



# City of Maricopa

## Legislation Text

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**File #:** WSPRES 18-18, **Version:** 1

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The Mayor and City Council shall hear a presentation from the zoning administrator, Kazi Haque on proposed text amendments to the Zoning Code.

The Mayor and City Council shall hear a presentation on three (3) proposed text amendments to the Zoning Code. Per Zoning Code, Article 509 Amendments to Zoning Map and Text, which requires review and final approval of the text amendments from the City Council, staff is providing this notice to keep the City Council informed and for public awareness of the text amendment process. At this time, no action is required by the City Council.

### OVERVIEW

#### **Text Amendments -Zoning Code**

The City has received three (3) proposals for text amendments to the Zoning Code:

1. Two (2) applications are from group homes operators in the City of Maricopa requesting an amendment to the Zoning Code, Article 410.24 Residential and Group Care Homes, **Case # TXT18-01**.

**Request:** To increase the number of residents allowed in Group Homes.

2. One (1) application is from the Red River Cattle, LLP to locate a feed pellet milling operation adjacent to the ethanol plant located off Cowtown Road in Maricopa within the CI-2 Industrial Zone designated area. The issue is the maximum allowed building height.

The applicant is requesting an amendment to the Zoning Code, Article 205 Industrial Districts, Table 205.03 Development Standards- Industrial Districts; Article 401.08 Exceptions to Height Limits, Table 401.08 Allowed Projections Above Height Limits, **Case # TXT18-02**.

**Request:** To increase the current 40 feet building height limit of the General Industrial (GI) Districts (Zoning Code), and to provide an additional allowance up to a maximum of 100 feet, to be obtained with a conditional use permit.

3. One (1) application submitted by staff for an amendment to the Zoning Code, Article 410.17 Mobile Food Vendors, **Case # TXT18-03**.

**Request:** Amend separation requirements and other minor adjustments to the provisions.

This is for information only, and no action is required at this time. However, staff will process the applications, disseminate information, hold necessary meetings and public outreach for public input before it is presented to

the Planning and Zoning Commission and the City Council. According to tentative timeline, the Planning Commission will hold public hearings on July 9. The City Council will hold public hearings on the text amendment on August 7, 2018.