

MEMO

To: Planning & Zoning Commission
From: Dana Burkhardt, Planning Consultant
Date: June 23, 2014
RE: Zoning Code Final Review Draft Introduction & Discussion

The purpose of this agenda item is to provide a brief introduction of the Zoning Code Public Review Draft, including the process undertaken to date, and the formal recommendations of the Zoning Code Rewrite Task Force and Heritage District Advisory Committee. This agenda item is not scheduled for action. However, should the Commission reach consensus to offer direction on any aspects of the proposed code or process, the Commission may so direct. The following Commission meeting schedule is tentative and intended to provide the Commission with a framework for review and initiation of the draft Zoning Code for adoption:

- June 23 – Introduction of the draft Zoning Code, code development process, section highlights, and recommendations received thus far. Discuss the schedule for review and Public Hearings
- July 14 – Review and direction on Task Force recommended Amendments. Detailed review and discussion on topics concerning the Planning Commission. Recommendations from the Code Rewrite Consultant and staff. Direction to staff on updates to the code draft, which may include initiation of the Public Hearing Draft.
- July 28 – Remaining discussions and initiation of Public Hearing Draft (if not already initiated on July 14th). A minimum of one Public Hearing will be scheduled at time of initiation, to be advertised no sooner than 15 days prior to the public hearing.
- Aug. 18 – Public Hearing and discussion of the Public Hearing Draft Zoning Code

Additional meetings may be scheduled as necessary.

The Zoning Code Rewrite Task Force unanimously voted to recommend approval of the draft Zoning Code on June 11, 2014. The Task Force's recommendation for approval includes a total of eight amendments listed in attachment "A". The recommended amendments are in draft form, the Task Force will meet again to approve their final meeting minutes, at a time to be determined.

The Heritage Advisory Committee unanimously recommended the Planning & Zoning Commission and City Council approve the proposed "Mixed Use – Heritage" Overlay Zoning



District language, on May 8, 2014. The Advisory Committee recommended approval with an amendment to Article 304.03 I.3(a.2 & 3) to defer future requests to improve existing residential properties to the Pinal County Health Department for requirements and regulations applying to septic systems.

HISTORY

The Zoning Code Rewrite process includes considerable public outreach, informational and working public meetings, and detailed analysis with stakeholders on key provisions of the Code. The rewrite began in January 2013 with initial stakeholder interviews and a public open house workshop. This initial outreach was culminated in the *Diagnosis and Evaluation Working Paper* which identifies the overarching issues provided from the public and stakeholders, and defines the high level goals for the City's new Zoning Code.

The Planning & Zoning Commission held a joint meeting with the Heritage Advisory Committee on April 22, where the bodies recommended the City Council accept the *Diagnosis and Evaluation Working Paper*. On May 7th, 2013, the City Council accepted the paper as the primary directive for the new Zoning Code.

On February 5, 2013 the Mayor formed the Zoning Code Rewrite Task Force Committee to steer the consultant and staff in developing the draft code. The Task Force membership includes 12 members consisting of a broad cross section of the community, including five Board of Adjustment Members, two Planning & Zoning Commissioners, one Councilmember, two members from the real-estate and development community, and two active citizens.

The Zoning Code Rewrite Task Force provided review and guidance on the annotated outline and draft "Code Modules" to steer the initial draft of the Zoning Code. The draft Modules, Task Force meeting materials, and all comments received through the process are available on the Zoning Code rewrite website (<http://www.maricopa-az.gov/zoningcode/>) documents page and listed under the meetings dates they are discussed (or introduced. Please see the proceeding meeting following the Module introduction for the comments received on each respective module). For quick reference, meeting dates and topics are as follows:

- April 3 & May 1, 2013 – *Diagnosis & Evaluation Working Paper*
- June 5, 2013 – Annotated Outline and Module 1, Part 1: Base and Overlay District Regs.
(Series 200 & 300 of current draft code)
- June 26, 2013 – Module 1, Part 2: Standards for Special Uses and Development Standards
(Series 410-412 of current draft code)
- July 24, 2013 – Module 2: Administration & Permits (Series 500 of current draft code)
- August 14, 2013 – Module 3: Regulations Applying in Multiple Districts (Series 400-409 of current draft code)
- Sept 25, 2013 – Discussion on Module 3 (Series 400-409)
- Oct. 16, 2013 – Residential Development Standards & Arch Guidelines discussion
(Attachment B)
- Oct. 30, 2013 – Standards for Specific Uses (Series 200 & 300 permitted uses tables and 410-412)

The resulting draft Zoning Code was released in February 2014 and introduced at two Open House events. Upon Task Force review and discussion, two revisions of the draft code were prepared. The Task Force meetings and comments for each draft are as follows:

- March 5, 2014 – Public Review Draft v1, dated February, 2014
- May 7, 2014 – Public Review Draft v2, dated April 16th, 2014

