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STAFF REPORT

CASE NUMBER TXT26-01

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Division Manager
Meeting Date: March 3, 2026

REQUEST:

Ordinance 26-03, A request by the City of Maricopa, proposing text revisions to Chapter 18, Section 135.070 – Zoning Administrator, Chapter 18, Section 155.040 Minor Development Review Permit, and Chapter 18, Section 155.050 Major Development Review Permit, of the City of Maricopa Zoning Ordinance. **Discussion and Action**

COUNCIL PRIORITIES CONSIDERED:

- Managing the Future

DETAILS OF THE REQUEST:

This is a request to formally amend the Maricopa City Code by requesting comprehensive revisions to 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 Scrivener errors identified in the code.

Legislative Updates

Arizona House Bill 2447

Arizona House Bill 2447 was passed into legislation on March 31, 2025, which amended Arizona Revised Statutes § Section 9-500.49, relating to “Administrative review and approval; self-certification program; expedited approval; and definitions.” More specifically, Section 9-500.49.2 of the revised bill mandates that the legislative body of a city or town shall by ordinance, authorize administrative personnel to review and approve site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without public hearings. The stated goal of this revision is to allow cities to approve specific functions/applications at the staff level, thereby increasing the speed and efficiency of the development process while respecting local control. It should be noted that there are other requirements stated in House Bill 2447, such as, the requirement to allow at-risk submittals for preliminary grading and drainage work and the ability to submit for expedited permit review. The City of Maricopa currently engages in both of those requirements. For the purposes of this discussion, Staff is proposing the following amendments in order to meet House Bill 2447 requirements:

- **Section 18.135.070 – Zoning Administrator** - Removes the power of the Zoning administrator to require a public hearing review for major and minor development review permits.
- **Section 18.155.040 – Minor Development Review Permit**- Removes the ability of the zoning administrator to refer minor development review permits to Planning Commission for review.
- **Section 18.155.050 – Major Development Review Permit** - Removes the ability of the zoning administrator to refer major development review permits to Planning Commission for review.

Housing Impact Statement

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.

**Housing Impact Statement: No housing impact is expected with this proposed amendment as it brings the City into compliance with House Bill 2447.*

ADHEARANCE TO THE GENERAL PLAN:

The proposed 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.

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:

- January 5, 2026 – Public Comment Posting.
- January 10, 2026 – News Paper Advertisement.
- As of the writing of this report, no new correspondence has been received by staff.
- January 26, 2026 – Planning and Zoning Commission Meeting.

Planning and Zoning Commission

Planning and Zoning Commission conducted a public hearing for the proposed text amendments on January 26, 2026. There were no members of the public who spoke on record regarding the proposed amendments. Planning commissioners had a brief discussion regarding the proposal and voted unanimously (6-0) to forward a favorable recommendation to Mayor and City Council.

STAFF RECOMMENDATION:

Staff recommends Mayor and Council concur with the Planning and Zoning Commission and approve ORD26-03, proposed text amendments to the Maricopa Zoning Ordinance, Chapter 18, Sections 135.070 Zoning Administrator, Section 155.040 Minor Development Review Permits, and Section 155.050 Major Development Review Permits – of the Maricopa City Code.

- Exhibit A – Section 18.135.070 (Redlines)
- Exhibit B – Section 18.135.070 (Final Text)
- Exhibit C – Section 18.155.040 (Redlines)
- Exhibit D – Section 18.155.040 (Final Text)
- Exhibit E – Section 18.155.050 (Redlines)
- Exhibit F – Section 18.155.050 (Final Text)

-- End of staff report --