



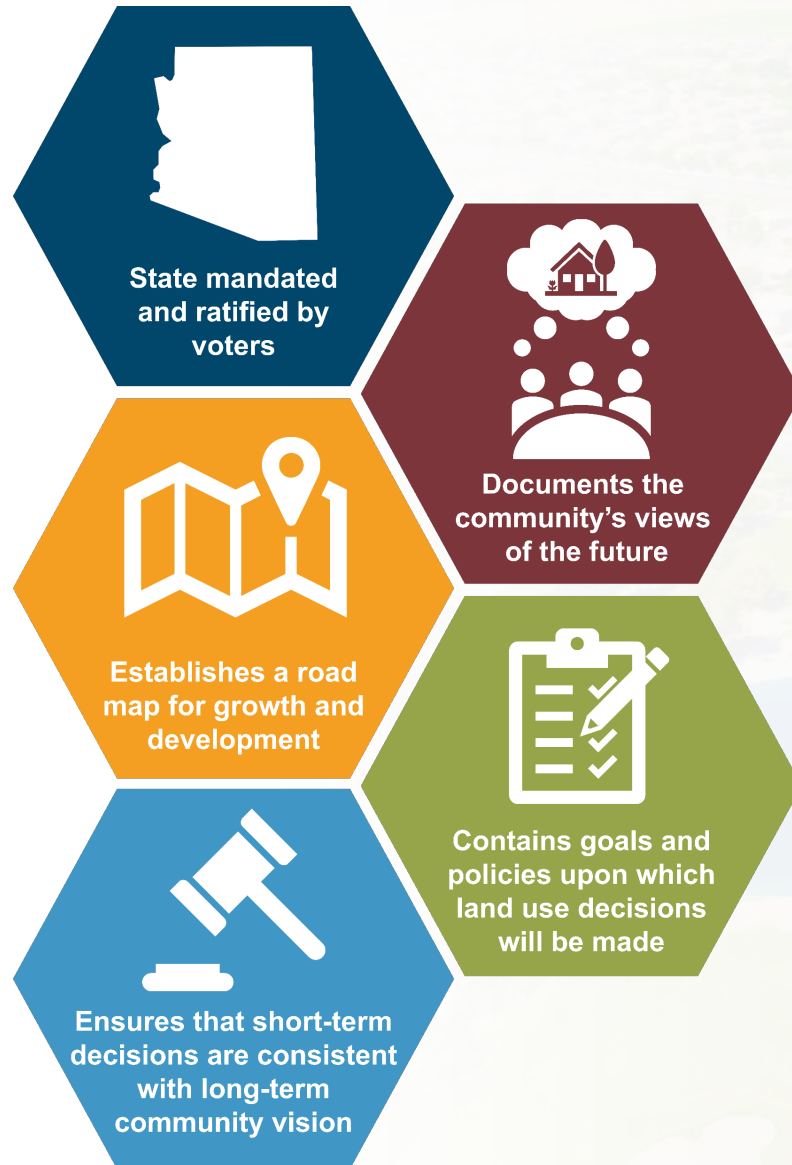
GENERAL PLAN UPDATE

Planning & Zoning Commission Public Hearing #1

Monday, March 23, 2026



Advancing Maricopa General Plan



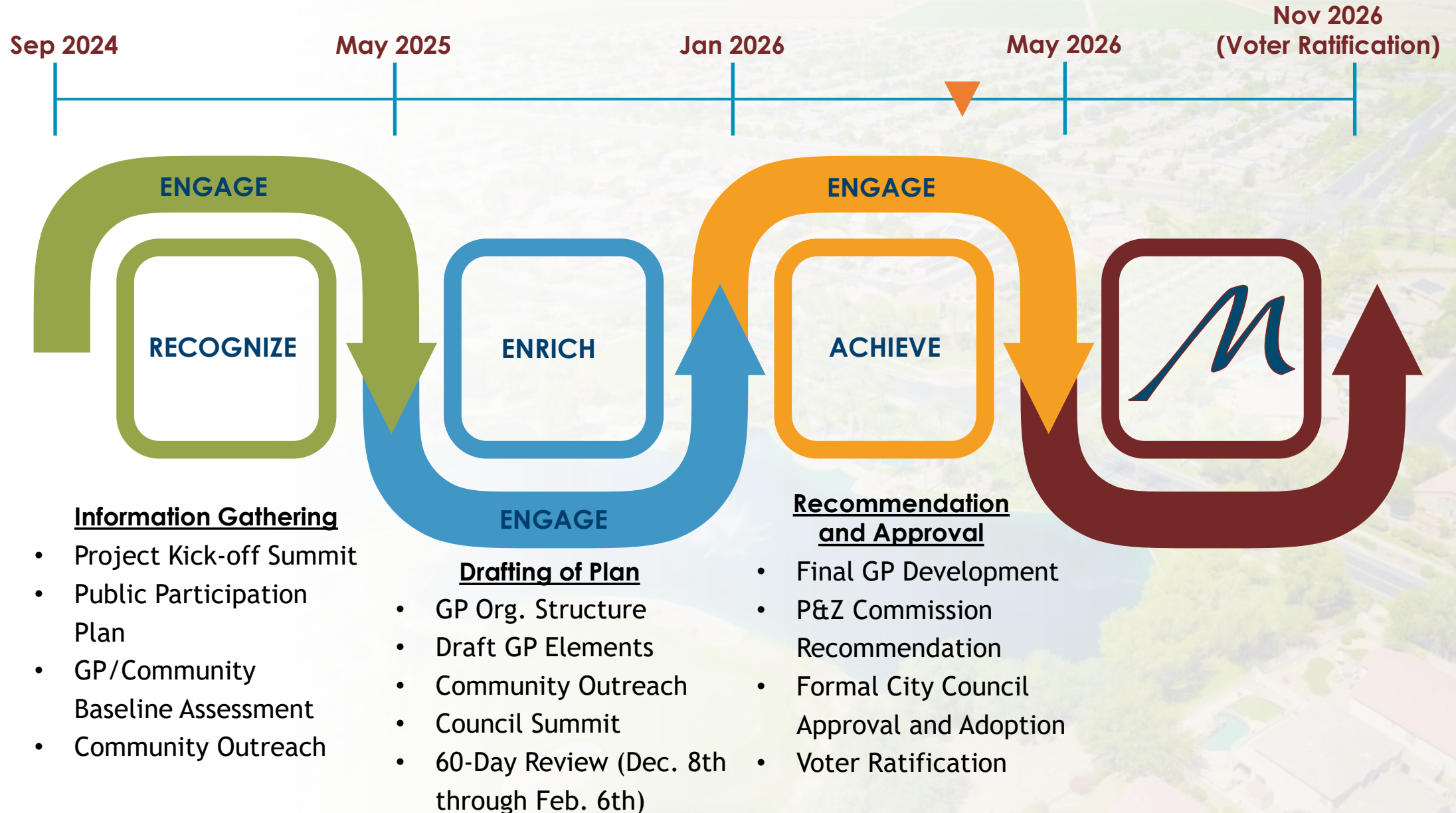
Required Elements

- **Land Use**
- **Circulation** (Roadway Systems, Bicycling, Transit, Alternate Mode)
- **Growth Areas**
- **Open Space**
- **Recreation**
- **Redevelopment**
- **Neighborhood Preservation & Revitalization**
- **Environmental Planning**
- **Water Resources**
- **Conservation**
- **Energy**
- **Public Services & Facilities**
- **Public Buildings**
- **Housing**
- **Safety**
- **Cost of Development**

Elective Elements

- **Economic Development**
- **Arts & Culture**

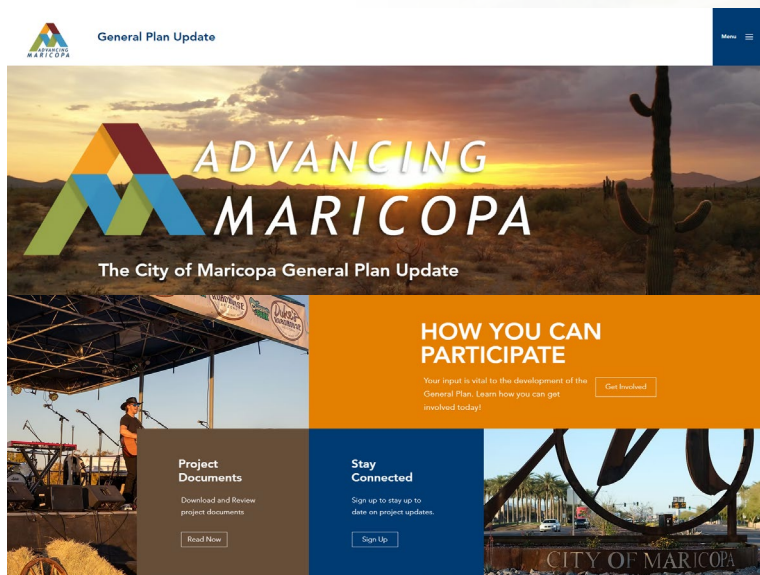
General Plan Process



General Plan Public Engagement Overview

- Community Workshops (3)
- General Plan Advisory Committee (6)
- Pop Up Booths – City Events
- Small Group Meetings

- Surveys (700+ Total Responses)
- Website Visits (1,000+ Visits)
- Press Releases/News Articles



General Plan Advisory Committee

- **16 Volunteers**
 - Residents
 - Business Owners
 - Landowners
 - Youth Council Members
 - School District Representative
 - Utility Representative
 - Commission Members
 - City Council Recommendations

- **December 2024 – December 2025**
 - 12 Months
 - 6 meetings
 - Approximately 200 hours dedicated - Collectively



General Plan 60-Day Review

- **Agency Notification** (61 Agency Notifications)
- **Press Release**
- **Town Website/Project Website**
- **Social Media**

- **Unique Responses (228)**
 - General Comments (152)
 - Agency Comments (56)
 - City Leadership and City Staff Comments (20)

Key Findings from Public Engagement

- Continue to develop safe and efficient transportation infrastructure into and within Maricopa for all users.
- Center economic development strategies on fostering a business climate that allows for growth in local career-advancing job prospects.
- Look toward housing options that meet the needs of various demographics from young families to retirees.
- Attract increased quantities and higher levels of local healthcare services.
- Expand the opportunities for shopping, dining, culture, and recreation destinations.
- Manage growth in a way that preserves the character of the City's neighborhoods and heritage.



Public Hearing Draft - Structure



DISCUSSION

A initial discussion is provided to explain the context in which goals and policies of a particular chapter have been made, reasons for those decisions, and how the goals and policies are related to the overall plan and other elements. The discussion portions of the plan do not establish or modify policies, but they may help to interpret policies.

APPROACH FRAMEWORKS

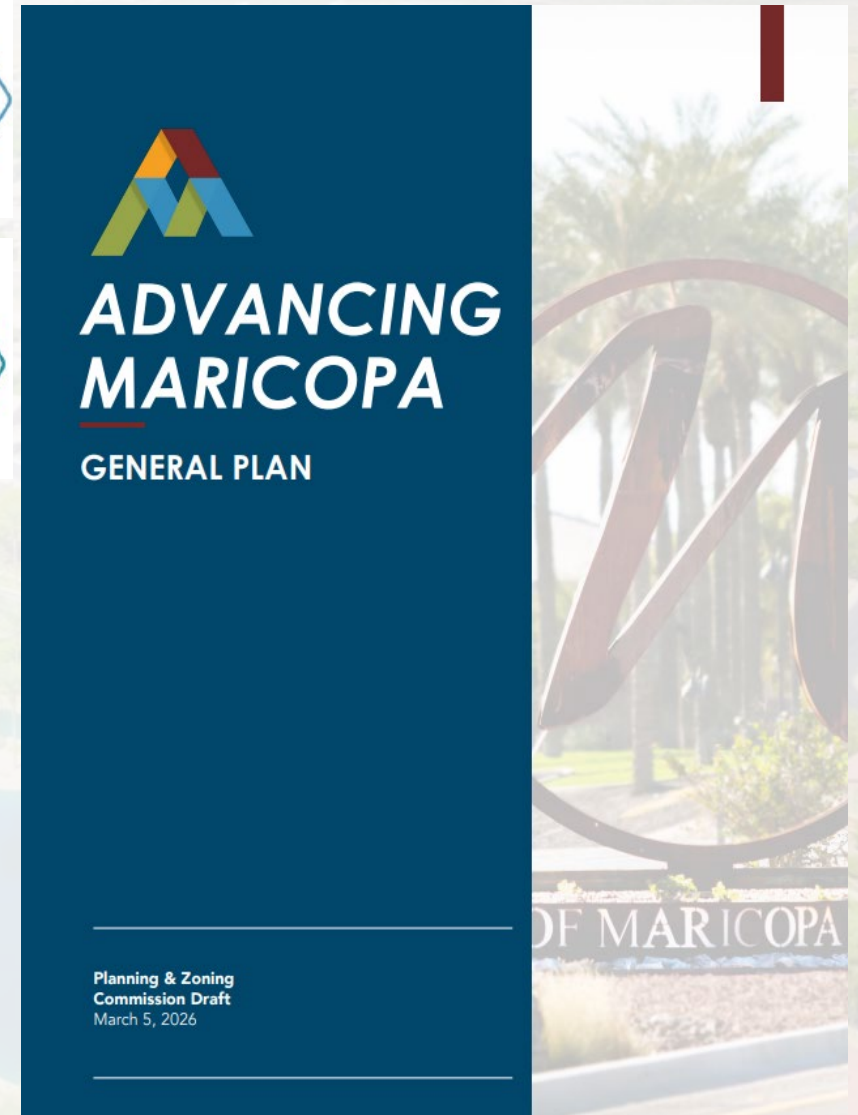
Approach frameworks are included in certain chapters to go into further detail on important subjects or plans (i.e., maps) that play a key role in applying the General Plan.

GOALS

Goals serve as overarching aspirations that guide the City's development and policy decisions. They reflect the residents' priorities for the future. Each goal is accompanied by a goal statement, which clearly expresses the intended outcome that an individual goal aims to achieve.

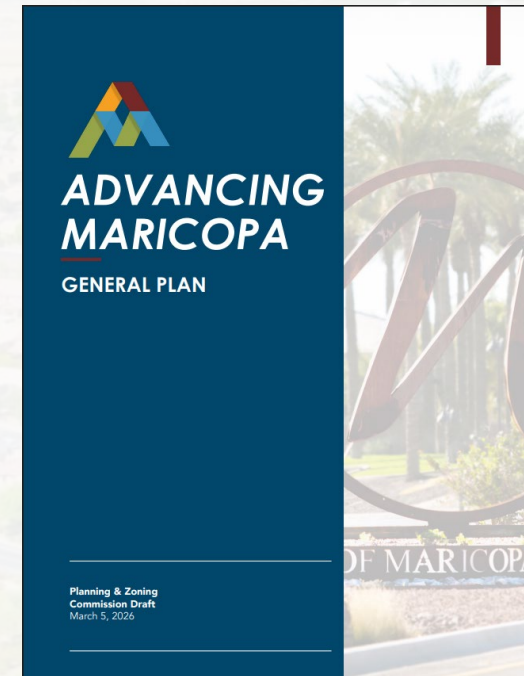
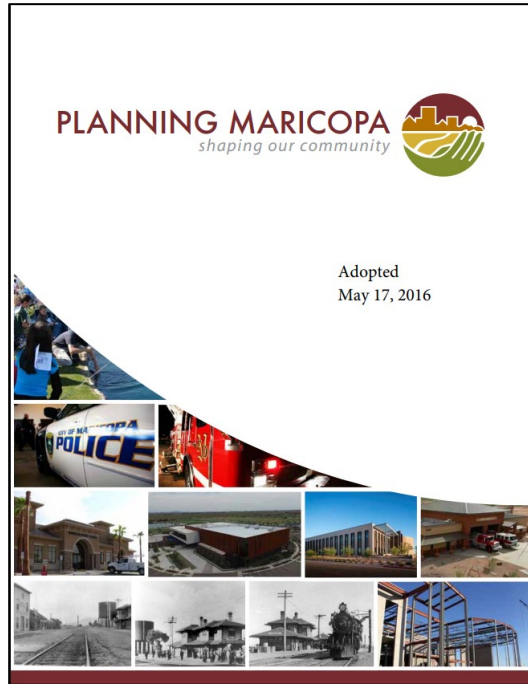
POLICIES

The essence of the General Plan is contained within its policy statements. Policies further refine goals and guide the course of action the City desires to take to achieve the stated goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.



P&Z Commission Draft

Public Hearing Draft – Structure Comparison



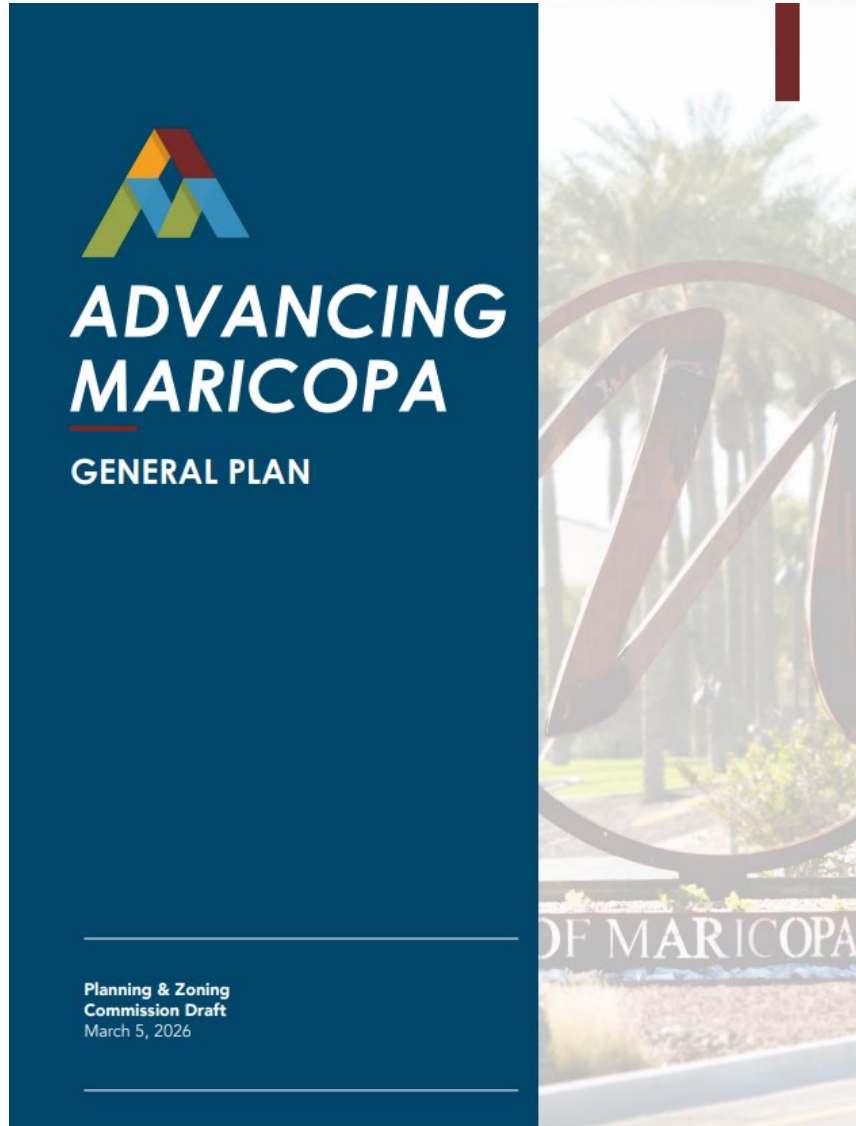
• Current Structure

- Overall Vision Statement
- Organized by individual Element with Goals throughout
- **83** Individual Goals
- **363** Policies
- **16** Implementable Strategies

• Revised Structure

- Overall Vision Statement
- Organized by Grouped Elements with Concluding Goals
- **44** Individual Goals
- **242** Policies
- **24** Implementable Strategies

Public Hearing Draft – Organization



- **Executive Summary**
- **Introduction**
- **Land Use & Growth**
- **Circulation & Connectivity**
- **Environmental Planning & Resource Conservation**
- **Parks, Recreation, & Open Space**
- **Local Business & Economic Development**
- **Safety & Public Infrastructure**
- **Implementation & Maintenance**
- **Glossary & Abbreviations**

Public Hearing Draft – Chapter Relationships

**ADVANCING
MARICOPA**
GENERAL PLAN

Planning & Zoning
Commission Draft
March 5, 2026



Public Hearing Draft – Goal Relationships

		REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
		Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture
LAND USE & GROWTH	Goal #1	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●
	Goal #2	●	●	●	●	●	●	●		●	●		●				●
	Goal #3	●	●	●	●	●	●			●						●	●
	Goal #4	●		●			●	●		●				●			●
	Goal #5	●	●	●		●	●	●			●	●	●	●			●
	Goal #6	●					●							●			
	Goal #7			●			●	●					●				●

		REQUIRED ELEMENTS														ELECTIVE ELEMENTS		
		Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development
	Goal #8	●						●									●	
	Goal #9	●	●		●	●			●	●	●					●	●	
CIRCULATION & CONNECTIVITY	Goal #1	●			●									●	●		●	
	Goal #2		●		●		●	●					●	●	●		●	
	Goal #3				●								●	●			●	
	Goal #4		●	●	●						●		●		●			
	Goal #5		●		●						●			●	●		●	
	Goal #6																	
ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION	Goal #1	●	●			●				●							●	
	Goal #2				●					●	●			●			●	
	Goal #3	●	●							●	●			●			●	
	Goal #4	●	●	●						●	●			●			●	
	Goal #5			●						●		●	●	●			●	
	Goal #6	●	●							●								

Public Hearing Draft – Goal Relationships

			REQUIRED ELEMENTS														ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture
PARKS, RECREATION & OPEN SPACE	Goal #1	Continue to establish Parks, Trails, and Open Space amenity standards to meet the expectations of Maricopa residents.	●	●		●	●	●						●			●	●
	Goal #2	Promote accessibility to parks, recreation, and open space through coordination with new development.	●	●		●	●	●						●	●		●	
	Goal #3	Activate Washes as Multi-Use Greenways.	●			●	●	●	●	●					●	●		
	Goal #4	Collaborate and support Pinal County and other jurisdictions efforts to advance the recreation and open space opportunities in the Municipal Planning Area.	●				●											●
	Goal #5	Emphasize the local cultural heritage.		●			●					●					●	●
	Goal #6	Create and maintain a responsibly connected system of open spaces throughout the City.	●		●	●	●	●		●				●				
	Goal #7	Implement and sustain community and signature events that maintain our heritage while engaging the citizens of Maricopa.					●										●	●
	Goal #8	Support the Maricopa ARTS Council to guide and promote the Arts & Culture in Maricopa.	●	●			●					●	●		●		●	●
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Goal #1	Cultivate a climate of rich educational opportunities at all levels within the City to meet the needs of a diverse and growing population.	●								●	●						●
	Goal #2	Encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.	●							●	●	●		●				●
	Goal #3	Recruit and retain high performing and high-quality companies that match the labor profile in the community and/or complement existing industries.								●	●	●						●
	Goal #4	Promote Maricopa as a regional leader in economic development by aligning resources and tools to market the City effectively as a premier destination for investment among key sectors and audiences.	●			●	●			●	●		●					●

			REQUIRED ELEMENTS														ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture
SAFETY & PUBLIC INFRASTRUCTURE	Goal #1	Maintain a community in which all residents, businesses and visitors are safe.	●		●		●	●	●					●		●	●	
	Goal #2	Increase meaningful citizen participation in community policing efforts, especially in neighborhoods.						●	●					●		●	●	
	Goal #3	Mitigate the risks from natural and man-made hazards.	●				●	●		●	●			●	●			
	Goal #4	Implement library resources and facilities necessary to reach toward the industry standard level of service.										●	●	●			●	●
	Goal #5	Recognize Human Services as an integral part of the community and are physically accessible to all residents.			●			●	●				●	●	●			●
	Goal #6	Strive to be an "Age-Friendly City," a community that connects people 60 years plus with people of all ages in order to improve social interaction and to increase access to services, social opportunities and recreation.	●		●	●	●	●				●	●		●		●	●
	Goal #7	Actively recruit the expansion of and convenient access to healthcare services in the City of Maricopa.	●								●	●	●	●	●			●
	Goal #8	Coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities.	●						●	●		●	●	●	●			●
	Goal #9	Leverage optimal technologies for efficient municipal services.										●	●	●	●			●
	Goal #10	Encourage community involvement by developing and maintaining a wide range of opportunities that benefit the citizens of Maricopa.										●		●			●	
	Goal #11	Establish greater Right-Of-Way (ROW) control over other utilities within the City.	●			●	●			●	●	●	●					
	Goal #12	Ensure new development provides the resources to establish the infrastructure and services needed to serve its determined relative impact on the community.	●	●	●		●	●	●	●	●	●	●			●		●

Advancing Maricopa General Plan

Planning & Zoning Commission Draft

Implementation Work Program

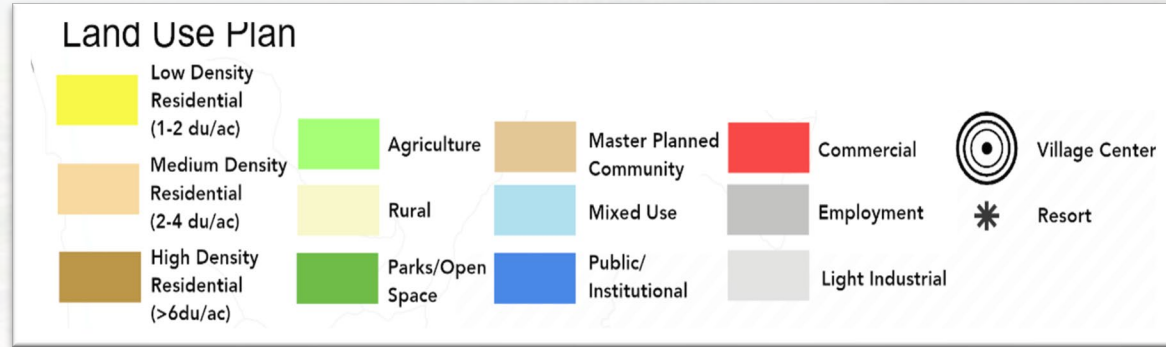
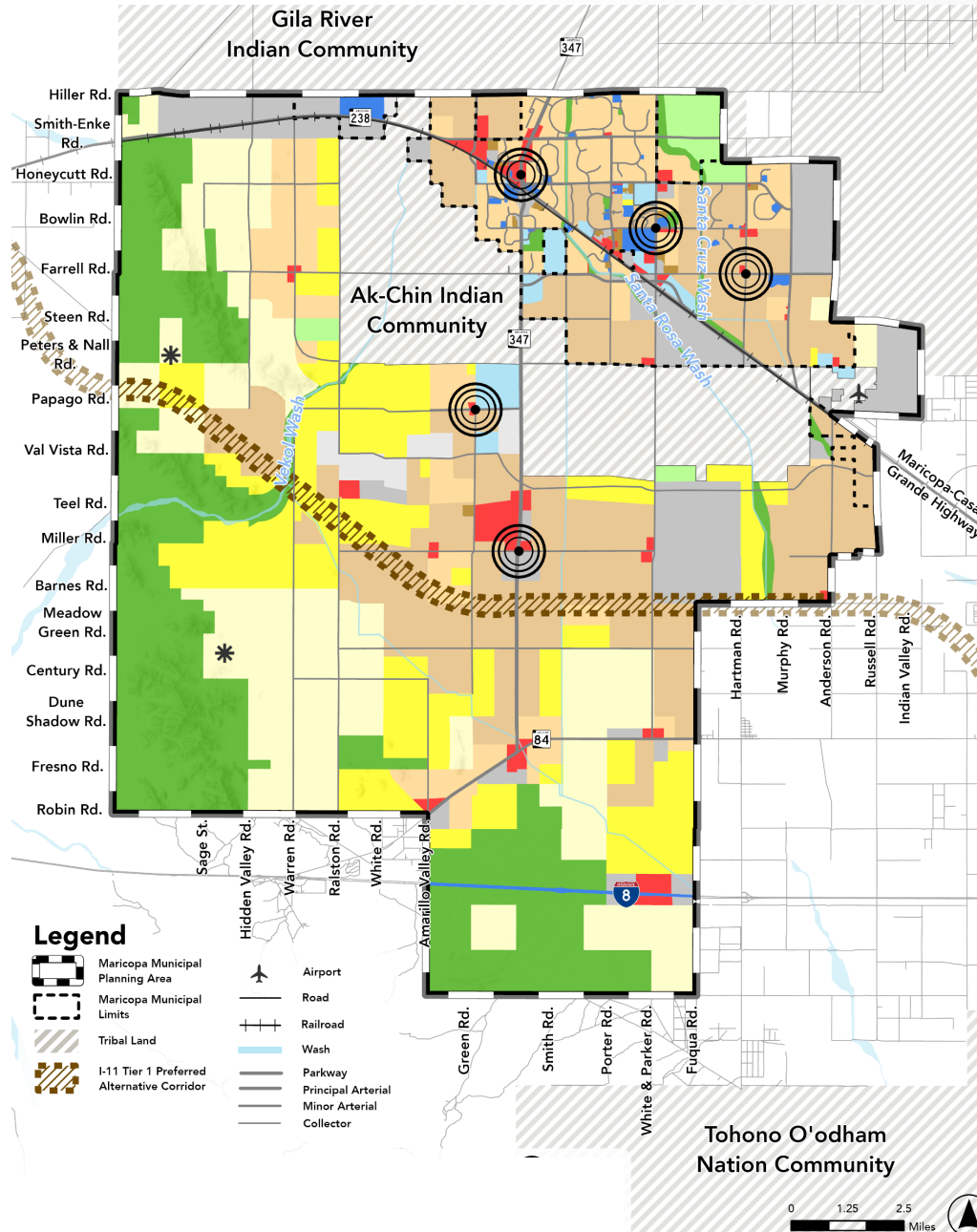
Chapter	Implementation Action	Lead Responsible Department	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL CHAPTERS	Pursue available grant funding to assist with the advancement of applicable policies.	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, CAG, Sun Corridor, Pinal Partnership, etc.).	All Departments	●	●	●
	Maintain the City's GIS database to include development statistics to assist in monitoring the performance of the General Plan.	All Departments	●	●	●
	Continuously review the Maricopa Capital Improvement Plan (CIP) to ensure each element of the General Plan is being implemented to the greatest degree possible.	All Departments	●	●	●
LAND USE & GROWTH	Update the Zoning and Subdivision Ordinance to be consistent with the implementation of the General Plan.	Development Services	●		●
	Implement the recommendations of the Maricopa Housing Study.	Community Development Department	●	●	
	Consider the preparation of neighborhood-specific investment plans to modernize and enhance public amenities as neighborhoods age.	Human Service & Community Vitality		●	●
	Amend existing design guidelines to reflect evolving community needs, support high-quality development, and align with overarching regulations.	Development Services	●		
CONNECTIVITY & CIRCULATION	Finalize the Transportation Master Plan and implement recommendations.	Development Services	●	●	
	Maintain and enhance investment in transportation systems to improve safety, reliability, and efficiency, while also increasing the capacity of existing infrastructure to meet current demand.	Development Services	●	●	●
ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION	Continue to meet with private utility providers to ensure services meet the current and long-range development needs of the City.	Development Services	●	●	●
PARKS, RECREATION & OPEN SPACE	Update the Parks, Trails, & Open Space Master Plan to be consistent with the General Plan as applicable.	Parks and Recreation	●		
	Utilize public-private partnerships to assist in expanding recreational amenities and programs for residents.	Parks and Recreation	●	●	
	Complete a needs assessment to evaluate special needs and ADA requirements for recreation amenities and facilities.	Parks and Recreation	●	●	
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Finalize the Economic Development Strategic Plan and implement recommendations.	Economic Development	●	●	
	Promote desired retail and employment within defined growth areas.	Economic Development	●	●	●
	Support entrepreneurs and small businesses through technical assistance, zoning/permitting flexibility and infrastructure investment.	Economic Development	●		
SAFETY & PUBLIC INFRASTRUCTURE	Continue to evaluate and support public safety staffing and facility needs.	Police and Fire/Medical Departments	●	●	●
	Evaluate the need to prepare a Citywide Facilities MP	Public Works Department	●	●	●
	Continue to collaborate with MUSD and other education providers to plan for future school sites in growth areas and ensure adequate/safe access to educational facilities.	Development Services	●	●	●
	Support the development of a regional hospital through zoning incentives, infrastructure investment, and public-private partnerships.	Development Services	●	●	
	Support the development of a cemetery to provide for the burial and interment needs of the local community.	Development Services	●	●	
	Partner with nonprofits and community organizations to expand volunteer opportunities and cultural programs.	Communications and Cultural Services Dept.	●		
Regularly survey residents to determine areas in need of improvement.	Communications and Cultural Services Dept.	●	●	●	



An aerial photograph of a suburban residential area. In the foreground, there is a large, dark blue lake with a small island in the center. To the left of the lake, a portion of a green golf course is visible. The middle ground is filled with a dense grid of houses, many with swimming pools, and several streets. In the background, there are rolling hills and mountains under a clear sky. The text 'Land Use' is overlaid in the center of the image.

Land Use

Public Hearing Draft – Land Use Plan

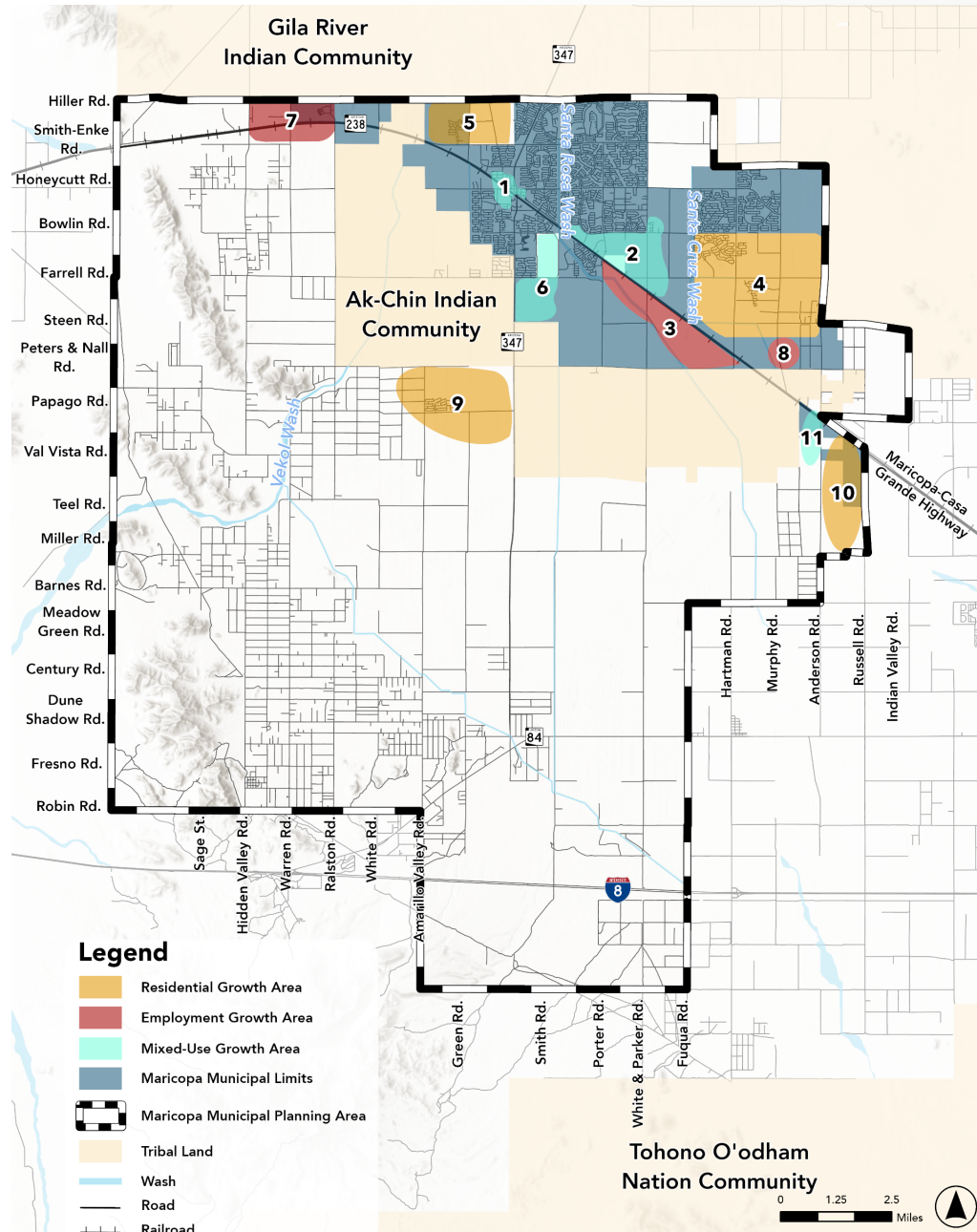


- **Refined Land Use Plan and Text**
 - Now reflects recent development and present development trends

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, dark blue lake with a small white structure in the center. To the left of the lake is a green golf course with several sand traps. The rest of the image shows a dense residential area with many houses, streets, and trees. In the background, there are rolling hills under a clear sky. The text "Growth Areas" is overlaid in the center of the image.

Growth Areas

Public Hearing Draft – Growth Areas

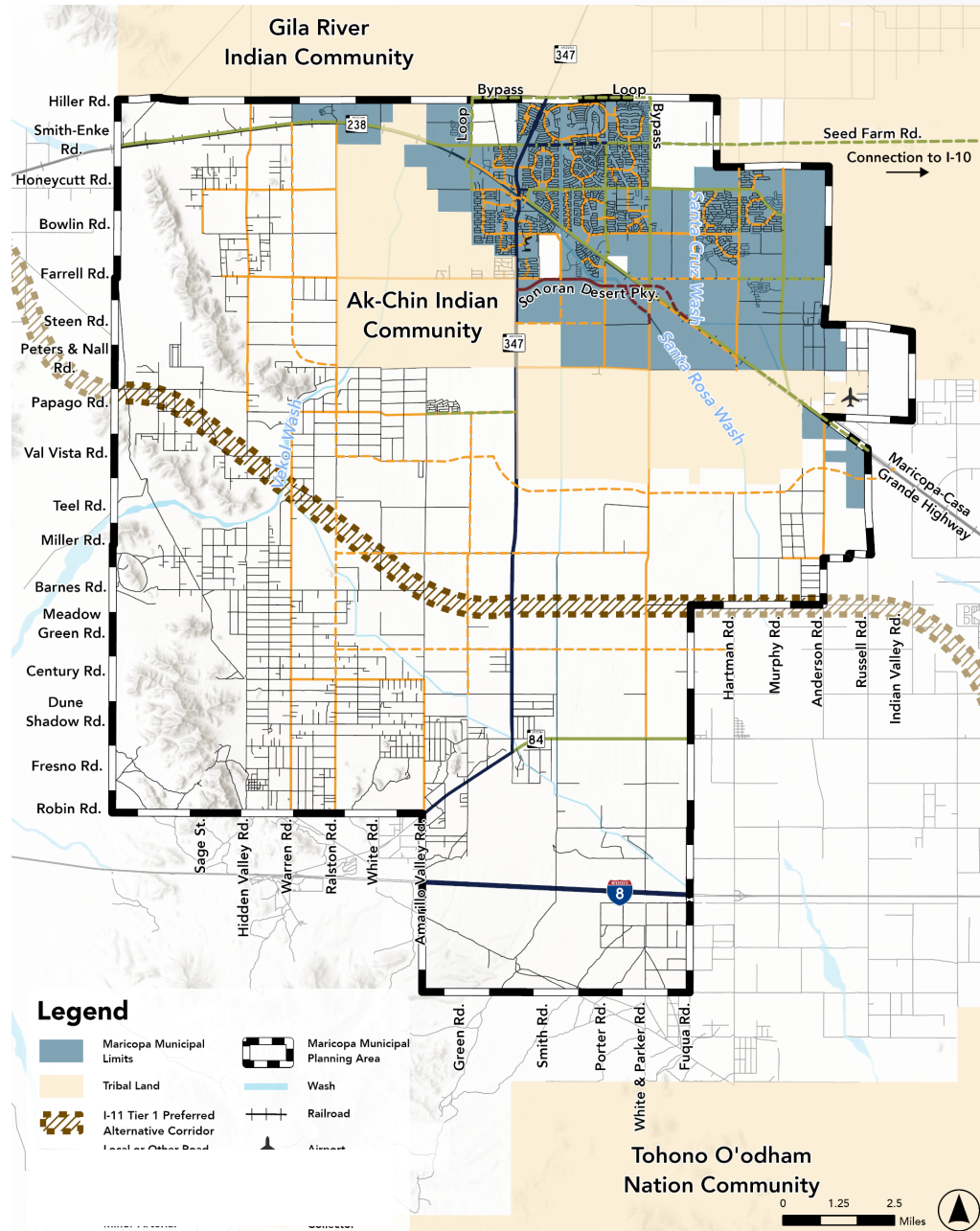


- **Categorized Growth Areas**
 - Residential
 - Employment
 - Mixed-Use
- **Identified Current Growth Areas**
 - Including growth areas that are occurring outside of the municipality's jurisdiction

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, dark blue lake with a small island in the center. To the left of the lake is a green golf course with several sand traps. The middle ground is filled with residential houses, many with swimming pools, and a network of roads. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a semi-transparent white layer, and the word "Transportation" is written in a bold, dark blue font across the center.

Transportation

Public Hearing Draft – Transportation Plan



- Aligned General Plan's Transportation Elements with Forthcoming Transportation Master Plan
- Added in Regional Connections

An aerial photograph of a suburban residential area. In the foreground, there is a large, dark blue lake with a small island in the center. To the left of the lake, a portion of a green golf course is visible. The middle ground is filled with a dense grid of houses, many with swimming pools, and several streets. In the background, there are rolling hills and mountains under a clear sky. The overall scene is bright and clear.

Housing

Public Hearing Draft – Housing

**LU & G
GOAL #4**

Encourage a mix of housing types throughout the City to meet the needs of all economic segments of the community consistent with land constraints and changing market demographics and preferences.

Goal Statement: Foster a variety of housing choices throughout the City that reflect the needs of all income levels while considering land availability, evolving market trends, and changing community preferences to support inclusive and adaptable neighborhoods.

**LU & G
POLICY #4.1**

Provide a development environment that encourages a diversity of housing types to meet the housing needs of all economic segments of the community.

**LU & G
POLICY #4.6**

Promote the development of executive-level housing in strategically located areas to further diversify the City's residential offerings and as a supporting policy for overall economic development.

**LU & G
POLICY #4.7**

Encourage the development of senior and multigenerational living options such as home modification and assistance programs for aging in-place and the development of communities offering independent living, assisted living, skilled nursing care, and memory care.

**LU & G
POLICY #4.8**

Provide opportunities and incentives through the Master Planned Community process for emerging or future housing types and site planning techniques that can achieve the maximum housing potential of the site while providing quality-of-life amenities and preserving open space.

An aerial photograph of a suburban neighborhood, featuring a large green field (likely a golf course) in the foreground, a winding road, and residential houses with swimming pools. The background shows a clear sky and distant mountains. The image is overlaid with a semi-transparent white box containing the title text.

Local Business & Economic Development

Public Hearing Draft – Local Business & Economic Development

**LB & ED
GOAL #1**

Cultivate a climate of rich educational opportunities at all levels within the City to meet the needs of a diverse and growing population.

Goal Statement: Foster a strong foundation for learning by expanding access to high quality educational opportunities at every level to meet the needs of a diverse and growing population and to support lifelong success for all residents.

**LB & ED
GOAL #2**

Encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.

Goal Statement: Advance the growth of existing businesses and attract new enterprises by fostering a supportive environment that encourages innovation, reduces barriers, and promotes long term economic success.

**LB & ED
GOAL #3**

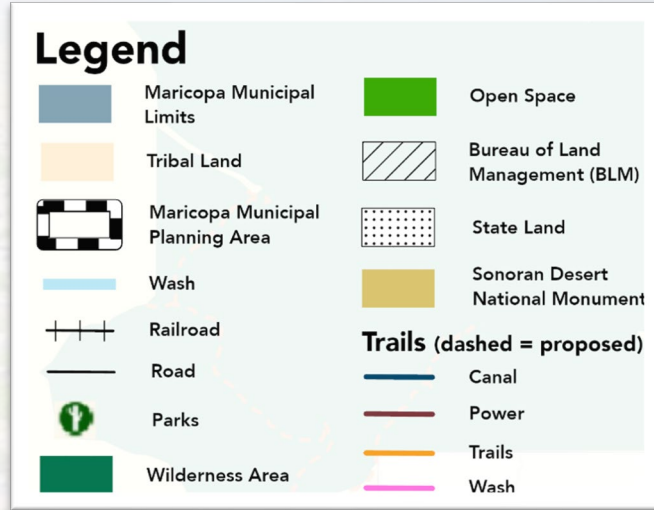
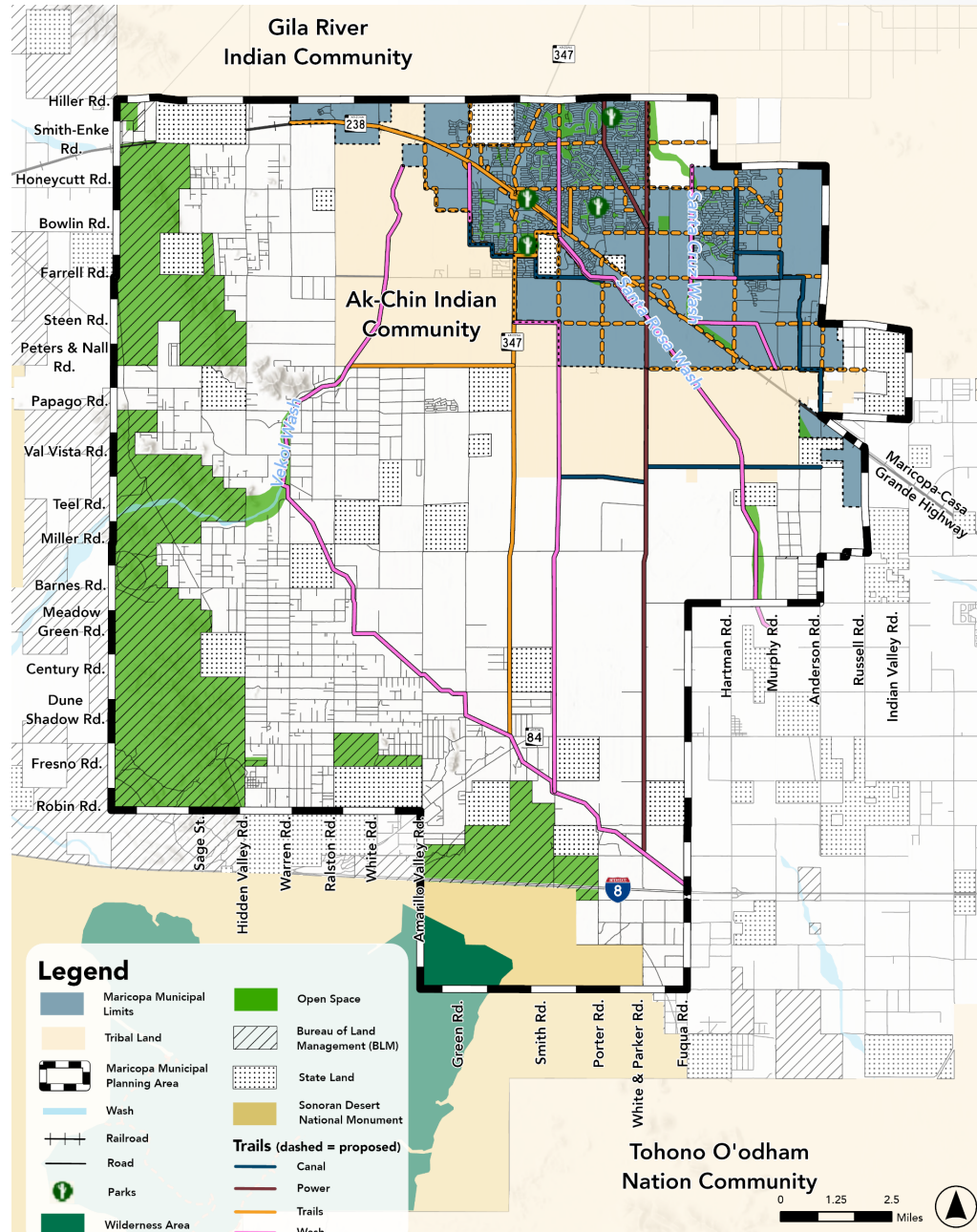
Recruit and retain high performing and high-quality companies that match the labor profile in the community and/or complement existing industries.

Goal Statement: Attract high performing and high-quality companies that align with the community's workforce strengths and complement existing industries to support economic growth and long-term prosperity.

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, dark blue pond surrounded by green grass and trees. To the left of the pond, a portion of a golf course is visible. The middle ground shows a dense residential area with houses, streets, and trees. In the background, there are rolling hills and mountains under a clear sky. The text "Parks, Recreation, & Open Space" is overlaid in the center of the image in a bold, dark blue font.

Parks, Recreation, & Open Space

Public Hearing Draft – Parks, Trails, and Open Space Master Plan



- **New Municipal Parks Added**
 - Lake View Park
 - Mike Ingram Heritage Park
- **Identified New Open Space**
 - Includes potential for future parks and recreation amenities

Public Notice

- **Public Notice:**
 - Provided pursuant to A.R.S. § 9-461.06E to take public comment on the proposed adoption of the *Advancing Maricopa General Plan*
- **Published:**
 - *Casa Grande Dispatch*, March 5, 2026
 - *Maricopa Monitor*, March 20, 2026
- **Posted on the Project website**

Recommendation

- **Planning & Zoning Commission** - Open the public hearing to take public comment.

Next Steps

- **P&Z Commission Public Hearing – 2nd (Recommendation)**
 - Monday, April 27, 2026 at Maricopa City Hall Council Chambers
- **City Council Work Session**
 - Tuesday, May 19, 2026 at Maricopa City Hall Council Chambers
- **City Council Public Hearing (Consideration)**
 - Tuesday, June 2, 2026 at Maricopa City Hall Council Chambers
- **General Plan Ratification**
 - Tuesday, November 3, 2026 (General Election)

Thank You

- **Contact Information**

Rick Williams

City of Maricopa, Planning Department Manager

Email: Richard.Williams@maricopa-az.gov

Direct: (520) 316-6921