

CITY OF MARICOPA LAND USE ANALYSIS

The Planning Maricopa General Plan adopted May 17, 2016, provides the city with a *blueprint for an enhanced economy, orderly growth and support of Maricopa's neighborhoods and desired community character*. The land use element of the General Plan aides in guiding this plan through land use composition and planned locations for Village Centers. Land use within the City of Maricopa is organized into thirteen (13) different land use categories, with the predominant land use being Master Planned Community (MPC). Table 1 | Land Use Composition below shows the composition of land use associated with the adopted 2016 General Plan and the modifications that have occurred over the past five (5) years.

Table 1 | Land Use Composition

Land Use	% of Total (2016) ¹	Acres (2016) ¹		% of Total (2021) ²	Acres (2021) ²
Rural (R)	0.47%	162		0.47%	162
Low Density Residential (L)	3.11%	1,077		2.15%	748
Medium Density Residential (M)	23.81%	8,257		23.75%	8,237
High Density Residential (H)	0.31%	107		0.48%	166
Master Planned Community (MPC) ³	31.82%	11,035		33.24%	11,528
Mixed Use (MU)	2.62%	909		2.62%	909
Commercial (C)	4.15%	1,440		4.07%	1,410
Agricultural (AG)	4.23%	1,466		4.21%	1,460
Light Industrial (L)	0.25%	88		0.25%	88
Employment (E) ³	20.60%	7,144		20.20%	7,005
Research / Development (R&D)	0.71%	246		0.71%	246
Public / Institutional (P)	3.25%	1,129		3.17%	1,100
Park / Open Space (O/S)	4.68%	1,625		4.68%	1,625
Total	100%	34,684		100%	34,684

Notes:

1. Data sourced from the City of Maricopa General Plan adopted May 17, 2016.
2. Data was assembled using a combination of the City of Maricopa Interactive Maps (Zoning Web Mapping Application) and research from City Council Meeting Minutes (found on the City of Maricopa website) of General Plan Amendment cases approved between the 2016 adoption of the current Maricopa General Plan and May 2021.
3. The VW Test Facility is an Employment Use, although designated as MPC on the General Plan. The VW Test Facility is 1,628 acres / 4.69% of land within the city limits.

Research performed by Norris Design (October 2021) through public records, and reflected in the Land Use Composition table above, indicates that within the last five (5) years the most significant changes in land use include an increase in High Density Residential (H) and Master Planned Community (MPC) and a decrease in Low Density Residential (L) and Employment (E) within Maricopa City Limits. Findings show a total of eight (8) General Plan Amendments were approved by the City over the last five (5) years (GPA19-02, GPA19-03, GPA19-04, GPA20-03, GPA20-04, GPA20-05, GPA20-06, and GPA21-01).

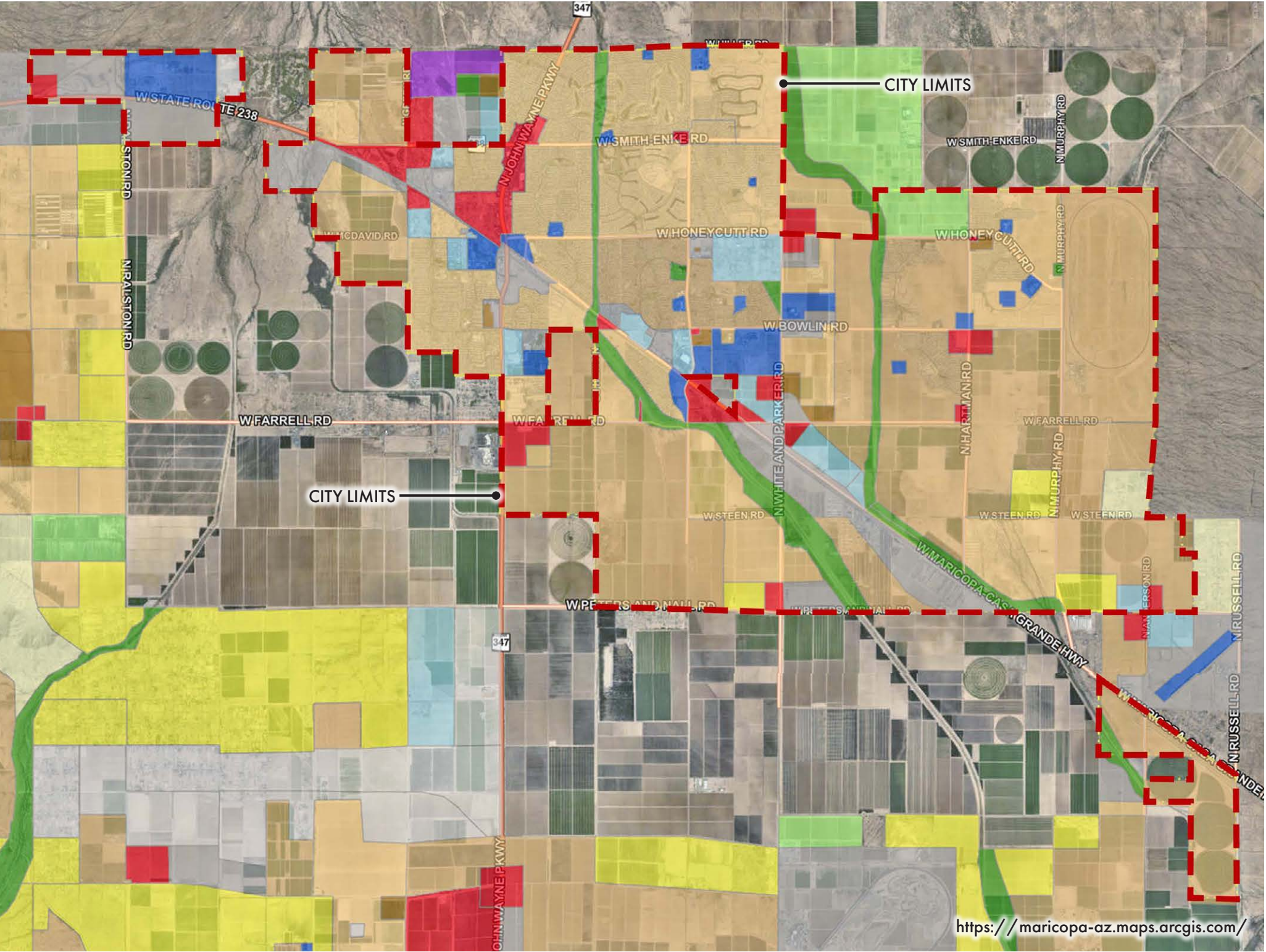
Based on the land use data research, the numbers indicate approximately 27% of the land within the City of Maricopa is planned for residential use within land use categories Rural (R), Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H). Approximately 25% is planned for commercial and/or employment uses in categories Commercial (C), Employment (E), and Research/Development (R&D), and less than 1% of Maricopa's land use is planned for Light Industrial (L). The Mixed Use (MU) and Master Planned Community (MPC) land use categories are intended to be developed with both residential and commercial and/or employment uses, and the composition of these uses is difficult to quantify at the General Plan level.

Although typically thought of as a residential land use designation, the purpose of the MPC land use category is to provide for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Approximately 33% of the incorporated area of Maricopa has a land use designation of MPC, which will be required to provide a community balanced portion of commercial and employment uses within each large-scale master planned development.

Due to the flexibility associated with the Mixed Use (MU) and Master Planned Community (MPC) land use designations, the land use composition numbers associated with the General Plan do not definitively reflect the allocation of each land use within the city, but instead provides a generalized overview of planned/anticipated development. The intent of the General Plan is to provide a roadmap to guide future development responsibly and in a balanced manner, with modifications anticipated for the greater good of the City, its people and economic development.

As this land use analysis relates to the proposed Major General Plan Amendment request for the Kelly Ranches Property, one cannot look at numbers alone. The evaluation of the proposed amendment should consider thoughtful land use planning based on location of the planned land use and sequencing of growth. As explained in the amendment request, the existing land use designation of Commercial (C) is not ideal for the subject property due to use-specific site constraints (as the result of the adjacent railroad and Santa Rosa Wash) which prohibit efficient and direct access to the site and limit access to only one side of the property, Porter Road to the west. These site constraints create a hardship on the commercial land use designated property and limit the interest and ultimate success of any commercial uses for the property.

In addition, residential development in the vicinity of the subject property and southwest of the Maricopa-Casa Grande Highway does not support the need and/or demand for commercial and/or employment uses for the subject property. As the future adjacent proposed developments of Avalea and Eagle Wing come online, commercial and employment uses are anticipated as part of their Master Planned Community (MPC) and Employment (E) land use designations and have been planned for as part of the approved Planned Area Development (PAD) zoning for these two master planned developments.



General Plan Land Use Maps sourced through <https://www.maricopa-az.gov/departments/economic-community-development/maps-data/interactive-maps> (10/19/2021).

Land Use Data Chart prepared using Table 7 - Incorporated Area Land Use Composition of the Planning Maricopa General Plan adopted May 17, 2016 and adjusted based on data assembled using a combination of the City of Maricopa Interactive Maps (Zoning Web Mapping Application) and research from City Council Meeting Minutes (found on the City of Maricopa website) of General Plan Amendment cases approved between the 2016 adoption of the current Maricopa General Plan and May 2021.

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EMPLOYMENT*	20.20%	7,005
RESEARCH / DEVELOPMENT	0.71%	246
PUBLIC / INSTITUTIONAL	3.17%	1,100
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