ADVANCING MARICOPA

CITY OF MARICOPA
PROUD HISTORY · PROSPEROUS FUTURE

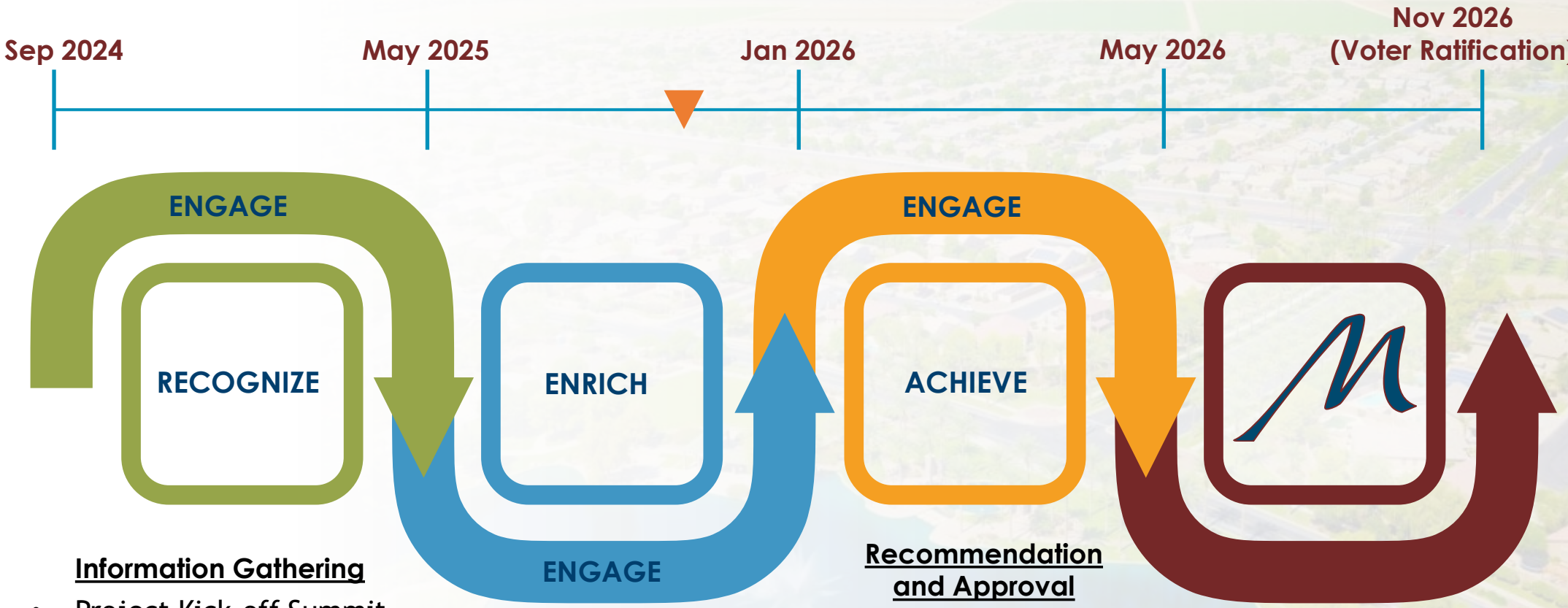
GENERAL PLAN UPDATE
COMMUNITY WORKSHOP #3

Tuesday, December 9, 2025

Meeting Purpose

1. Status Overview
2. Introduction of 60-Day Review Draft
3. Process & Outcomes
4. Next Steps

General Plan Process



Information Gathering

- Project Kick-off Summit
- Public Participation Plan
- GP/Community Baseline Assessment
- Community Outreach

Drafting of Plan

- GP Org. Structure
- Draft GP Elements
- Community Outreach
- Worksessions (4)
- 60-Day Review (DEC-JAN)

Recommendation and Approval

- Final GP Development
- Worksessions (2)
- Formal Adoption
- Voter Ratification

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Required Elements

- **Land Use**
- **Circulation** (Roadway Systems, Bicycling, Transit, Alternate Mode)
- **Growth Areas**
- **Open Space**
- **Recreation**
- **Redevelopment**
- **Neighborhood Preservation & Revitalization**
- **Environmental Planning**
- **Water Resources**
- **Conservation**
- **Energy**
- **Public Services & Facilities**
- **Public Buildings**
- **Housing**
- **Safety**
- **Cost of Development**

Elective Elements

- **Economic Development**
- **Public Art**

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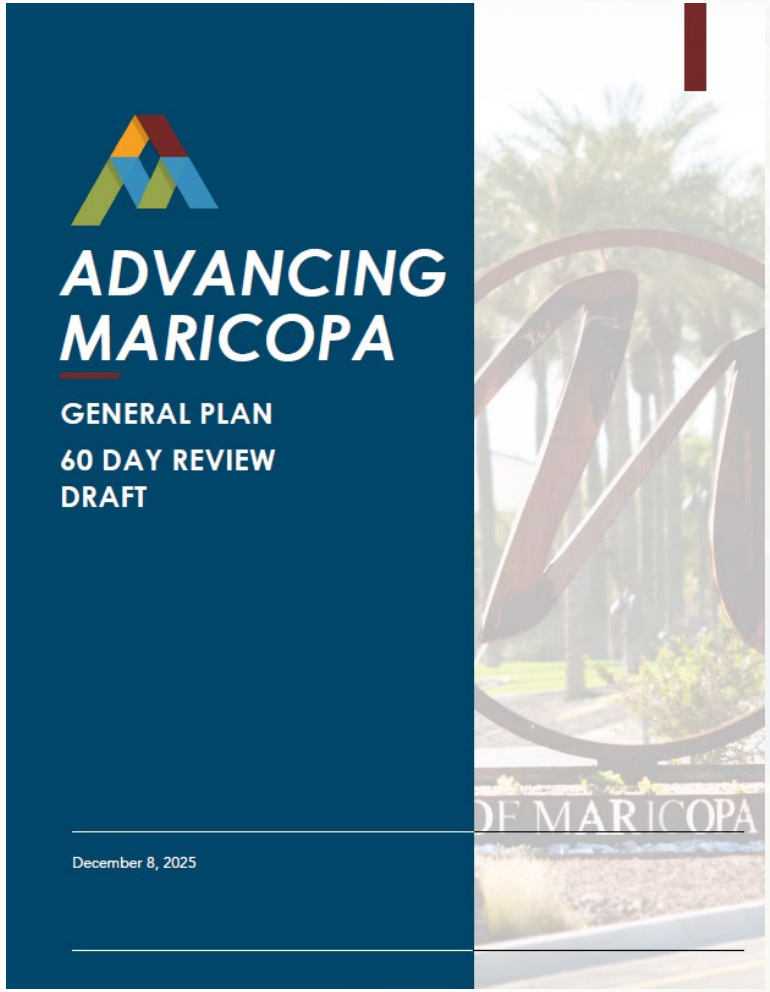
60-Day Review Draft



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Engagement Overview

- Community Workshops (3)
- General Plan Advisory Committee (6)
- Pop Up Booths – City Events
- Small Group Meetings

- Surveys (585 Total Responses)
- Website Visits (1,000+ Visits)
- Press Releases/News Articles

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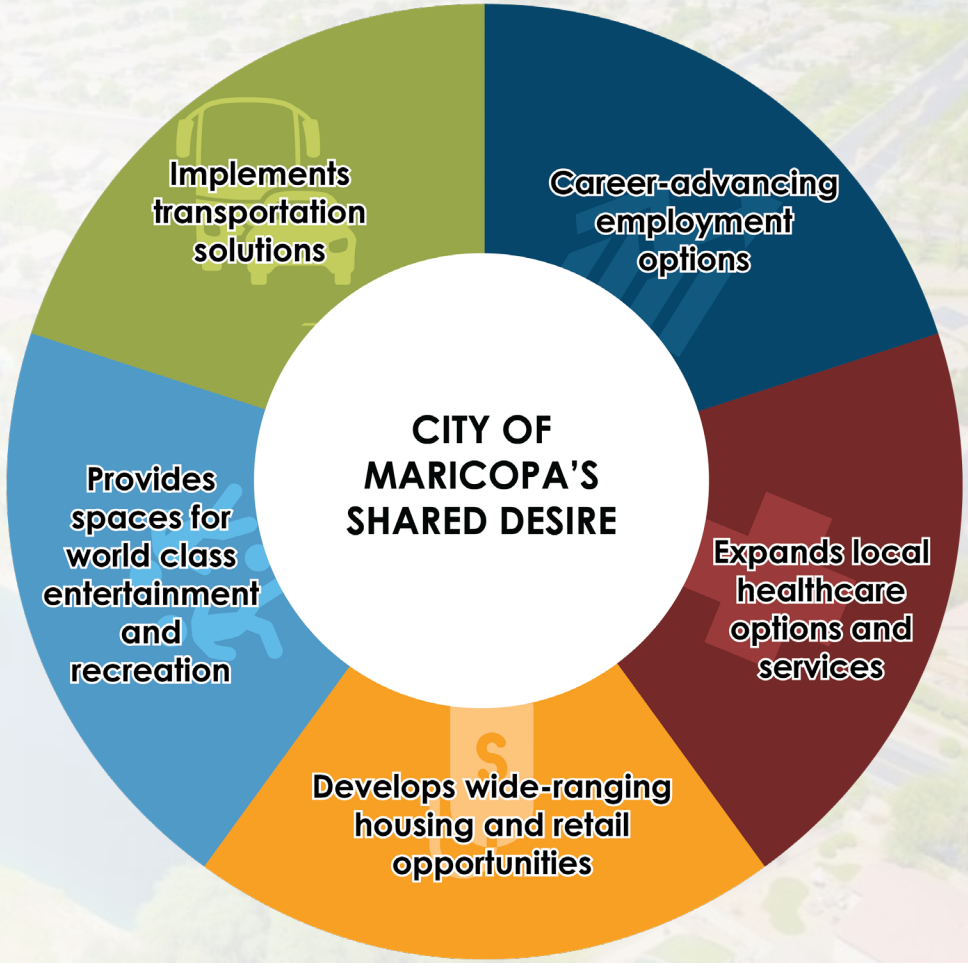
Key Findings – themes that emerged as top outcomes

- Manage growth in a way that preserves the character of the City's neighborhoods and heritage.
- Look toward housing options that meet the needs of various demographics from young families to retirees.
- Continue to develop safe and efficient transportation infrastructure into and within Maricopa for all users.
- Center economic development strategies on fostering a business climate that allows for growth in local career-advancing job prospects.
- Attract increased quantities and higher levels of local healthcare services.
- Expand the opportunities for shopping, dining, culture, and recreation destinations.



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60-Day Review Draft

DISCUSSION

A initial discussion is provided to explain the context in which goals and policies of a particular chapter have been made, reasons for those decisions, and how the goals and policies are related to the overall plan and other elements. The discussion portions of the plan do not establish or modify policies, but they may help to interpret policies.

APPROACH FRAMEWORKS

Approach frameworks are included in certain chapters to go into further detail on important subjects or plans (i.e., maps) that play a key role in applying the General Plan.

GOALS

Goals serve as overarching aspirations that guide the City's development and policy decisions. They reflect the residents' priorities for the future. Each goal is accompanied by a goal statement, which clearly expresses the intended outcome that an individual goal aims to achieve.

POLICIES

The essence of the General Plan is contained within its policy statements. Policies further refine goals and guide the course of action the City desires to take to achieve the stated goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

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Chapter Discussions

CURRENT POPULATION, POPULATION PROJECTIONS & DEMOGRAPHICS

As illustrated in **Table 4**, the City of Maricopa has experienced notable population growth, reaching approximately 73,300 residents. This marks an increase of over 29,800 people between 2010 and 2023. Such growth reflects the city's continued development, driven by residential expansion, economic opportunities, and infrastructure improvements that have attracted new residents over the past decade.

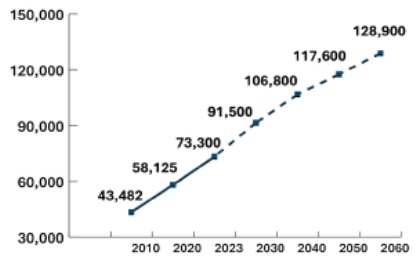
Table 4: Population Growth

Year	City of Maricopa Area	Growth Rate
2000	1,040	---
2010	43,482	4,080.96%
2020	58,125	33.68%
2023	73,300	26.11%

Source: U.S. Census Bureau 2010 & 2020 Decennial Census, City of Maricopa, and 2023 American Community Survey 5-Year Estimates, Maricopa Association of Governments Socioeconomic Projections 2023

According to the projections by the Maricopa Association of Governments (MAG), the City of Maricopa is expected to maintain its upward trajectory in population growth, with a projected increase of 15.3% during the 2030-2039 decade. MAG estimates that the city's population will reach approximately 106,800 by 2040, followed by continued growth to 117,600 in 2050 and 128,900 by 2060, as illustrated in **Figure 7**.

Figure 7: Population Projection

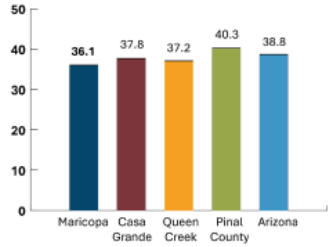


Source: U.S. Census Bureau 2010, 2020, Maricopa Association of Governments, 2023 Socioeconomic Projections

Age

The median age in the City of Maricopa is 36.1 years, which is notably younger than neighboring communities such as Casa Grande (37.8 years), Queen Creek (37.2 years), as well as broader regions like Pinal County (40.3 years) and the State of Arizona (38.8 years). Figure 8 provides a comparative view of the median ages across Maricopa, Pinal County, and the state.

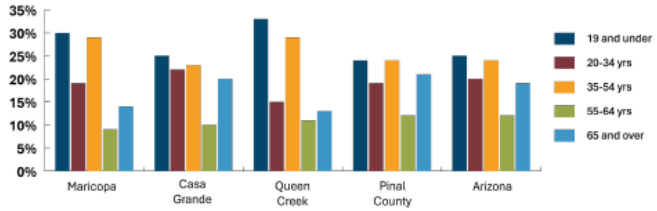
Figure 8: Median Age Comparison



Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

This relatively younger demographic is further emphasized in **Figure 9**, with the city's age distribution heavily weighted toward younger populations, with individuals under the age of 19 comprising roughly 30% of the total population. This is followed closely by the 35-54-year age group, which accounts for approximately 29%. While the 55-64-year age group has the lowest proportion of residents, when combined the 55-64-year age group accounts for approximately 23% of the overall population..

Figure 9: Age Groups



Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

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Chapter Approach Frameworks

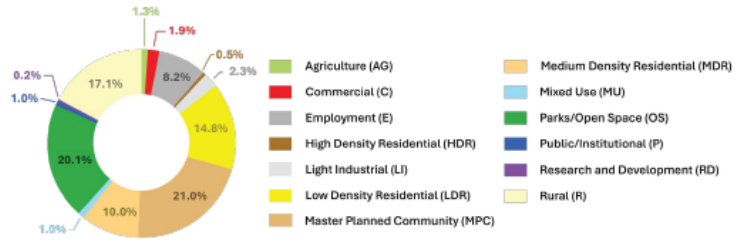
Land Use Framework

The Land Use Framework organizes land uses into thirteen broad categories, which are described in the subsequent section of the *Advancing Maricopa* General Plan. These categories are land use designations and are intended to guide long-term planning. The land use designations do not represent official zoning districts. However, they generally align with the zoning districts outlined in the City of Maricopa Zoning Code, Title 18 (see Land Use Designations).

Figure 14 shows the distribution of the land use categories in the Maricopa Planning Area. Across the entirety of the MPA, the largest land use category is Master Planned Community (MPC) at 21.0%, followed closely by Parks/Open Space (OS) at 20.1% and Rural (R) at 17.1%. These three land uses account for over 58% of the total area of the MPA. Specific residential land uses total over 28% of the total land use in the MPA, which include the Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) categories. Approximately 12% is comprised of the Employment (E), Light Industrial (LI), and Commerical (C) land uses. Categories such as Mixed Use (MU), Public/Institutional (P), Agriculture (AG), and Research and Development (RD) each occupy less than 4% of the land in the MPA.

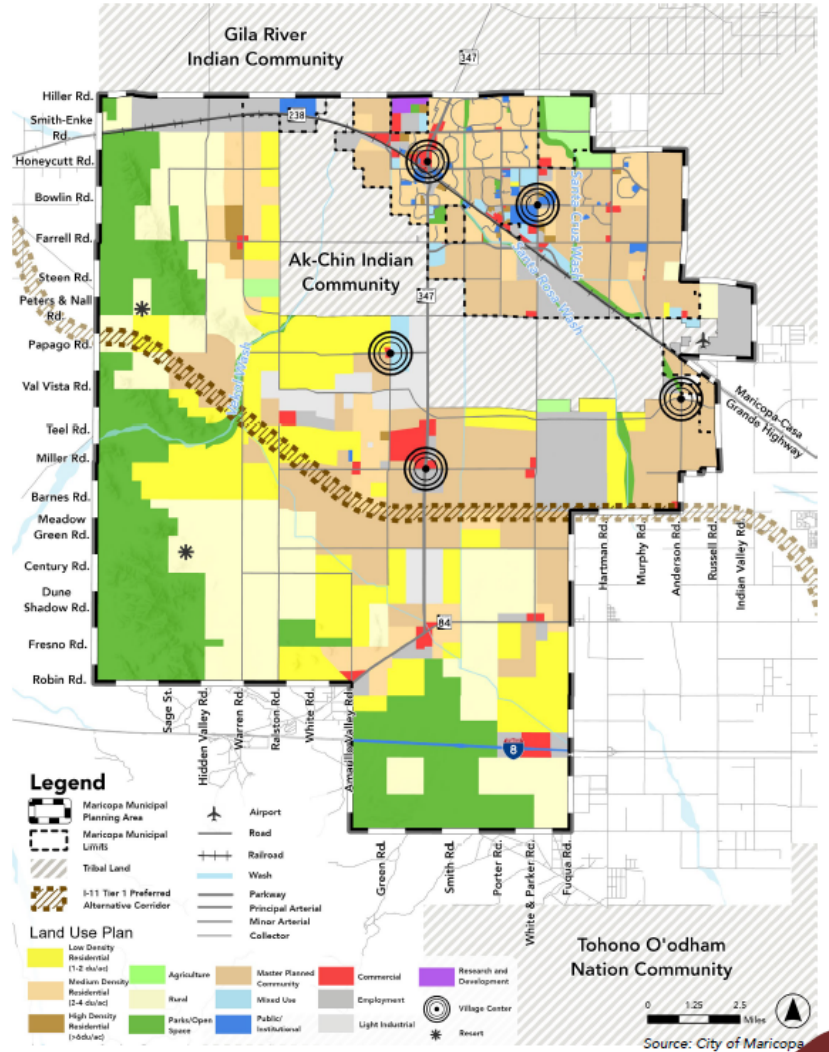
Figure 15 displays the General Plan Land Use Plan Map, containing land use designations, transportation corridors, village center, and resort designations.

Figure 15: Land Use Distributions



Source: City of Maricopa

Figure 16: Land Use Plan



Source: City of Maricopa

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Chapter Goals and Policies

LAND USE & GROWTH GOALS

LU & G GOAL #1 Create and maintain a vibrant, enduring, harmonious, family-oriented community through the ample allocation of land for housing, commerce, industry, recreation, open space, transportation and public facilities, and other appropriate land uses.

Goal Statement: Build and sustain a vibrant and lasting community that supports families through the focused allocation of land for housing, commerce, industry, recreation, open space, transportation, public facilities, and other appropriate uses to ensure balanced and comprehensive local growth that reflects the community's long term vision.

LU & G POLICY #1.1	Ensure enough properly zoned land to provide for Maricopa's share of the regionally adopted forecasts for residential, commercial, industrial, and public facilities growth for the next 10-20 years.
LU & G POLICY #1.2	Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.
LU & G POLICY #1.3	Identify and implement land use patterns that provide adequate access and space for commercial and industrial lands as feasible.
LU & G POLICY #1.4	Address land use compatibilities and incompatibilities when considering zoning changes and development approvals.
LU & G POLICY #1.5	Provide for gradual transitions that include open space and landscaping between substantially different land uses.
LU & G POLICY #1.6	Consider the noise and safety effects and concerns on residential development from adjacent high-capacity roadways, airports, and railroad corridors.
LU & G POLICY #1.7	Consider scenic views and impacts to scenic resources in evaluating development and land use proposals.
LU & G POLICY #1.8	Seek appropriate buffers and land use transitions along Native American Community boundaries where feasible.
LU & G POLICY #1.9	Evaluate and update the General Plan Land Use Map with a clear process, including an analysis of existing zoning and the various planned area developments (PADs) within the municipal limits and in the Municipal Planning Area.
LU & G POLICY #1.10	Manage future development proactively and partner with developers to create distinctive communities.

CIRCULATION & CONNECTIVITY GOALS

C & C GOAL #1 Develop an efficient and safe transportation system providing connectivity to other municipalities and regions.

Goal Statement: Develop a transportation system that is efficient and safe while enhancing connectivity between the City and surrounding municipalities and regions to support mobility, economic growth, and regional collaboration.

C & C POLICY #1.1	Work toward fu Pinal County subsequently a
C & C POLICY #1.2	Foster strategi jurisdictions ar Indian Commu County, Valley to plan, desig improvements.
C & C POLICY #1.3	Support all ju improvements the West Pinal (and subseque
C & C POLICY #1.4	Plan for roadwa connections, s 347, and high
C & C POLICY #1.5	Consider impl corridors in t Transportation functional plan the safe and e connectivity sy
C & C POLICY #1.6	Plan, design, industrial deve the City of Mar

ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION GOALS

EP & RC GOAL #1 Promote local and regional efforts to improve air quality.

Goal Statement: Support efforts at both quality through collaborative planning, sust pollution and protect public health and the

EP & RC POLICY #1.1	Identify and improve dust pollution as feasi
EP & RC POLICY #1.2	Continue to participat Quality Improvement
EP & RC POLICY #1.3	Continue the coopera Air Quality Control Dis air contaminants.
EP & RC POLICY #1.4	Encourage the growt recreation, and comm the pace of growth commuting on SR-347
EP & RC POLICY #1.5	Identify and secure fu improvements.

PARKS, RECREATION & OPEN SPACE GOALS

PR & OS GOAL #1 Continue to establish Parks, Trails, and Open Space amenity standards to meet the expectations of Maricopa residents.

Goal Statement: Continue to develop and apply standards for parks, trails, and open space amenities that reflect the expectations of Maricopa residents and support a high quality of life through accessible and well-designed recreational opportunities.

PR & OS POLICY #1.1	Prioritize municipal resources for parks and recreation toward the development of large-scale regional parks capable of hosting youth sports tournaments, festivals, and signature events and event tourism.
PR & OS POLICY #1.2	Consider opportunities to expand tourism through recreation destinations and sporting events with regional and national interest.
PR & OS POLICY #1.3	Evaluate and consider best practices to implement accessible playground and recreation equipment for inclusion in public and private park facilities.
PR & OS POLICY #1.4	Support economic development goals with quality parks and recreation amenities to attract and retain high-skilled employers and employees seeking a full-service community.
PR & OS POLICY #1.5	Consider Crime Prevention Through Environmental Design (CPTED) and Safescapes when establishing recreational design standards and recommendations.

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60-Day Review Draft

Key Updates to Goals & Policies

- Recognized the need for a diverse range of housing options.
- Removed policies targeting specific development areas that have progressed.
- Highlighted the importance of preserving Maricopa's rural character and cultural identity.

Key Updates to Goals & Policies

- Maintained the objective of strengthening regional transportation connectivity.
- Emphasized benefits and need for internal transportation circulation within the City of Maricopa.
- Excluded any proposed or conceptual transportation projects that are now complete.

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60-Day Review Draft

Key Updates to Goals & Policies

- Added emphasis on supporting Maricopa's heritage events.
- Highlight the development of large-scale regional parks capable of hosting youth sports tournaments, festivals, and community-wide events.
- Note the importance of attracting top-tier companies that align with local workforce and enhance existing industries.

Key Updates to Goals & Policies

- Reorganized goals to align more appropriately with relevant chapters based on their thematic focus within the General Plan.
- Enhanced goal of attracting healthcare providers to better address local needs.
- Upheld the value that new development must contribute necessary infrastructure and services to support its impact.

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60-Day Review Draft

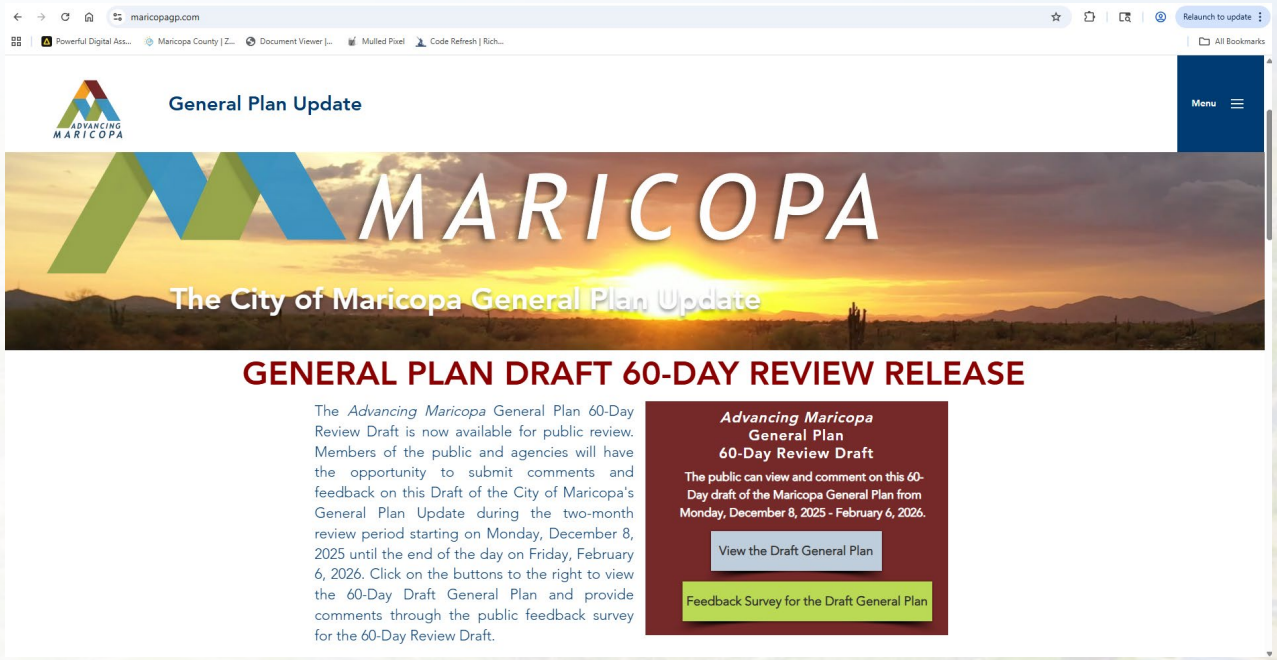
Implementation Work Program

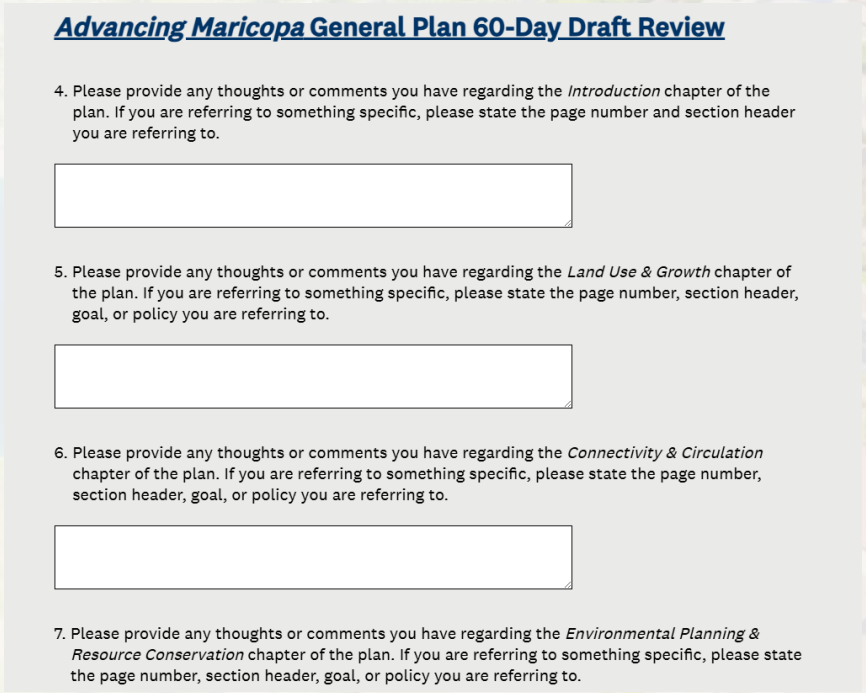
Chapter	Implementation Action	Lead Responsible Department	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL CHAPTERS	Pursue available grant funding to assist with the advancement of applicable policies.	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, CAG, Sun Corridor, Pinal Partnership, etc.).	All Departments	●	●	●
	Maintain the City's GIS database to include development statistics to assist in monitoring the performance of the General Plan.	All Departments	●	●	●
	Continuously review the Maricopa Capital Improvement Plan (CIP) to ensure each element of the General Plan is being implemented to the greatest degree possible.	All Departments	●	●	●
LAND USE & GROWTH	Update the Zoning and Subdivision Ordinance to be consistent with the implementation of the General Plan.	Development Services	●		●
	Implement the recommendations of the Maricopa Housing Study.	Community Development Department	●	●	
	Consider the preparation of neighborhood-specific investment plans to modernize and enhance public amenities as neighborhoods age.	Human Service & Community Vitality		●	●
	Amend existing design guidelines to reflect evolving community needs, support high-quality development, and align with overarching regulations.	Development Services	●		
CONNECTIVITY & CIRCULATION	Finalize the Transportation Master Plan and implement recommendations.	Development Services	●	●	
	Maintain and enhance investment in transportation systems to improve safety, reliability, and efficiency, while also increasing the capacity of existing infrastructure to meet current demand.	Development Services	●	●	●
ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION	Continue to meet with private utility providers to ensure services meet the current and long-range development needs of the City.	Development Services	●	●	●
PARKS, RECREATION & OPEN SPACE	Update the Parks, Trails, & Open Space Master Plan to be consistent with the General Plan as applicable.	Parks and Recreation	●		
	Utilize public-private partnerships to assist in expanding recreational amenities and programs for residents.	Parks and Recreation	●	●	
	Complete a needs assessment to evaluate special needs and ADA requirements for recreation amenities and facilities.	Parks and Recreation	●	●	
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Finalize the Economic Development Strategic Plan and implement recommendations.	Economic Development	●	●	
	Promote desired retail and employment within defined growth areas.	Economic Development	●	●	●
	Support entrepreneurs and small businesses through technical assistance, zoning/permitting flexibility and infrastructure investment.	Economic Development	●		
SAFETY & PUBLIC INFRASTRUCTURE	Continue to evaluate and support public safety staffing and facility needs.	Police and Fire/Medical Departments	●	●	●
	Evaluate the need to prepare a Citywide Facilities MP	Public Works Department	●	●	●
	Continue to collaborate with MUSD and other education providers to plan for future school sites in growth areas and ensure adequate/safe access to educational facilities.	Development Services	●	●	●
	Support the development of a regional hospital through zoning incentives, infrastructure investment, and public-private partnerships.	Development Services	●	●	
	Support the development of a cemetery to provide for the burial and internment needs of the local community.	Development Services	●	●	
	Partner with nonprofits and community organizations to expand volunteer opportunities and cultural programs.	Communications and Cultural Services Dept.	●		
	Regularly survey residents to determine areas in need of improvement.	Communications and Cultural Services Dept.	●	●	●

Next Steps

Comment on the Draft!

- www.MaricopaGP.com
- 60-Day Review Period
  Dec 8, 2025 – Feb 6, 2026





Thank You

- **Contact Information**

Rick Williams
City of Maricopa, Planning Department Manager
Email: Richard.Williams@maricopa-az.gov
Direct: (520) 316-6921