

STAFF REPORT

To: Planning and Zoning Commission

Through: Kazi Haque, Development Services Director

From: Rodolfo Lopez, Planning and Zoning Manager

Date: October 14, 2019

RE: Rezoning and Zoning Code Text Amendment: A request by the City of Maricopa to initiate a rezoning overlay and major text amendment to the Maricopa Zoning Code and Map, for portions of the Maricopa Townsite Subdivision. Discussion and Action.

BACKGROUND/REQUEST

In 2009, the City of Maricopa adopted a Redevelopment Area Plan for the “Old Town Area” and established a framework of goals and objectives. The plan identified that it was critical to develop an urban core that embraced Maricopa’s uniqueness and a place where the community can live, work, and play. In 2011, the City of Maricopa adopted design guidelines to help establish character and architectural design for the area. Then between 2014 and 2015 the City of Maricopa adopted a new zoning code which established the Mixed-Use Heritage (MU-H) Overlay District, development standards and the overlay itself designated for portions of the Redevelopment Area Plan, refer to Exhibit A. to assist development applications.

The City of Maricopa is now preparing to establish a modified/new overlay district within the Heritage District Redevelopment Area, Maricopa Townsite subdivision, refer to Exhibit A for subject location map. The overlay will help create a development pattern that organizes road infrastructure, landscape, and buildings into distinct physical environments, which adheres to several goals, objectives, and statements within the Redevelopment Area Plan (2009) and voter-approved General Plan Planning Maricopa (2016).

The process will include various public outreach techniques, such as notifications letters to all properties within and surrounding the subject area, sign postings within the neighborhood, a neighborhood meeting, newspaper notice, and a public hearing. This request will began later this month is expected to be completed by early February 2020, refer to Exhibit B for the tentative schedule. Finally, any zoning application submitted during this amendment process, staff will request and recommend applicants to postpone the application request unit the overlay zone district and zoning code amendment is approved and adopted.

RECOMMENDATION

Staff recommends the Commission to initiate the Rezone and Text Amendment request for portions of the Maricopa Townsite subdivision.

Exhibit A – Mixed Use Heritage Overlay

Exhibit B - Subject Site

Exhibit B – Tentative Schedule