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STAFF REPORT

CASE NUMBERS: GPA26-01

To: Planning and Zoning Commission
From: Rick Williams, Planning and Zoning Division Manager
Meeting Date: April 27, 2026

REQUEST SUMMARY

PUBLIC HEARING #2: Major General Plan Amendment, GPA26-01 Advancing Maricopa General Plan Update: A request by the City of Maricopa, to conduct a public hearing on the state mandated, Advancing Maricopa, 2026 General Plan Update. This is the second of two required Planning and Zoning Commission meetings. **DISCUSSION and ACTION.**

APPLICANT/PROPERTY OWNER

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COUNCIL PRIORITIES CONSIDERED

- Community Pride, Spirit, and Relationships
- Community Resources and Quality of Life Amenities
- Economic Development
- Fiscal Policies and Management
- Safe and Livable Community

DETAILS OF THE REQUEST

Arizona law requires each municipality in the State to adopt a comprehensive, long-range General Plan for the development of the municipality (ARS §9-461.05). Pursuant to State law, the General Plan shall include the municipality's goals and development policies. It shall also include maps, any diagrams and text setting forth objectives, policies, and standards, and a set of required elements dependent on population.

A General Plan is effective for up to ten years. The City's current General Plan was ratified by voters on November 8, 2016. Therefore, a new General Plan must be adopted/updated by the City and ratified by voters in the upcoming General Election. As such, the City began the update process in August 2024 and has been working diligently towards the November General Election.

As a General Plan represents the comprehensive and long-range statement of a community's value and priorities for the development of the community, effective public participation is critical to the process of creating or updating a General Plan. Furthering this objective, the City Council on December 3, 2024, adopted a Public Participation Plan (PPP), which represented the City's commitment to public participation and included such outreach efforts as the creation of a dedicated website, multiple rounds of community workshops, media releases and other digital forms of engagement, and

established the creation of the General Plan Advisory Committee, which is a group of volunteer citizens and stakeholders helping to facilitate the creation of the General Plan update.

ANALYSIS

As previously noted, staff began the process of updating the General Plan in December 2024, with the Council adoption of the City’s Public Participation Plan (PPP). To date, extensive public outreach has occurred, including the completion of the formal 60-day review of the draft general plan 2026 update on February 6, 2026. Comments from City Staff, residents, outside agencies and stakeholders were received in response to the 60-day review and will be addressed, as applicable, with the final draft of the Advancing Maricopa General Plan. All comments received during the 60-day review period are currently posted on the Advancing Maricopa General Plan website. https://7a4ffa05-2fcb-426b-97ed-841d2748d59b.usrfiles.com/ugd/7a4ffa_da88351924dd47fb9f3d864ea0e442b6.pdf

Advancing Maricopa General Plan Website

At the very beginning of the update process, the Advancing Maricopa General Plan website was established as a dedicated project website (www.maricopagp.com). A project website is important to a City’s General Plan update because it provides a central, accessible place for residents, stakeholders, and decision-makers to find accurate and up-to-date information. The website shares project timelines, draft documents, meeting materials, and opportunities for public input, helping ensure transparency throughout the planning process. It also expands community engagement by allowing people who cannot attend meetings in person to stay informed and participate.

General Plan Advisory Committee (GPAC)

With the adoption of the PPP, the General Plan Advisory Committee was formed in March of 2025. The committee was composed of twenty-one members who represent the Maricopa community, businesses owners, landowners, developers, utility companies, local government, school districts, and the youth council. The goal of the GPAC was to advise and inform during each step of the update effort and ensure that the Maricopa General Plan represents the desires of our citizens, businesses and visitors. The committee met a total of six times with the first meeting being on January 28, 2025.

Maricopa Community Outreach

Community workshops are essential to a City’s General Plan update because it ensures the plan reflects the needs, priorities, and vision of the people who live and work in the community. Additionally, through public meetings, surveys, workshops, and other engagement efforts, residents and stakeholders were given the opportunity to share input and help shape future policies and development decisions. As such, the City conducted three Community Workshops at the Maricopa Public Library and Cultural Center on March 6, 2025, June 16, 2025, and December 9, 2025. Notification for each of the meetings included posting meeting information on the City’s website, the project website, email blasts from the City, and additional email blasts from community managers that represent each homeowner’s association within the City. Each of the meetings was well attended with approximately 25-60 attendees present at each of the meetings.

Additional Outreach (Stagecoach Days)

The Advancing Maricopa General Plan Update used City events as an additional public outreach strategy by bringing planning activities directly to places where residents were already gathering. Instead of relying only on formal meetings or workshops, the committee set up outreach booths at popular community events to reach a broader audience. At these events, staff displayed project information and visual boards explaining the General Plan Update. Residents were asked to participate in interactive activities in an effort to gather additional information. As a result, Maricopa residents were able to learn about the General Plan update and provide feedback in a casual setting, increasing participation beyond traditional public meetings.

