



GENERAL PLAN UPDATE

Maricopa City Council Presentation and Public Hearing

Tuesday, June 2, 2026



What is the General Plan?



Required Elements


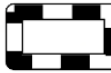
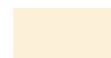


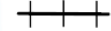
- **Land Use**
- **Circulation** (Roadway Systems, Bicycling, Transit, Alternate Mode)
- **Growth Areas**
- **Open Space**
- **Recreation**
- **Redevelopment**
- **Neighborhood Preservation & Revitalization**
- **Environmental Planning**
- **Water Resources**
- **Conservation**
- **Energy**
- **Public Services & Facilities**
- **Public Buildings**
- **Housing**
- **Safety**
- **Cost of Development**

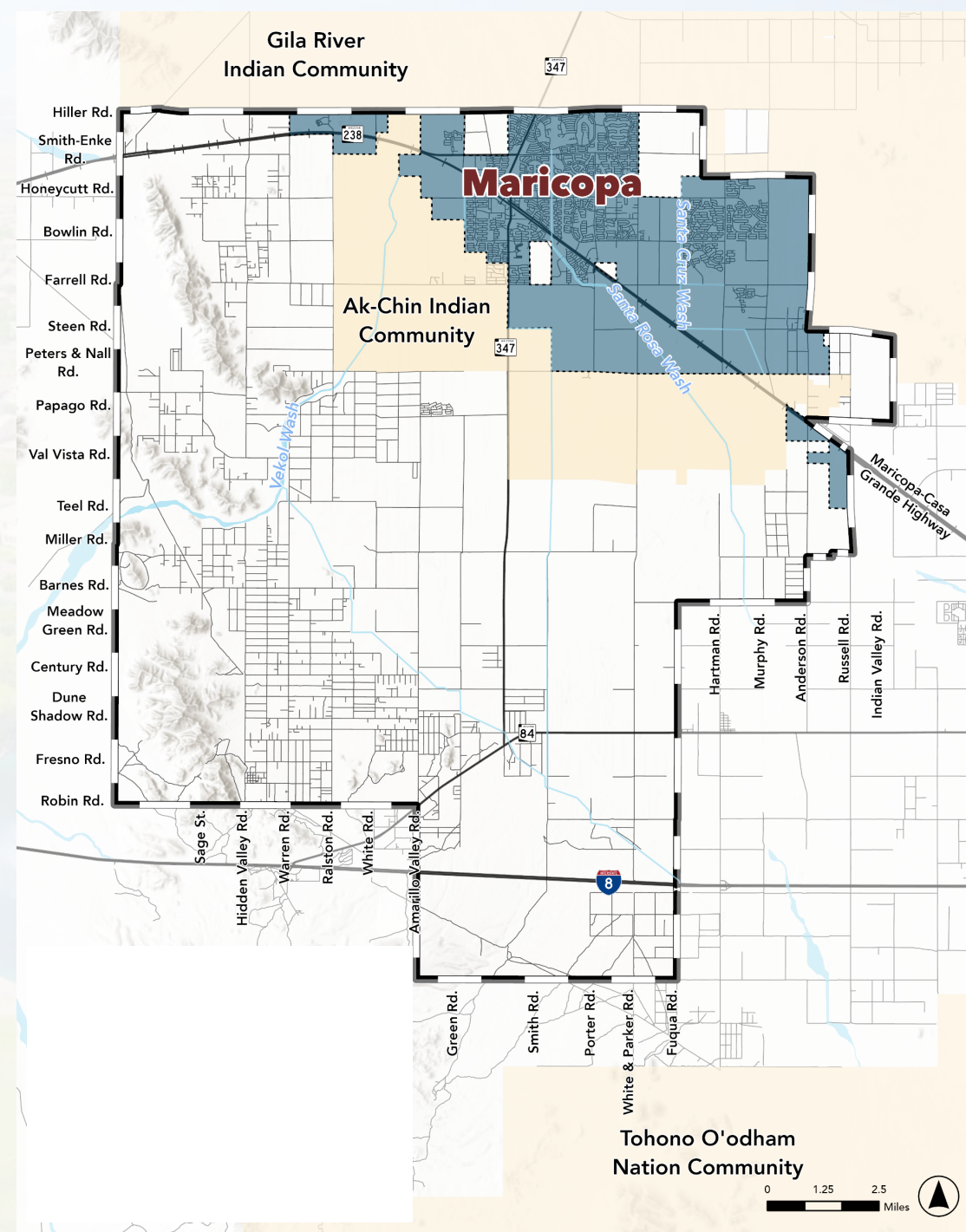
Elective Elements

- **Economic Development**
- **Arts & Culture**

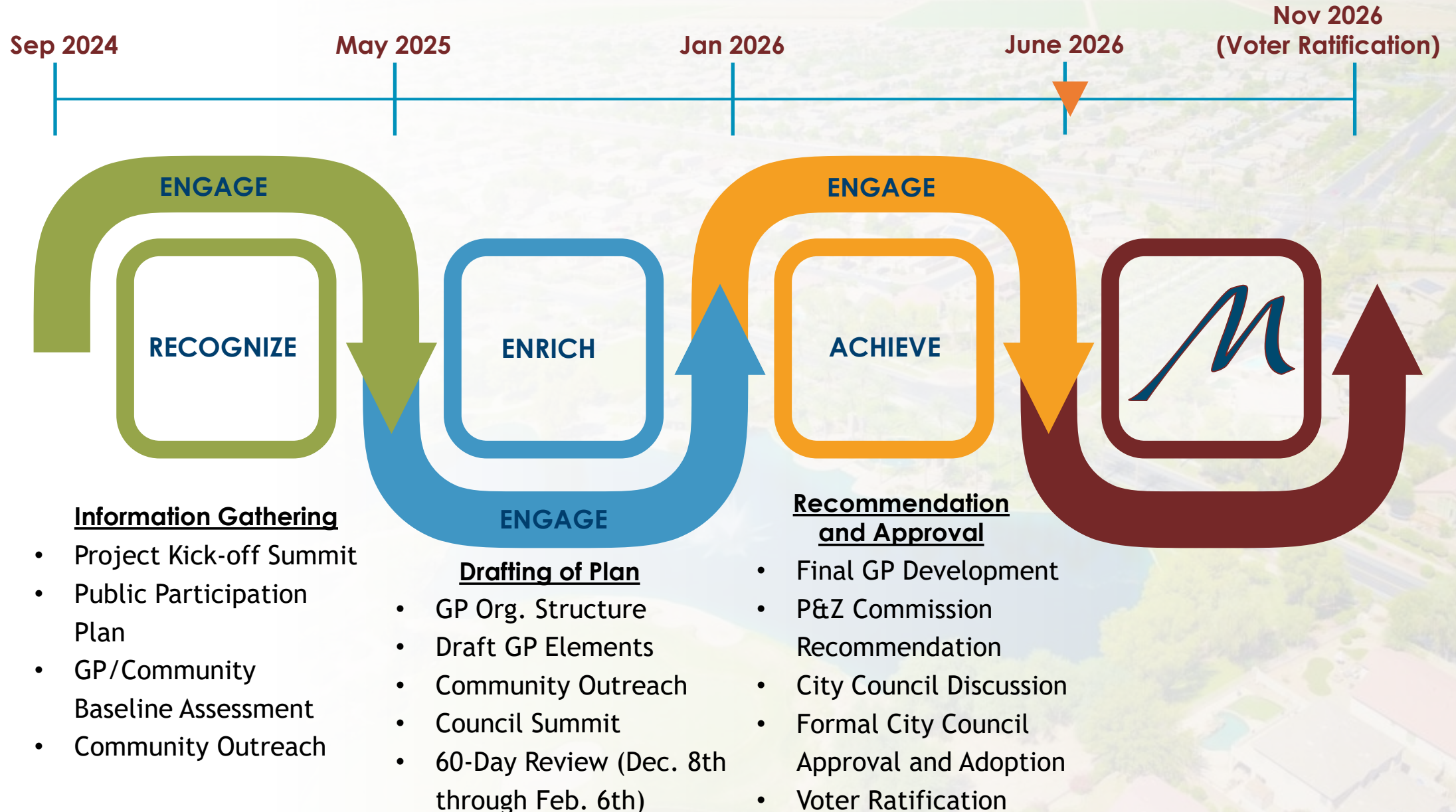
Maricopa Planning Area

Legend

-  Maricopa Incorporated Limits
-  Maricopa Municipal Planning Area
-  Tribal Land
-  Wash
-  Road
-  Railroad



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

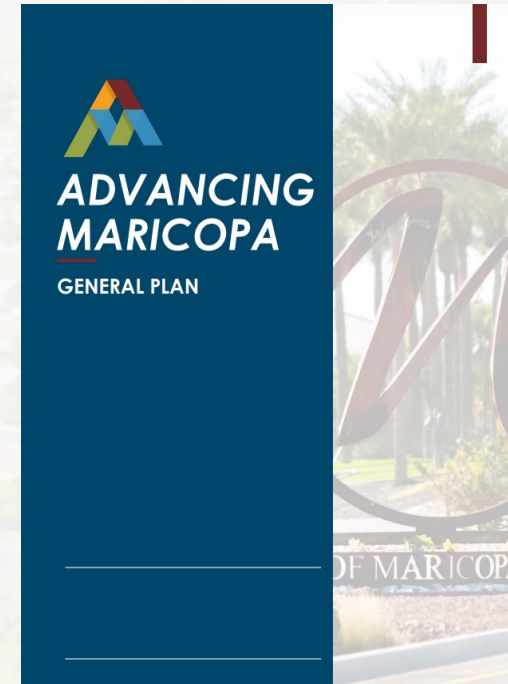
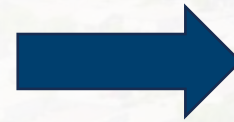
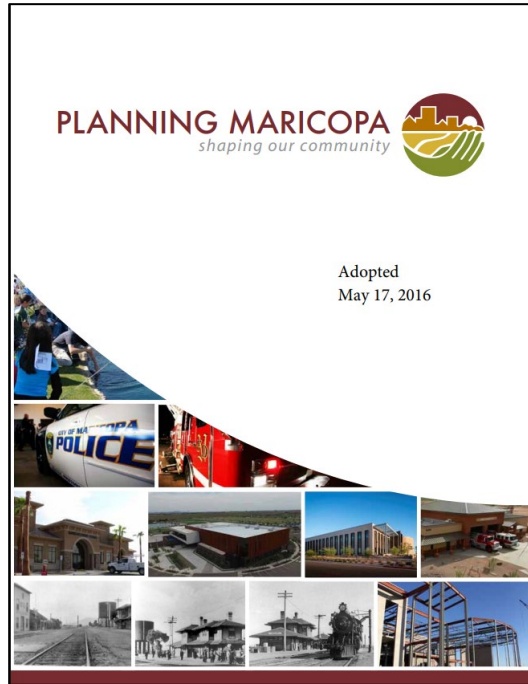


Key Findings from Public Engagement

- 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.



Advancing Maricopa General Plan – Comparison



• Current Structure

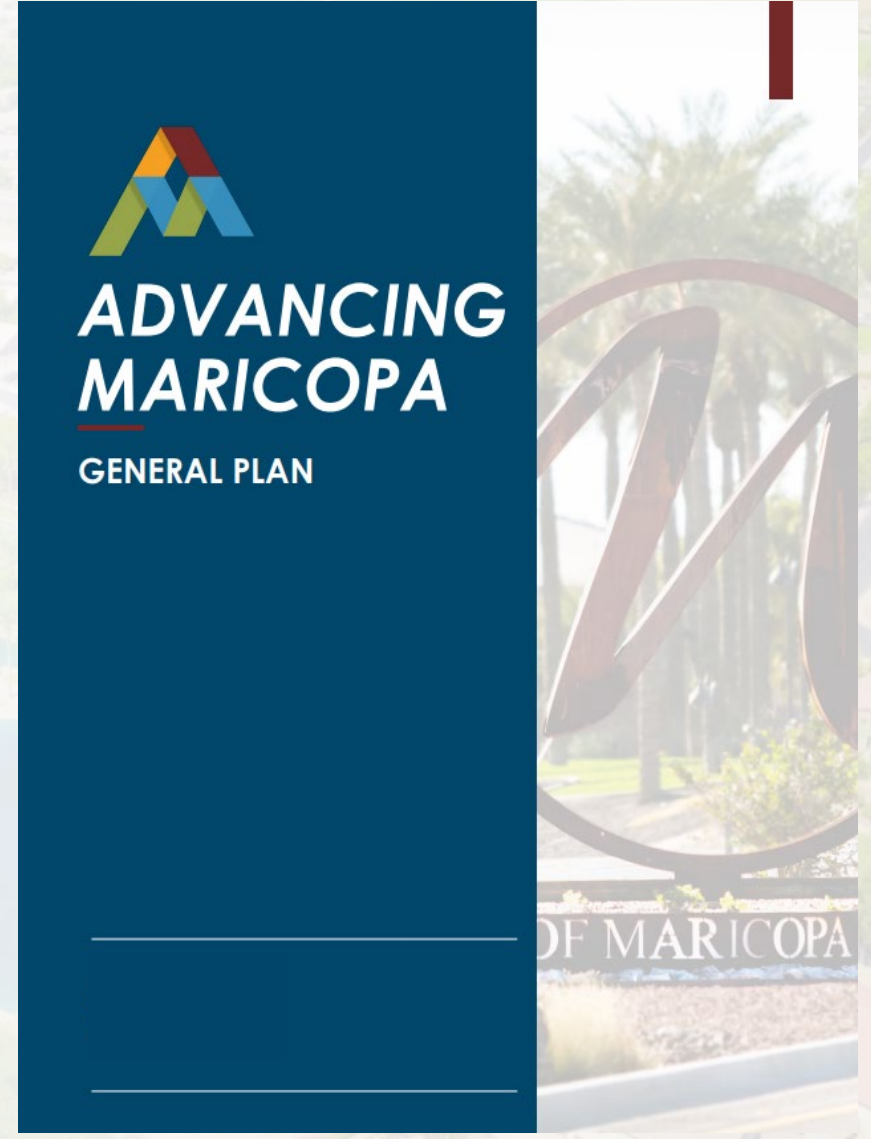
- Overall Vision Statement
- Organized by individual Element with Goals throughout
- **83** Individual Goals
- **363** Policies
- **16** Implementable Strategies

• Revised Structure

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



Advancing Maricopa General Plan – Chapter Relationships





Advancing Maricopa General Plan – Goal Relationships

		REQUIRED ELEMENTS														ELECTIVE ELEMENTS			
		Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development	
PARKS, RECREATION & OPEN SPACE	Goal #1	●	●		●	●	●						●			●	●		
	Goal #2	●	●	●	●	●	●						●	●		●			
	Goal #3	●			●	●	●	●	●	●			●	●					
	Goal #4	●				●											●		
	Goal #5		●			●		●								●	●		
	Goal #6	●		●	●	●	●		●					●					
	Goal #7					●										●	●		
	Goal #8	●	●			●						●	●	●		●	●		
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Goal #1	●									●	●					●		
	Goal #2	●							●	●	●			●			●		
	Goal #3								●	●	●						●		
	Goal #4	●				●	●		●		●		●				●		

		REQUIRED ELEMENTS														ELECTIVE ELEMENTS			
		Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development	
SAFETY & PUBLIC INFRASTRUCTURE	Goal #1	●		●		●	●	●								●	●		
	Goal #2						●	●								●	●		
	Goal #3	●				●	●		●	●				●	●				
	Goal #4																●		
	Goal #5			●			●	●								●	●		
	Goal #6	●		●	●	●	●					●	●		●		●		
	Goal #7	●								●	●	●	●	●			●		
	Goal #8	●							●	●	●	●	●	●					
	Goal #9										●	●	●	●					
	Goal #10											●		●			●		
	Goal #11	●			●	●			●	●	●	●							
	Goal #12	●	●	●		●	●	●	●	●	●	●		●		●			



Advancing Maricopa General Plan – Executive Summary



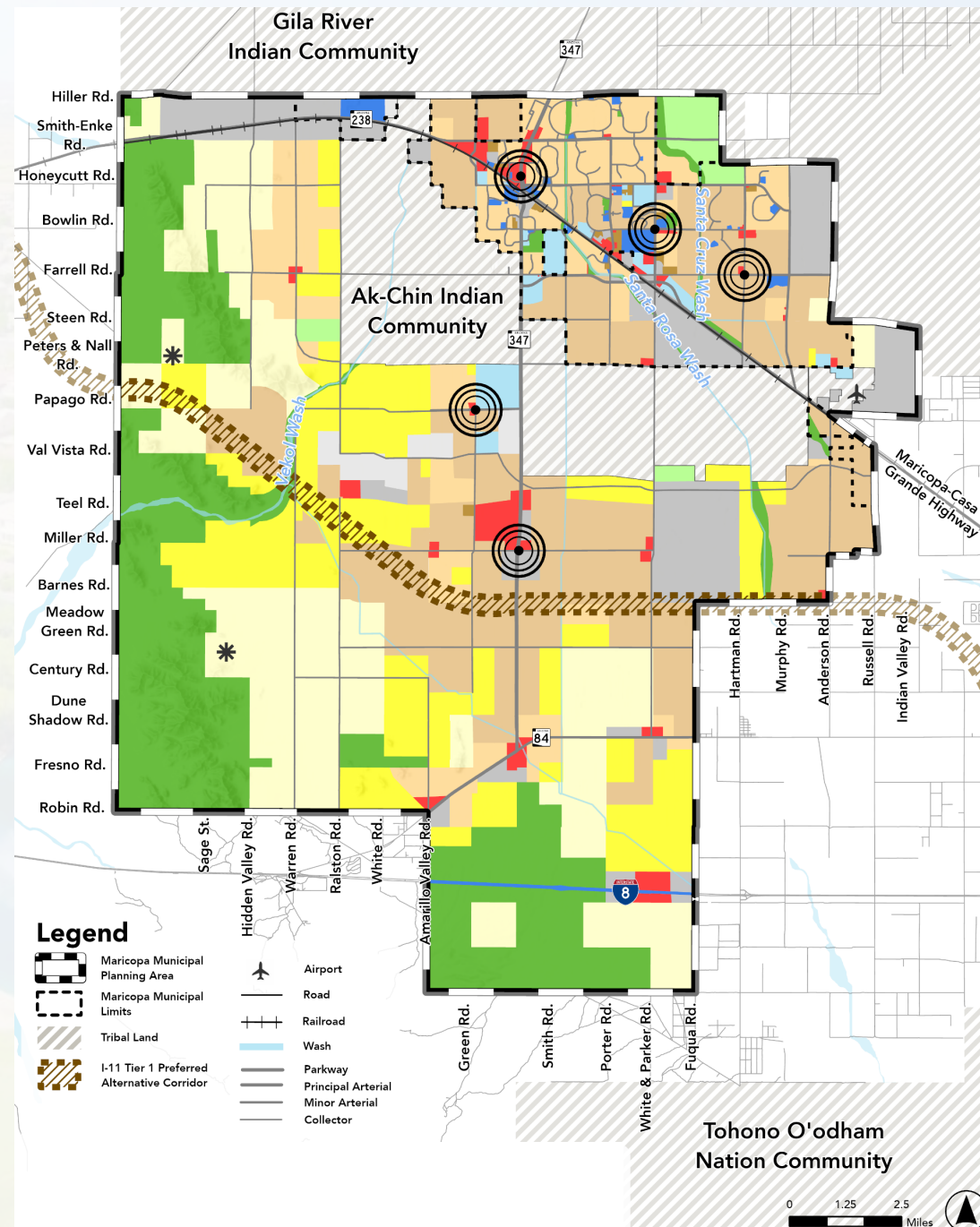
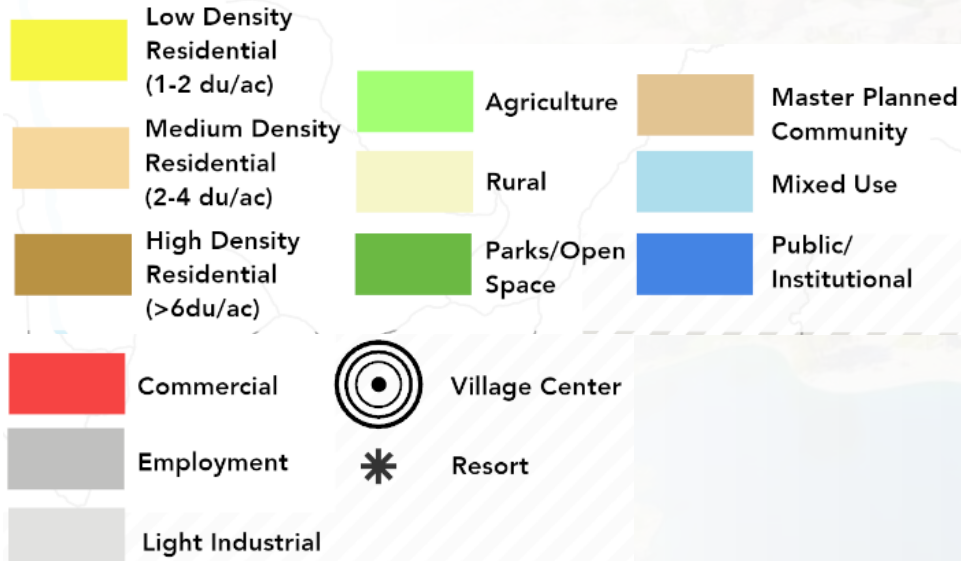
- Executive Summary included in the General Plan Update highlighted by the table of references to goals that speak to or align to key community topics

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

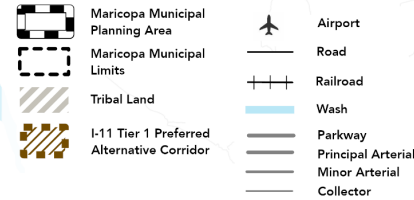


Advancing Maricopa General Plan – Land Use Plan

Land Use Plan



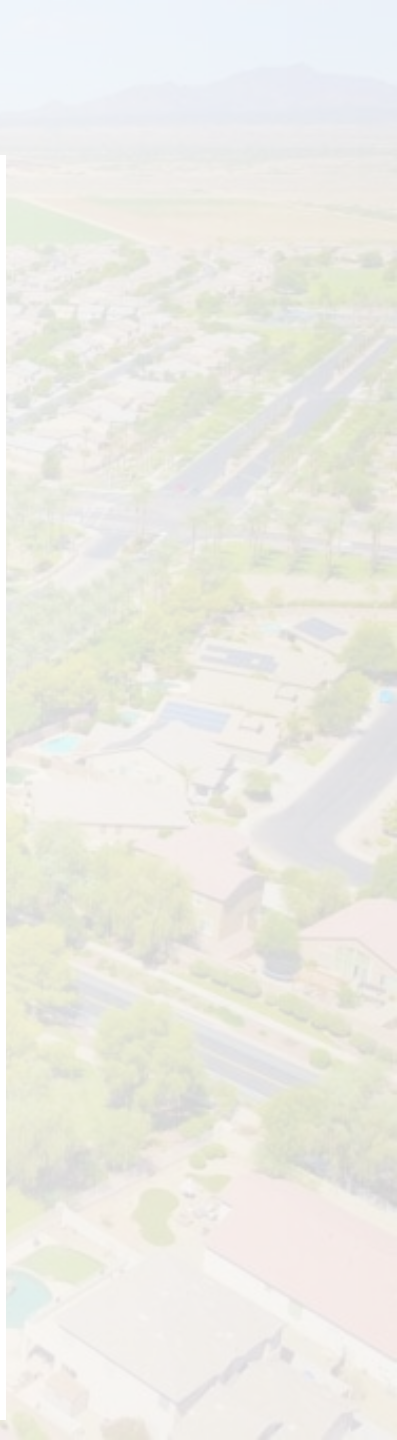
Legend





Advancing Maricopa General Plan – Implementation Work Program

Chapter	Implementation Action	Lead Responsible Department	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL CHAPTERS	Pursue available grant funding to assist with the advancement of applicable policies.	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (Us. ADOT, MAG, CAG, Sun Corridor, Pinal Partnership, etc.).	All Departments	●	●	●
	Maintain the City's GIS database to include development statistics to assist in monitoring the performance of the General Plan.	All Departments	●	●	●
	Continuously review the Maricopa Capital Improvement Plan (CIP) to ensure each element of the General Plan is being implemented to the greatest degree possible.	All Departments	●	●	●
LAND USE & GROWTH	Update the Zoning and Subdivision Ordinance to be consistent with the implementation of the General Plan.	Development Services	●		●
	Implement the recommendations of the Maricopa Housing Study.	Community Development Department	●	●	
	Consider the preparation of neighborhood-specific investment plans to modernize and enhance public amenities as neighborhoods age.	Human Service & Community Vitality		●	●
	Amend existing design guidelines to reflect evolving community needs, support high-quality development, and align with overarching regulations.	Development Services	●		
CONNECTIVITY & CIRCULATION	Finalize the Transportation Master Plan and implement recommendations.	Development Services	●	●	
	Maintain and enhance investment in transportation systems to improve safety, reliability, and efficiency, while also increasing the capacity of existing infrastructure to meet current demand.	Development Services	●	●	●
ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION	Continue to meet with private utility providers to ensure services meet the current and long-range development needs of the City.	Development Services	●	●	●
PARKS, RECREATION & OPEN SPACE	Update the Parks, Trails, & Open Space Master Plan to be consistent with the General Plan as applicable.	Parks and Recreation	●		
	Utilize public-private partnerships to assist in expanding recreational amenities and programs for residents.	Parks and Recreation	●	●	
	Complete a needs assessment to evaluate special needs and ADA requirements for recreation amenities and facilities.	Parks and Recreation	●	●	
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Finalize the Economic Development Strategic Plan and implement recommendations.	Economic Development	●	●	
	Promote desired retail and employment within defined growth areas.	Economic Development	●	●	●
SAFETY & PUBLIC INFRASTRUCTURE	Support entrepreneurs and small businesses through technical assistance, zoning/permitting flexibility and infrastructure investment.	Economic Development	●		
	Continue to evaluate and support public safety staffing and facility needs.	Police and Fire/Medical Departments	●	●	●
	Evaluate the need to prepare a Citywide Facilities MP	Public Works Department	●	●	●
	Continue to collaborate with MUSD and other education providers to plan for future school sites in growth areas and ensure adequate/safe access to educational facilities.	Development Services	●	●	●
	Support the development of a regional hospital through zoning incentives, infrastructure investment, and public-private partnerships.	Development Services	●	●	
	Support the development of a cemetery to provide for the burial and interment needs of the local community.	Development Services	●	●	
	Partner with nonprofits and community organizations to expand volunteer opportunities and cultural programs.	Communications and Cultural Services Dept.	●		
Regularly survey residents to determine areas in need of improvement.	Communications and Cultural Services Dept.	●	●	●	





Advancing Maricopa General Plan – Public Feedback from P&Z Hearing

- 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



Recommendation

Mayor and Council approve **Resolution 26-10**, adopting the Advancing Maricopa 2026 General Plan, as attached as Exhibit C, of the staff report dated June 2, 2026 , and submitting to the voters of Maricopa for ratification at an election to be held on November 3, 2026.



Discussion

Questions / Comments



Thank You

- **Contact Information**

Rick Williams

City of Maricopa, Planning and Zoning Division Manager

Email: Richard.Williams@maricopa-az.gov

Direct: (520) 316-6921



Next Steps

- **General Plan Ratification**
 - Tuesday, November 3, 2026 (General Election)

An aerial photograph of a suburban neighborhood, showing a large lake in the foreground, a golf course, and residential houses with swimming pools. The image is slightly faded to allow the text to be read clearly.

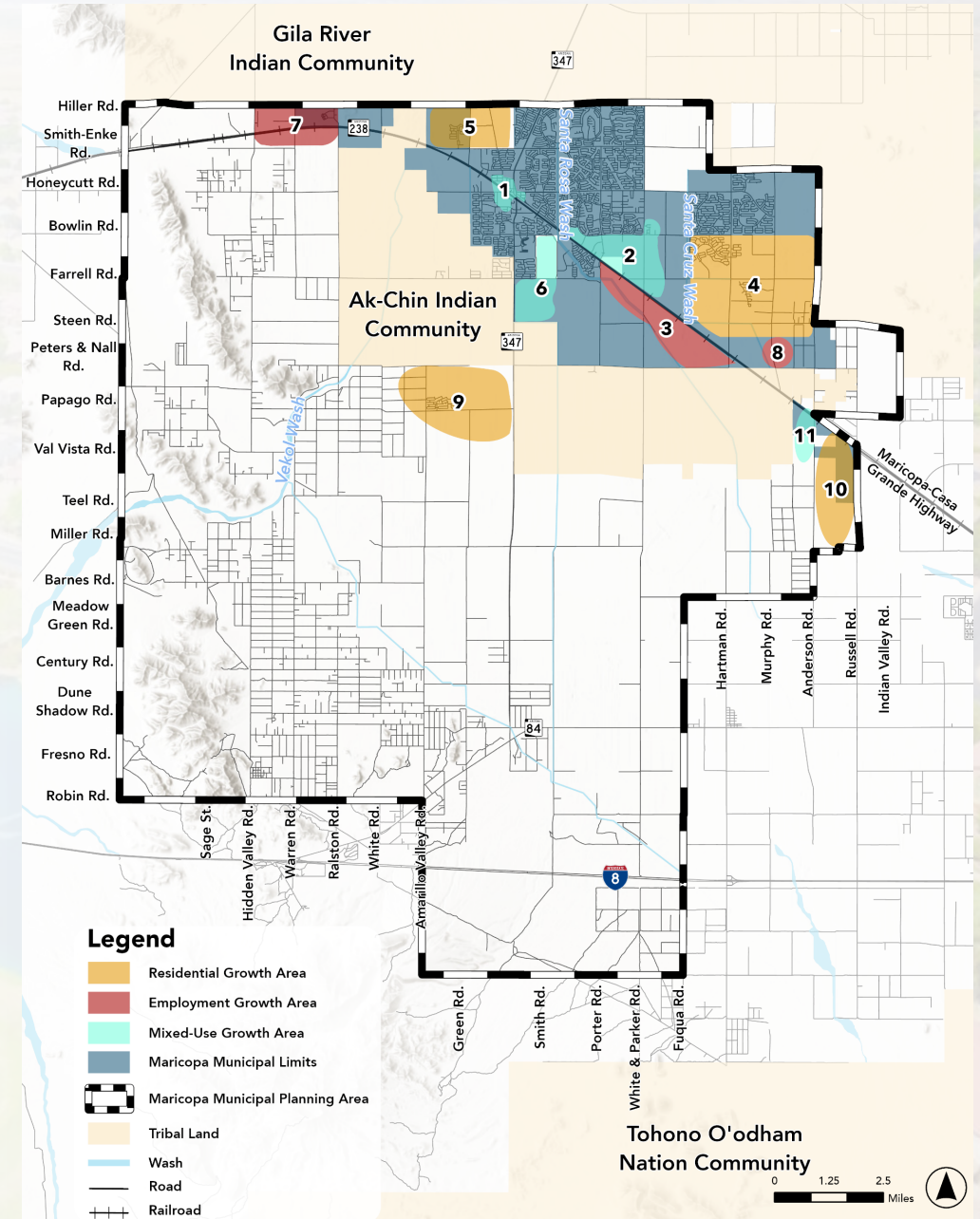
Growth Areas

Advancing Maricopa General Plan – Growth Areas



- **Categorized Growth Areas**
 - Residential
 - Employment
 - Mixed-Use

- **Identified Current Growth Areas**
 - Including growth areas that are occurring outside of the municipality's jurisdiction



An aerial photograph of a suburban neighborhood, showing a large lake in the foreground, a golf course, and residential houses with swimming pools. The image is slightly faded to allow the text to be prominent.

Transportation

Advancing Maricopa General Plan – Transportation Plan

Functional Classification (*dashed = proposed*)

	Principal Arterial		Parkway
	Minor Arterial		Collector

- **Functional Classification Review**
- **Update of Future Proposed Improvements**
- **Added in Regional Connections**

