

## **Project Narrative**

A healthy local economy provides a mixture of residential, commercial, and industrial uses. As Maricopa continues to grow, there has been an exponential increase in residential homes, and the retail and commercial areas are beginning to expand as well. However, there is a lack of industry throughout Maricopa. To promote greater industry, the City has initiated a rezoning that will create an industrial corridor.

The rezoning will generally be located south of Maricopa-Casa Grande HWY and east of N White and Parker RD (See Attached exhibits). It will convert the existing Pinal County zoning containing CI-2 (Industrial Zone), CR-3 (Single Family Residence), TR (Transitional Zone), and PAD, to the current Maricopa City zoning code GI (General Industrial).

This rezoning will promote industry growth to the area, which will bring in job growth, income, and economic strength for citizens and the City. The new zoning code also allows for a wider variety of uses, making the area more attractive to new industry.

The rezoning is the just the first phase in promoting a growth of industry. The second phase will occur later in 2022, which will amend the General Plan and further grow the industrial corridor.

The neighborhood meeting for this initial rezoning will take place at 6 p.m. on December 16, 2021 at City Hall. Subsequently, the Planning and Zoning Commission will meet to take action on the notion at 6 p.m. on January 10, 2021. Finally, City Council will confer to discuss and take action at 7 p.m. on January 18, 2022.