

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Rodolfo Lopez, Economic and Community Development, Deputy Director

Date: January 11, 2021

RE: TXT20-04: Zoning Code Minor Text Amendment

The purpose of the proposed text amendments is the following:

1. Revise statements for clarity.
2. Modify restrictive standards.
3. Reduce ambiguous and contradicting statements.
4. Add alternative measures that meet the general purpose of a standard
5. Update code sections in response to changes of state law.

Staff previously presented this initiative earlier in the year to proceed with the project request. With this memo, you will find the proposed amendments for specific chapters/sections along with an executive summary of all the changes in that particular chapter/section.

Such proposed changes to the code include an alternative design section that will allow staff to work with developers to meet a specific code's general intent. Other such changes will consist of a complete overhaul of the mobile vendor's section, required parking ratios, and notification outreach standards.

Lastly, in several sections of the document, you will notice that the Heritage District Committee is being proposed to be removed. This is due in part of the city's analysis of finding a more effective way to garner public participation. Over the years, the committee could not meet due to lack of quorum, and even when meetings were held, there was little to no attendance by the public.

Neighborhood meetings are part of the public outreach portion of all major developments in the City. The neighborhood meeting format has proven to be more conducive to increased attendance, public input, and depth of conversation. The neighborhood meeting format is more inviting than a formal committee meeting, does not rely on a quorum, or to be held at a specific day and time, and for discussion in small break-out groups without the required Robert's Rules of Order.

The intent of the Heritage District Committee, to involve Heritage District residents in the development process, can be more effective with a neighborhood meeting format than the existing Heritage District Advisory Committee meetings. Developers hosting a neighborhood meeting for new

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development in the Heritage District community, (North Maricopa, Maricopa Manor, Maricopa Townsite/Maricopa Station) as opposed to the overly formal Heritage District Area Committee meetings, will improve public participation.

Staff will be presenting the proposed text amendments at the January 11 Commission meeting for discussion only and then come back to the Commission on February 8 for action. Attached with this memo you will find the current project timeline and the proposed text amendments.

As always, if any of you have questions about any of the proposed modifications to the Zoning Code, please do not hesitate to reach out to me.

Exhibit A - Timeline

Exhibit B - Proposed Text Amendments

