



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case:** TA2019004 – C-2 Group Care Facilities

**Hearing Date:** September 10, 2020

**Supervisor District:** All

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**Applicant:** Commission-initiated

**Request:** Text Amendment to amend Chapter 8, C-2 Intermediate Commercial Zoning District, Section 804, Article 804.2 of the Maricopa County Zoning Ordinance (MCZO).

**EROP:** This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). This matter was discussed at the February 27, 2020 Stakeholder meeting.

**Municipal Comments:** No comments received from EROP Notification process.

**Support/Opposition:** No letters of opposition/suggested changes to the proposed text. (No new public comment since the February 27, 2020 Stakeholder meeting.)

**Recommendation:** **Approval**

**Discussion:**

This text amendment will amend the Maricopa County Zoning Ordinance (MCZO), Chapter 8 C-2 Intermediate Commercial Zoning District, Section 804, Article 804.2.

The purpose of this text amendment is to include language to the existing use of 'hospitals' to include 'and other group care facilities'. The amendment would clarify additional ancillary hospital and/or medical related land uses and/or other types of institutional and group care facilities to be permitted within the C-2 zoning district. This change is a clarification that arguably lessens regulatory burden.

Proposed changes are shown in legislative edit format. New language to be added is underscored in blue font. There is no language to be deleted.

**SECTION 804. C-2 (Intermediate Commercial Zoning District)\*<sup>1</sup>**

**ARTICLE 804.2. USE REGULATIONS:** *A building or premises shall be used only for the following purposes:*<sup>\*21</sup>

22. Hospitals **AND OTHER GROUP CARE FACILITIES**<sup>\*21</sup>

## Next Steps:

A projected timeline for completion includes a tentative Board of Supervisors hearing date of October 7, 2020 with adopted language to become effective 30 days later, November 6, 2020.

## Recommendation:

Staff recommends the Commission motion for **Approval** of TA2019004.

Prepared by: Rachel Applegate, Senior Planner  
Reviewed by: Darren V. Gerard, AICP, Planning Manager

Attachment: 8/6/2020 ZIPPOR Packet (3 pages)



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

**Case:** TA2019004 – C-2 Group Care Facilities

**Meeting Date:** August 6, 2020 (ZIPPOR)

**Supervisor District:** All

**Applicant:** Commission-initiated

**Request:** Text Amendment to amend Chapter 8, C-2 Intermediate Commercial Zoning District, Section 804, Article 804.2 of the Maricopa County Zoning Ordinance (MCZO).

**EROP:** This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). This matter was discussed at the February 27, 2020 Stakeholder meeting.

**Municipal Comments:** No comments received from EROP Notification process.

**Support/Opposition:** No letters of opposition/suggested changes to the proposed text. (No new public comment since the February 27, 2020 Stakeholder meeting.)

**Recommendation:** **Initiate**

### Discussion:

This text amendment will amend the Maricopa County Zoning Ordinance (MCZO), Chapter 8 C-2 Intermediate Commercial Zoning District, Section 804, Article 804.2.

The purpose of this text amendment is to include language to the existing use of 'hospitals' to include 'and other group care facilities'. The amendment would clarify additional ancillary hospital and/or medical related land uses and/or other types of institutional and group care facilities to be permitted within the C-2 zoning district. This change is a clarification that arguably lessens regulatory burden.

Proposed changes are shown in legislative edit format.

## **SECTION 804. C-2 (Intermediate Commercial Zoning District)\*<sup>1</sup>**

**ARTICLE 804.2. USE REGULATIONS:** A building or premises shall be used only for the following purposes: \*<sup>21</sup>

22. Hospitals **AND OTHER GROUP CARE FACILITIES** \*<sup>21</sup>

**Recommendation:**

Staff recommends the Commission **initiate** TA2019004.

**Next Steps:**

If the Commission takes action to initiate the proposed text amendment, the amendment would be scheduled for the September 10, 2020 Planning and Zoning Commission. A projected timeline for completion includes a tentative Board of Supervisors hearing date of October 7, 2020 with adopted language 30 days after Board hearing for completion by November 6, 2020.

Prepared by: Rachel Applegate, Senior Planner  
Reviewed by: Darren V. Gerard, AICP, Planning Manager

Attachment: 2/27/20 EROP Stakeholder Meeting sign in sheet (1 page)

