



# City Council Meeting

January 21, 2025

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# Maricopa Industrial Triangle Major General Plan Amendment

*GPA24-04*

***Presented by: Rick Williams***





# Site Information:

## Applicant:

City of Maricopa

## Location:

South of Maricopa-Casa Grande Hwy. East of N. Porter Road, east of N. White and Parker Road, and north of W. Petters and Nall Road.

## Project Area:

Approximately 716 +/- acres

## Proposal:

Amend the GPFLUM for 716 Acres from MPC, MDR, and Open Space to Employment.

General Vicinity Map



# Details Of The Request:

- Total of 1320 acres +/-
- Amending 716 acres +/-
- Combination of City and Private Parcels
- Currently - MPC, MDR, and Open Space

Current Land Use Map





# Details Of The Request:

## Employment Land Use Designation

- Broad Designation
- Office, Industrial, Commercial
- Varying Scale of Intensity
- Retail, wholesale, Business Park

## Santa Rosa Wash

- Constructed in the 1960's
- Regional Solution (CLOMR)
- Map Revision Supported

## Proposed Land Use Map



# Staff Analysis:

## Conformance with the General Plan

As proposed, the Major General Plan Amendment will better meet the Goals and Objectives set forth in the current General Plan, as noted below.

### Growth Area Element

**Goal A2: Achieve a balance in the community between jobs and housing.**

*Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area*

Staff Response: This request improves the balance between housing and employment within the City limits by providing the opportunity for a new industrial park developments promoting multiple types of diverse employment opportunities for those looking to live, work, and play in the City of Maricopa

# Staff Analysis:

## Circulation & Connectivity Element

**Goal E2.1: Develop an efficient and safe transportation system providing multi-modal connectivity to other cities and regions.**

*Objective E2.1.1: Implement the recommendations of the Transportation Master Plan and the supporting Capital Improvement Program.*

Staff Response: As future development occurs, the City will continue to address and implement all City adopted transportation studies and infrastructure standards, including the Transportation Master Plan and supporting Capital Improvement Programs.

# Staff Analysis:

## Economic Development Element

**Goal F4.4: Establish Maricopa as a regional leader in economic development with properly aligned resources and tools.**

*Objective F4.4.4: Continue to build resources and organizational capacity for economic development to achieve and implement the Goals and Objectives of the Economic Development Element.*

Staff Response: With about 84% of Maricopa citizens commuting to the Phoenix Metropolitan Area for work, the City is proposing to assemble sufficient land to create an area for potential Industrial/Light Industrial users. This is an effort to create local job opportunities within Maricopa by reducing the need for residents to commute long distances for employment. More importantly, the Employment (E) land use designation will support the creation of higher-wage jobs, increased tax revenue, and higher disposable income, thereby enhancing the local economy and contributing to infrastructure development, community and economic development, and public safety.



# Staff Analysis:

## Parks, Recreation & Open Space Element

**Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.**

*Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.*

Staff Response: As previously noted, the Santa Rosa Wash corridor runs through the middle of the subject site. The wash corridor has been identified as part of a regional trail system. Open space, trails, recreation, and pedestrian linkages will be thoroughly addressed throughout the rezoning, preliminary plat, and site plan review processes.

# Public Outreach:

- September 25, 2024 - 60-day Agency Review Initiated
- October 16, 2024 - Neighborhood Notification Sent
- November 6, 2024 - Neighborhood Meeting
- November 19, 2024 - Newspaper Notice Published
- November 20, 2024 - Site Sign Posted (Five Different Sites)
- November 19, 2024 - Public Meeting/Hearing Postcards Mailed
- November 25, 2024 - 60-day Agency Review Closed
- December 9, 2024 - 1<sup>st</sup> Planning and Zoning Commission meeting
- December 23, 2024 - 2<sup>nd</sup> Planning and Zoning Commission meeting

# Questions:

- Staff recommends that Council concur with the Planning and Zoning Commission, and approve the Maricopa Industrial Triangle Major General Plan Amendment, **Case #GPA24-04**, as stated in the staff report dated, January 21, 2025