



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE NUMBER TXT25-01

To: Honorable Mayor and Council

Through: Rodolfo Lopez, Development Services Director

From: Rick Williams, Planning and Zoning Division Manager

Meeting Date: December 2, 2025

REQUEST:

TXT25-01, A request by the City of Maricopa for a text revision to Chapter 8 – Health & Safety, Discussion and Action

COUNCIL PRIORITIES CONSIDERED:

- Managing the Future

DETAILS OF THE REQUEST:

This is a request to formally amend the Maricopa City Code requesting a text revision to Chapter 8. . The City initiated text amendment 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. Updates Section 8 of the city code to be consistent with current development trends and standards.

Attached herein as Exhibit D, is a general summary of proposed changes to Title 8 of the Maricopa City Code. Included in the attached summary is the State of Arizona required Housing Impact Statement.

General Revisions

- **Section 8.10.015 – Alley Maintenance** – Establishes the property owner as the responsible party for the maintenance of any land abutting a sidewalk or alley and keeping any sidewalk or alley free of conditions that would restrict pedestrian or vehicular travel.

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.
- 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 new correspondence has been received by staff.
- October 27, 2025 – Planning and Zoning Commission Meeting.

PLANNING & ZONING COMMISSION:

Planning & Zoning Commission conducted a public hearing for the proposed text amendments on October 27, 2025. The Planning Staff presented a summary of the proposed text amendments that categorized the amendments as routine revisions/scrivener errors and legislative revisions.

The Planning Commission voted (3-1), to forward the proposed text amendments to City Council with a favorable recommendation.

STAFF RECOMMENDATION:

Staff recommends, City Council concur with the Planning and Zoning Commission and approve TXT25-01, a text revision to Chapter 8- Health & Safety, of the Maricopa City Code, as outlined in Exhibit A and Exhibit C, and contained in the City Council staff report dated December 2, 2025.

Exhibit A – Ordinance 25-15 – Amendment to Chapter 8, Health & Safety

Exhibit B – Chapter 8 Proposed Text

Exhibit C – Chapter 8 Final Text

Exhibit D – Chapter 8 Summary with Housing Statement

-- End of staff report --