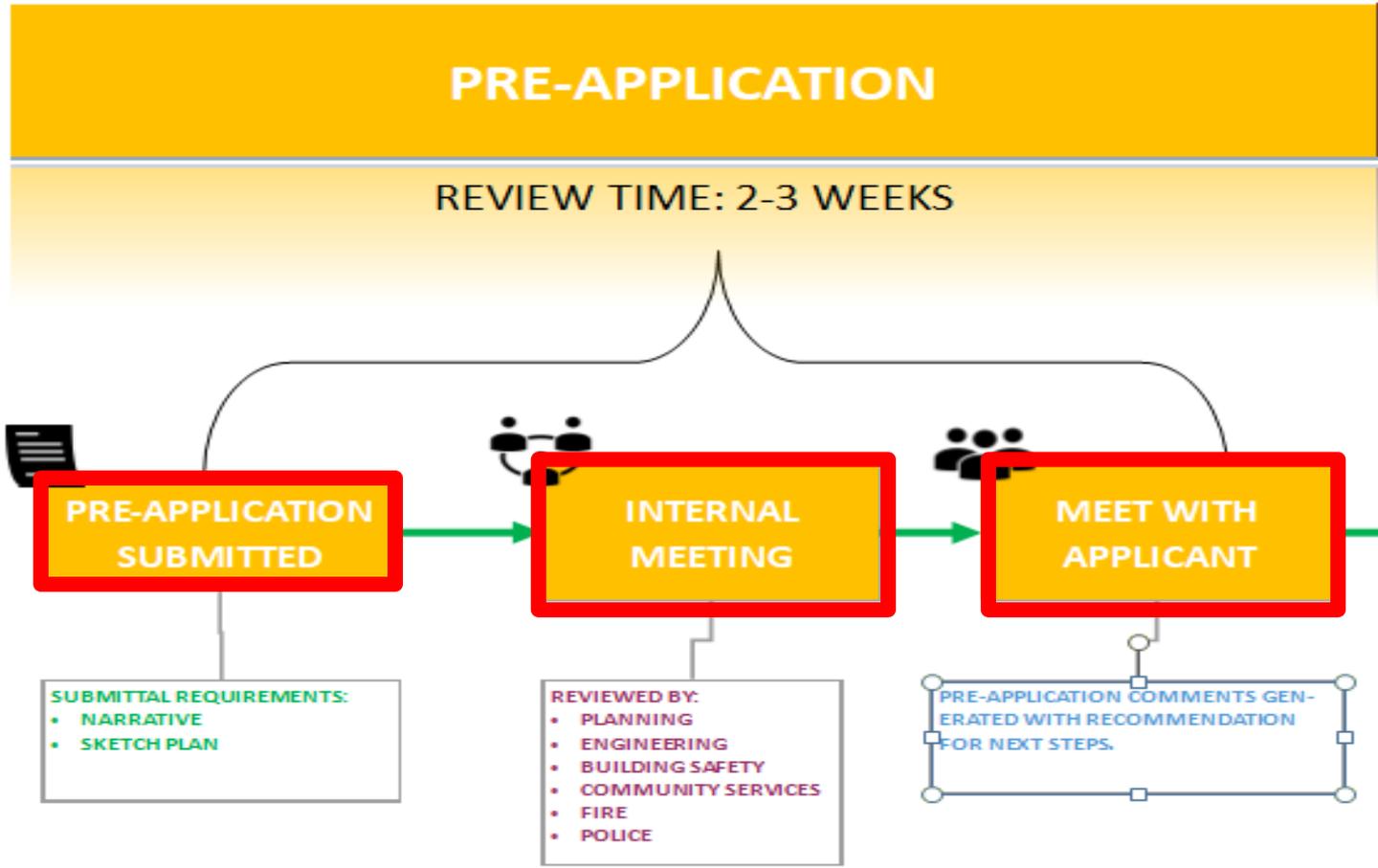
Step 2
Zoning

Step 3
Building/Construction





Heritage District Commercial

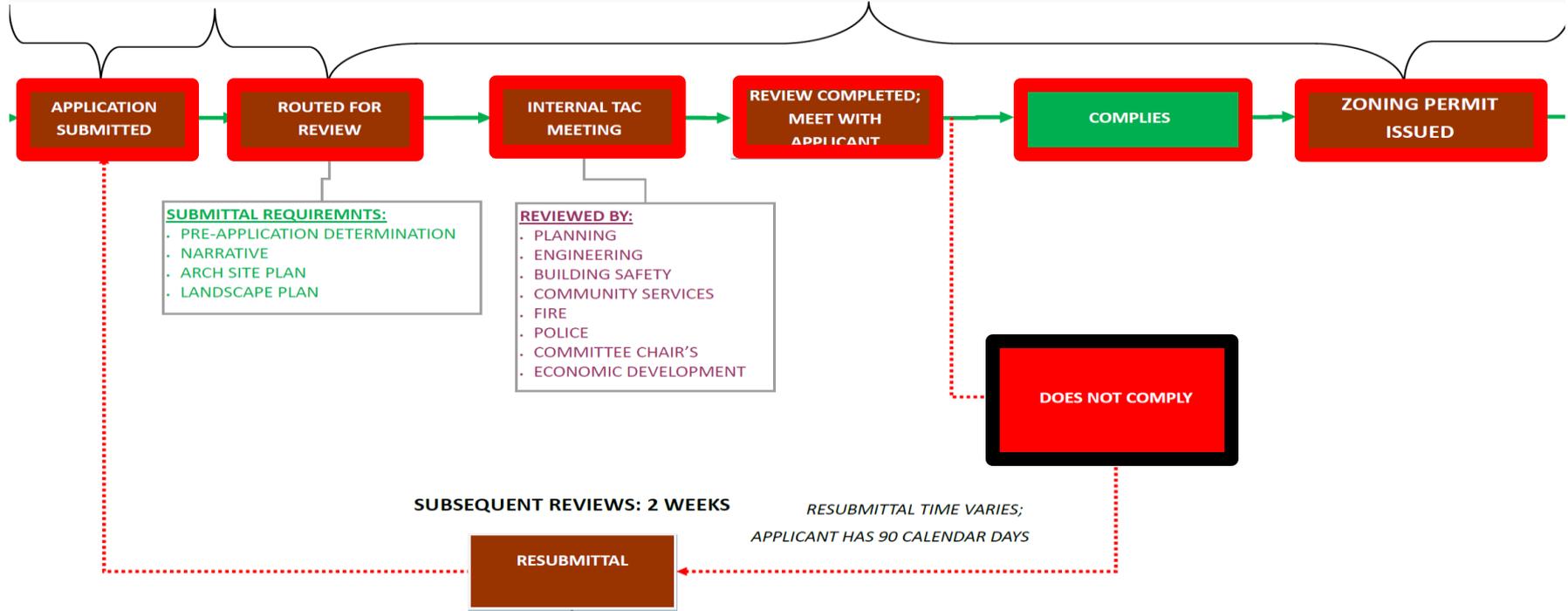




Heritage District Commercial

ZONING PERMIT

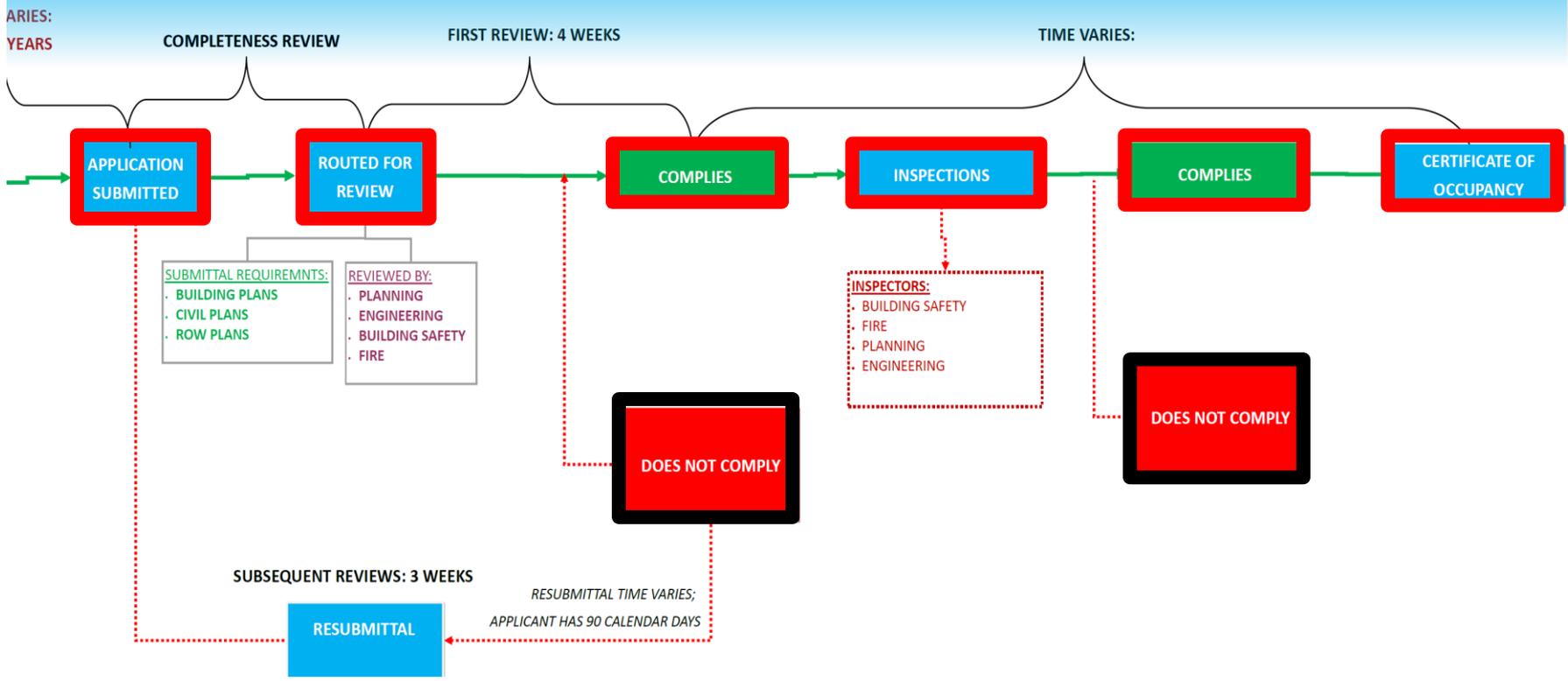
VARIABLES: 2 YEARS **COMPLETENESS REVIEW** **FIRST REVIEW: 2 WEEKS** **TIME 1** **MAX 2**





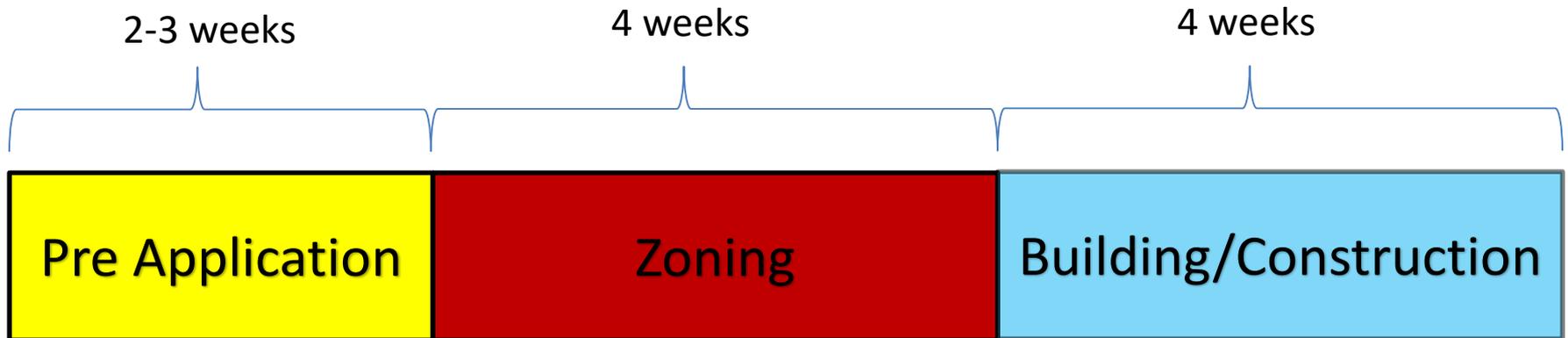
Heritage District Commercial

BUILDING PERMIT/INSPECTION





Commercial Development Process



**Standard TimeLine*



Commercial Development Process

Questions?