



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fax: 520.568.9120
www.maricopa-az.gov

STAFF ANALYSIS

CASE # TXT20-04

To:	Planning and Zonign Commission
Through:	Nathan Steele, Economic and Community Development, Director
From:	Rodolfo Lopez, Economic and Community Development Deputy Director
Meeting Date:	February 8, 2021

REQUEST

PUBLIC HEARING: Text Amendment TXT20-04, a request by the City of Maricopa for review and approval of minor text amendments to the City of Maricopa Zoning Code. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT INFORMATION

Project Planner: Rodolfo Lopez, Deputy Director
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PROJECT INFORMATION

As previously presented as a text amendment initiative in 2020, followed by discussion only presentation at the last scheduled P&Z Commission meeting, this request is for formal recommendation to the City Council for the proposed minor amendments to the City of Maricopa Zoning Code. This minor code update's purpose and intent are to incorporate a list of changes that staff has gathered since the adoption and implementation of the code five years ago. Such changes include the removal of contradictory addresses, ambiguous or too restrictive mandates, and even outdated language. Below and on the next page is a general summary of the public, stakeholder, and Commissioners' comments recieved since the last Commission meeting. The list includes requested additions, deletions, or other modifications to the proposed ordinance. These comments will also be shared with the Mayor and City Council as they consider this item for final adoption on March 2, 2021.

Comments received:

- Section 18.120.180 Standards for Specific Uses, Day care facilities:
 - Additional traffic information should be required.
 - Front yard playgrounds should be restricted to 3.5 feet high within front yards.

- Administrative Process: City staff shall begin to share approved licensed facilities with HOA's.
- Section 18.120.280 Standards for Specific Uses, Food and Beverage Sales:
 - Revise language to refer to City Code, Title 5; currently being drafted via separate text amendment.
- Section 18.120.170 Standards for Specific Uses, Mobile Merchants:
 - Relocate obstruction of pedestrian and vehicles standards language to “Parking” sub-section, previously located under the “Insurance” sub-section.
- Section 18.90.030 Landscaping :
 - Revise language for clarity, proposed language to read as the following *“Any parking area landscaping that exceeds the minimum requirements of the code shall be counted as open space.”*
- Section 18.90.050 (8) Landscaping:
 - Add the following language under Parking lot landscaping, *“To minimize conflict, a landscape island shall not be located adjacent to an ADA parking stall”*.
- Section 18.135.080 Heritage District Advisory Committee:
 - Do not delete references to the Heritage District Advisory Committee.
 - Staff has also received comments of support of holding less-restrictive neighborhood meetings rather than formal Heritage District Advisory Committee meetings.
- Section 18.135.090 Technical Advisory Committee:
 - Revise language to general open-ended statement instead of listing specific entities.
- Section 18.140.020 Application submittal and review:
 - Revise language so that waiver of fees can only be granted by either an approved Development Agreement or by City Council.
- Division 2, Base Zoning Districts:
 - Modify alternative design to specify standards instead of a blanket catch all statement.
 - Revise current language to read as the following, *“The Zoning Administraotr may evaluate, and possibly accept or recommend to the decion-making body, alternative design requirments to meet the intent and the spirit of the code and other policy documents of the City of Maricopa.”*
- Section 18.165.020 Waivers:
 - To further support additional opportunities for flexibility in the code, staff recommends increasing the waiver section for setbacks and other dimensional standards from 10% to 20%.

GENERAL PLAN CONFORMANCE

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

PUBLIC OUTREACH

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. However, additional outreach methods were conducted to solicit input and acceptance of the proposed amendments. Staff contacted over fifty stakeholders (developers, architects, engineers, interested citizens, etc.), one 30 day public review period of the draft text amendments, and legal public notices in the local circulator (Maricopa Monitor and Casa Grande Dispatch). The major milestones of the public outreach events are listed below.

P&Z Commission Initiates	March 9, 2020
Public Review (30 Day)	December 17, 2020
P&Z Commission (Reading)	January 11, 2021
P&Z Commission (Discussion and Action)	February 8, 2021

Staff received comments from residents and stakeholder which can be found within Exhibit B, list of comments received.

P&Z COMMISSION FINDINGS

As required by Sec. 18.175.040 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.

STAFF RECOMMENDATION

Staff recommends approval of **Text Amendment case # 20-04** Minor Zoning Code Update.

Exhibit A – Proposed Amendments

Exhibit B – Public Comments Received

-- End of staff report --