

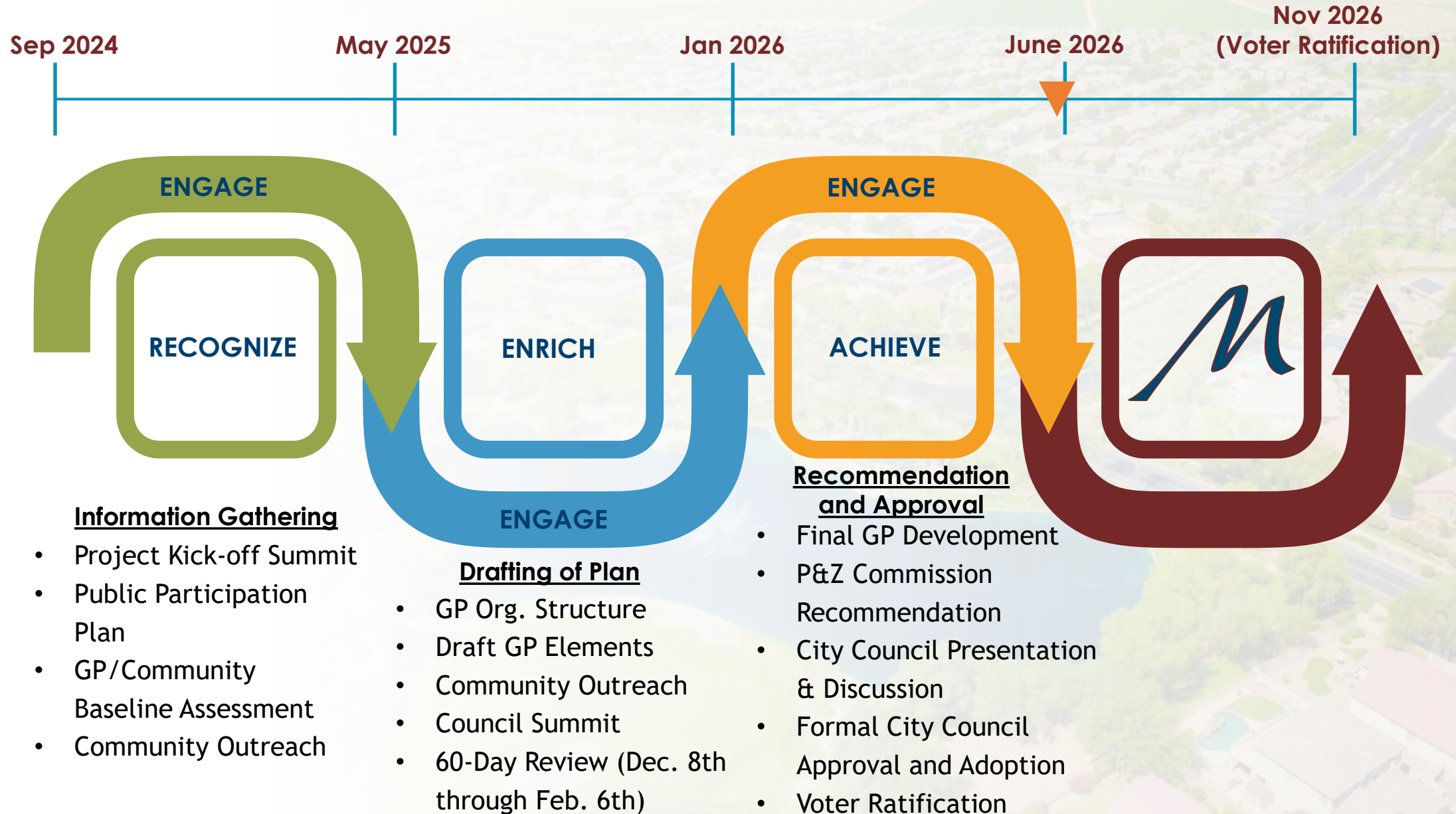


GENERAL PLAN UPDATE Maricopa City Council Presentation

Tuesday, May 19, 2026



General Plan Process



General Plan Public Engagement Overview



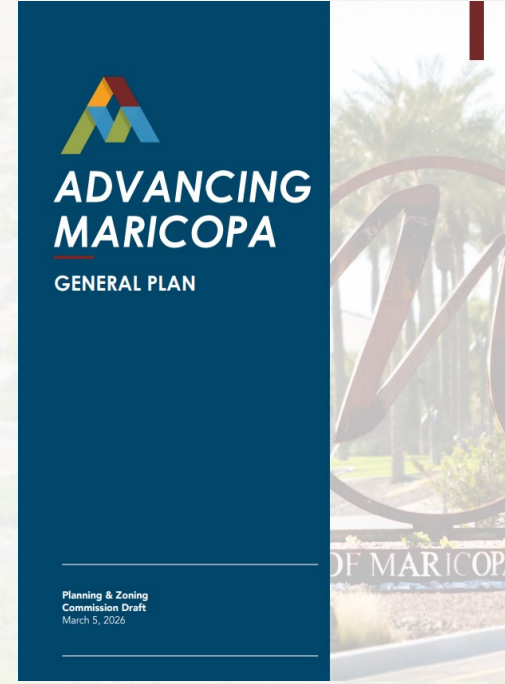
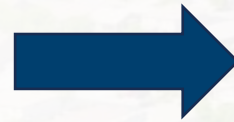
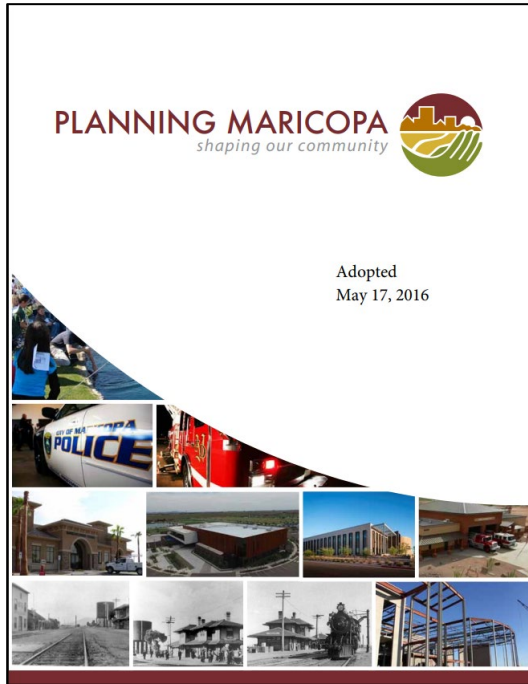
- 3 Community Workshops (in-person & virtual)
- Press Releases/News Articles
- Outreach Table at City events
- Surveys (700+ Total Responses)
- 2,000+ Feedback Responses Collected
- 228 Total Comments on the Public Review Draft during the 60-Day Review
 - 56 comments from external agencies
- Public Engagement Summary on Website
- General Plan Advisory Committee
 - 5 meetings over 12 months
 - Approximately 200 volunteer hours



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.





• Current Structure

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

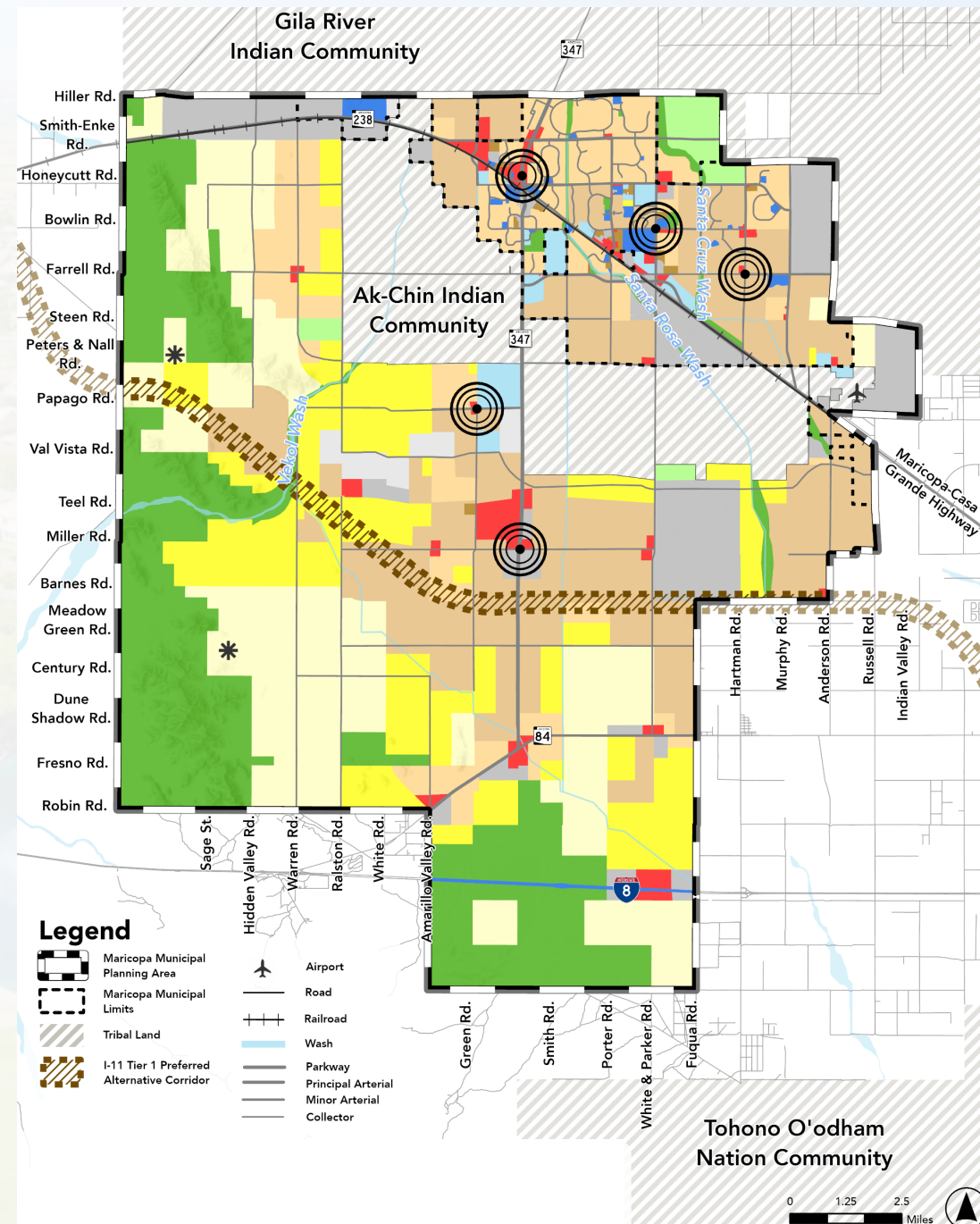
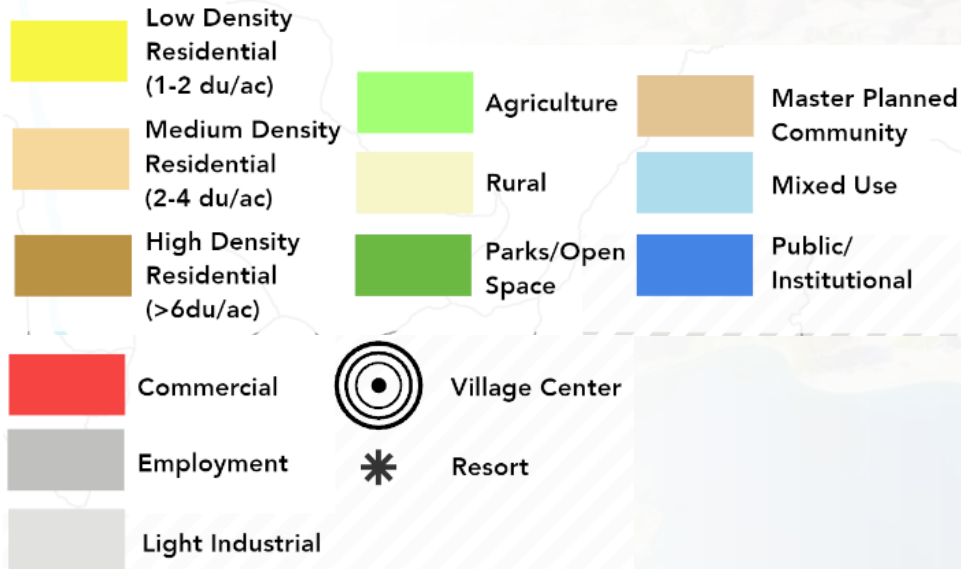
• Updated Structure

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



Advancing Maricopa General Plan – Land Use Plan

Land Use Plan





Advancing Maricopa General Plan – Executive Summary



- Executive Summary included in the General Plan Update highlighted by the table of references to goals that speak to or align to key community topics

Topic	Goal Reference
Mitigating Traffic Congestion and Keeping Maricopa Moving Safely	Land Use & Growth: #1, #6 Circulation & Connectivity: #1, #2, #3, #4, #5 Environmental Planning & Resource Conservation: #1 Parks, Recreation, & Open Space: #2, #3 Local Business & Economic Development: #1 Safety & Public Infrastructure: #1, #3, #6, #9, #11, #12
Matching Infrastructure Growth with Maricopa's Overall Growth	Land Use & Growth: #1, #2, #5, #6, #7 Circulation & Connectivity: #1, #2, #4, #5 Environmental Planning & Resource Conservation: #2, #3, #4, #5, #6 Parks, Recreation, & Open Space: #1, #2, #3, #6 Local Business & Economic Development: #1, #2, #3 Safety & Public Infrastructure: #1, #3, #4, #5, #6, #7, #8, #9, #11, #12
Allowing for a Diverse Range of Housing Types and Options	Land Use & Growth: #1, #2, #3, #4, #6, #7, #8 Circulation & Connectivity: #2, #4 Environmental Planning & Resource Conservation: #2, #4, #5 Parks, Recreation, & Open Space: #2 Safety & Public Infrastructure: #1, #12
Strengthening Maricopa's Economy through Local Career-Advancing and Living Wage Employment	Land Use & Growth: #1, #3, #5, Circulation & Connectivity: #1, #2, #5 Environmental Planning & Resource Conservation: #3, #4, #5 Parks, Recreation, & Open Space: #5, #7, #8 Local Business & Economic Development: #1, #2, #3, #4 Safety & Public Infrastructure: #1, #7, #8, #12
Providing for Exceptional Services in the Community	Land Use & Growth: #1, #2, #3, #5 Circulation & Connectivity: #1, #2, #4, #5 Environmental Planning & Resource Conservation: #1, #2 Parks, Recreation, & Open Space: #1, #2, #3, #5, #6, #7, #8 Local Business & Economic Development: #1, #4 Safety & Public Infrastructure: #1, #2, #3, #4, #5, #6, #7, #8, #9, #10



P & Z Commission Hearing – Public Feedback

- Six speakers provided comments at the second Planning & Zoning Commission Public Hearing on April 27, 2026.
- While comments included expressions of appreciation of the Draft *Advancing Maricopa* General Plan.
- Several comments indicated a desire for further detail and/or quick references on certain topics or themes in the Draft General Plan.

Topic Themes from P&Z Hearing Comments

Growth and Public Infrastructure Timing	Transportation Infrastructure
Local Job Attraction	Safety, Traffic, and Transportation
Village Center Phasing	Municipal Recreation Programming
Resource Planning (e.g., water)	Full-Spectrum Housing Development
Planning in Unincorporated Pinal County	Downtown Designation
General Plan Performance Metrics	Local Marketing Brand and Identity
Increased Walkability	Medical District Site

Advancing Maricopa General Plan – Proposed Revisions to P&Z Commission Draft

- Changes and updates were proposed for the *Advancing Maricopa* General Plan – Planning & Zoning Commission Draft in response to the public comments provided at the second Planning & Zoning Public Hearing.
 - Corrections and further clarity of general themes and topics from the Public Hearing.
 - Map Revisions – Overview maps received further emphasis of the extent of Maricopa’s municipal limits in relation to the overall planning area.

LAKE VIEW PARK



Lake View Park is a community park with 8 acres of outdoor recreational space in the northeast portion of the City. It features two youth-sized baseball fields, a playground with swings and imaginative equipment, and two shaded picnic ramadas. The park is open daily, offering residents a welcoming spot for recreation and family gatherings. Its grand opening was celebrated in March 2024. Shortly after its opening, Lake View Park hosted the 2025 Arizona State Little League World Series for the first time in Maricopa’s history. The City is planning to add more baseball fields to increase facilities and consolidate little league games to a single site, in addition to, a new basketball court, more parking, and another play space slated for construction in the near future.

MPC – MASTER PLANNED COMMUNITY

Purpose: The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment consisting of integrated residential, commercial, employment, mixed use, public institution, open space and can even accommodate light industrial, and research and development land uses to meet and support the daily needs of the residents and neighboring communities. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset

S & PI GOAL #12

Ensure new development provides the resources to establish the infrastructure and services needed to serve its determined relative impact on the community.

Goal Statement: Require that new development contributes the necessary resources to support the creation of infrastructure and services that meet the demands and appropriate timing of that growth and align with the community’s long-term goals.

The City of Maricopa is undergoing a transformative economic expansion with the development of its 1,200-acre Industrial Triangle, a strategically positioned zone near the intersection of White and Parker Road and the Maricopa-Casa Grande Highway. This initiative is anchored by a projected \$1.4 billion investment aiming to convert-develop over a 680-acre of former farmland portion of the total area into a dynamic industrial and logistics hub, referred to as. At the center of the project is the Maricopa Business Park, The Maricopa Business Park, which will plans to feature up to 12 million square feet of industrial and business space. The development is expected to generate between-over 48,000 to 36,000-10,000 jobs, with plans for an adjacent residential community to support the local workforce.



Advancing Maricopa General Plan

Questions & Discussion



Next Steps

- **City Council Public Hearing (Consideration for Adoption)**
 - Tuesday, June 2, 2026 at Maricopa City Hall Council Chambers
- **General Plan Ratification**
 - Tuesday, November 3, 2026 (General Election)



Thank You

- **Contact Information**

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