

STAFF REPORT

To: Honorable Mayor and City Council
Through: Kazi Haque, Acting Development Services Director
From: Rodolfo Lopez, Planning and Zoning Manager
Date: April 2, 2019

TXT18-06: A text amendment to the City of Maricopa Zoning Code, specifically Sec. 504.08 Temporary Use Permits, Sec. 501.06 Hearing Officer, Table 501.11 Review Authorities, and Table 502.06 Notification Requirements. **DISCUSSION AND ACTION.**

REQUEST

Since the adoption of the 2014 Zoning Code, a Hearing Officer Meeting has been held and acted by the Development Services Director, which adds another step to the development process for Temporary Use Permit and waiver requests. Also, these Hearing Officer meetings have been advertised, and most of the times there has been zero attendance from the public. The following text amendment proposes the deletion of any notion of holding a Hearing Officer meeting for specific application types, which will expedite the process for model home complex (TUP's) and waiver requests.

ADHERANCE 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.

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. 509.03, notification via a public hearing process is required. The Public Participation Plan included a neighborhood meeting, and legal notices in the local newspaper circulator. A timeline of the participation events are shown below.

- January 29, 2018 - Legal notice published
- February 11, 2019 - Public Reading (neighborhood meeting)
- March 11, 2019 - Planning and Zoning Commission (Public Hearing)

FINDINGS:

As required by Sec. 509.104 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:

On March 11, 2019, the Planning and Zoning Commission recommended approval of **text amendment case TXT 18-06**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission

1. Scribner errors found within the text shall be corrected by city staff.

Exhibit A – TXT18-06 Text Amendments

-- End of staff report --