



39700

# City Council Meeting

March 3, 2026

CITY OF  
**MARICOPA**  
PROUD HISTORY • PROSPEROUS FUTURE

# Ordinance 26-03

## Development Review Permit Text Amendment

**Presented by: Rick Williams**



# Details of the Request:

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 will accomplish the following:

- Brings the current code in compliance with Arizona Revised Statutes (ARS).
- Updates multiple sections of the city code to be consistent with current development trends and standards.
- Addresses any Scrivener errors identified in the code.

# 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. The 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 a public hearing.

- At-risk submittals for preliminary grading and drainage work.
- The ability to submit for expedited permit review.

# TEXT REVISIONS:

## **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.

# GENERAL PLAN CONFORMANCE:

The proposed text amendments 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.

# Notification Requirements:

- January 5, 2026 – Public Comment Posting (City Website)
- January 10, 2026 – News Paper Advertisement (Casa Grande Dispatch).
- January 26, 2026 – Planning and Zoning Commission Meeting
- No public comment received to date.

# RECOMMENDATION:

**Staff recommends Mayor and Council concur with the Planning and Zoning Commission and approve ORD26-03, as noted in the staff report dated March 3, 2026:**