



City Council Meeting

April 7, 2026

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Bowlin and Maya Angelou Rezone

Zoning Map Amendment

ZON 26-01 / ORD 26-05

Presented by: James Kamstra

Site Information:

Applicant:

City of Maricopa

Property Owner:

ETP Investments, LLC

Location:

East of North Maya Angelou Drive and north of West Bowlin Road

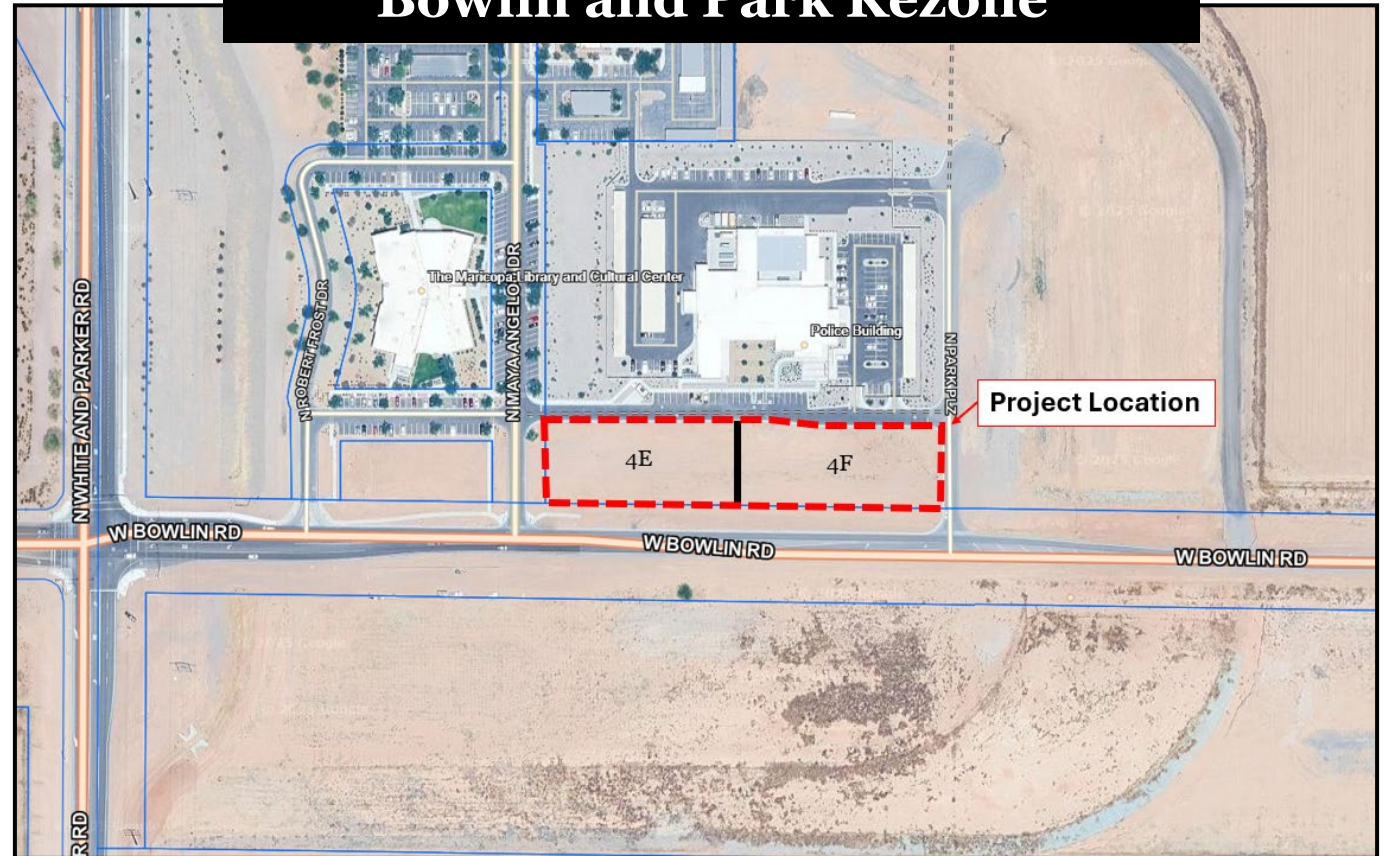
Project Area:

±2.1 acres

Proposal:

Like-for-like rezone of two parcels, Lots 4E and 4F, from Transitional (TR) to General Mixed-Use (MU-G).

Bowlin and Park Rezone

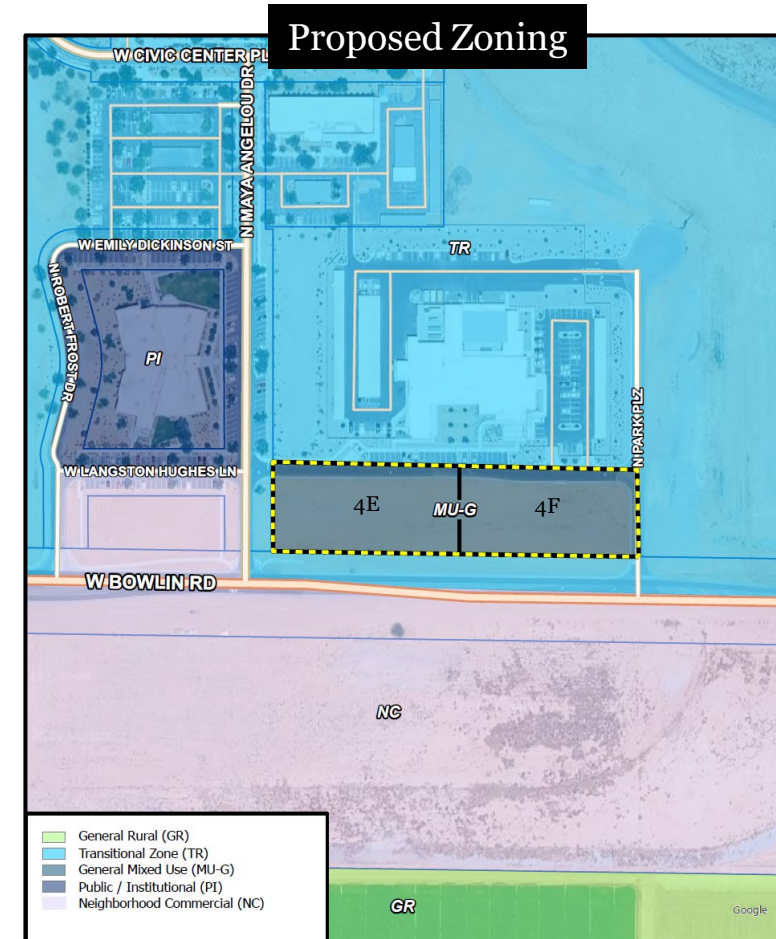
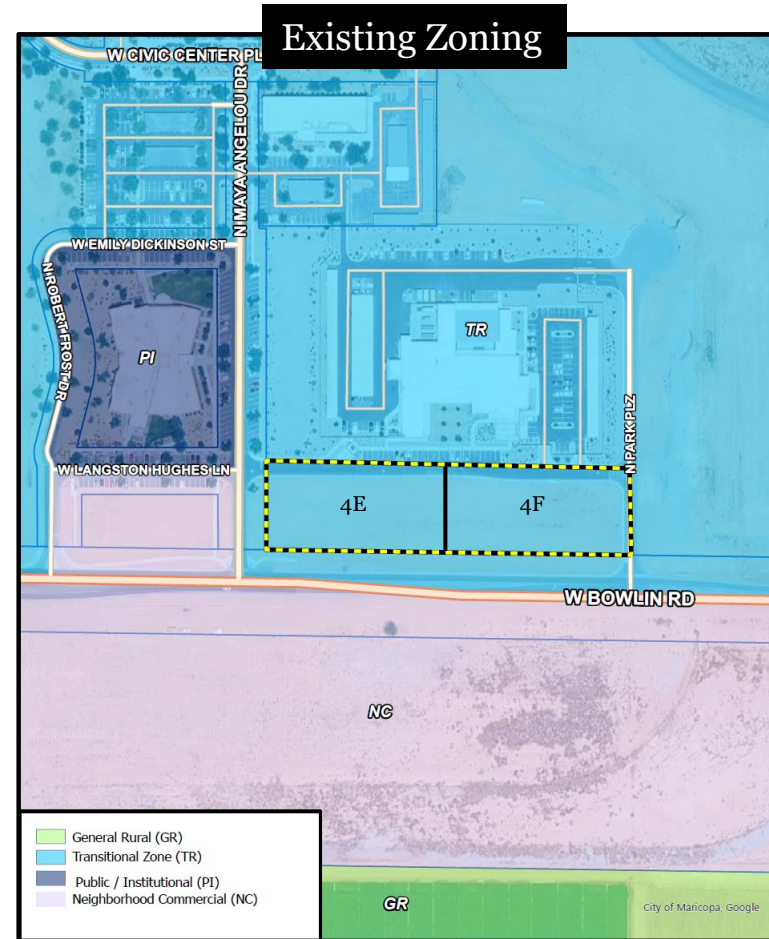


Details of the Request:

City-initiated Rezone:

- Existing Zoning: Transitional (T)
- Proposed Zoning: General Mixed-Use (MU-G)
- General Plan Land Use Designation: Employment (E)
- Two parcels: Lots 4E and 4F of the Maricopa City Complex
 - Lot 4E: 1.0 acres
 - Lot 4F: 1.1 acres

Bowlin and Park Rezone



Site History:

Lots 4E and 4F:

- February 21, 2024: Replat of Lot 4 of the Block Plat for City of Maricopa Complex. Final plat created seven new parcels from the original Lot 4.
- August 29, 2024: The city abandoned portions of right-of-way of Lots 4E and 4F on N. Park Plaza, W. Bowlin Road, and N. Maya Angelou Drive.
- September 3, 2024: ETP Investments, LLP, acquired Lots 4E and 4F from the city.

Staff Analysis:

Conformance with General Plan:

Proposed rezone is in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

General Plan Land Use Designation:

- Employment (E)

Objective B1.1.4.

- Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.4.6.

- Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

Required Findings:

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Zoning Ordinance Section 18.175.040. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

- I. The rezone/zoning map amendment is consistent with the General Plan;
- II. Any change to the District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and
- III. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Public Outreach:

- December 24, 2025 - 600 ft. Notifications Mailed
- December 30, 2025 - Sign posted on site
- January 5, 2026 - Notice posted on city website
- January 15, 2026 - Neighborhood Meeting
- January 17, 2026 - Notice published in the Casa Grande Dispatch
- February 9, 2026 - Planning and Zoning Commission (Public Hearing)

Commission Recommendation:

- Staff recommends City Council concur with the Planning and Zoning Commission and **approve ZON26-01** and **adopt** ordinance number **ORD26-05**, subject to any conditions imposed by the City Council.

QUESTIONS?