



STAFF REPORT

Case Number: TXT25-01

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Development Services Director

From: Rick Williams, Planning and Zoning Division Manager

Meeting Date: October 27, 2025

REQUESTS

PUBLIC HEARING:TXT25-01: a request by the City of Maricopa for miscellaneous revisions to Chapter 17 – Subdivision Regulations and Chapter 18 – Zoning Ordinance. **Discussion and Action**

COUNCIL PRIORITIES CONSIDERED

- Managing the Future

TEXT AMENDMENT INFORMATION

This is a request to formally amend the Maricopa City Code by requesting comprehensive revisions to Chapter 17 and Chapter 18 of the Maricopa City Code. The City initiated text amendments will allow for continued refinement of the City Code to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the code. More specifically, the proposed amendments would accomplish the following:

1. Brings the current code in compliance with Arizona Revised Statutes (ARS).
2. Updates multiple sections of the city code to be consistent with current development trends and standards.
3. Addresses any Scribner errors identified in the code.
4. Attached as Exhibit A is a general summary of all proposed changes to Chapter 8, Chapter 17, and Chapter 18 of the Maricopa City Code.

Arizona House Bill 2547

Arizona House Bill 2547 was passed into legislation on April 18, 2023, which amended Section 9-462.01, Arizona Revised Statutes, Relating to Municipal Zoning. More specifically, the revised bill mandates that the legislative body of a municipality shall consider a housing impact statement regarding the impact of the proposed zoning ordinance or zoning ordinance text amendment prior to taking final action on the item. The revised bill states that the impact statement shall include the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.
2. A description of any data or reference material on which the proposed zoning ordinance or text amendment applies.

3. A description or any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code are in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).

B. Land Use Element

- Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.
- Objective B2.2: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's

F. Economic Development Element

- Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.

CITIZEN PARTICIPATION:

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. The Public Participation Plan included a public comment posting and a Public Hearing Notification posting on the city's website and the local newspaper. Both advertisements were posted a minimum of 15 days prior to a public hearing. The following is the public notification posting timeline:

- September 8, 2025 – Public Comment Posting.
- October 9, 2025 – News Paper Advertisement.
- As of the writing of this report, no correspondence has been received by staff.

STAFF RECOMMENDATION:

Staff recommends Planning and Zoning Commission approve TXT25-01, miscellaneous amendments to Chapter 17 – Subdivision Regulations, and Chapter 18 – Zoning Ordinance of the Maricopa City Code, as outlined in Exhibit C, Exhibit E, Exhibit G, and contained in the Planning and Zoning Commission staff report dated October 27, 2025.

Exhibit A – 2025 Text Amendment Summary with Housing Statement.

Exhibit B – Chapter 17 Proposed Text

Exhibit C – Chapter 17 Final Text

Exhibit D – Chapter 18 Proposed Text

Exhibit E – Chapter 18 Final Text

-- End of staff report --