

ADVANCING MARICOPA GENERAL PLAN UPDATE

To learn more about the project and receive updates, scan the QR code below or visit the website: **MaricopaGP.com**

What is the purpose of the General Plan?

The General Plan is a long-term guide that helps the community make decisions about physical, economic, and social development conditions over the next 10-20 years. The plan includes a vision statement, maps, goals, objectives, and general policies. The plan addresses issues such as land use, growth, transportation, housing, open space, and the environment.

Why update the General Plan now?

State law in Arizona requires all cities and towns to have a “comprehensive, long-range general plan for the development of the municipality.” These plans must be updated and approved by voters every 10 years. The City of Maricopa’s current *Planning Maricopa* General Plan was last ratified by voters in 2016.

What topics does the General Plan address?

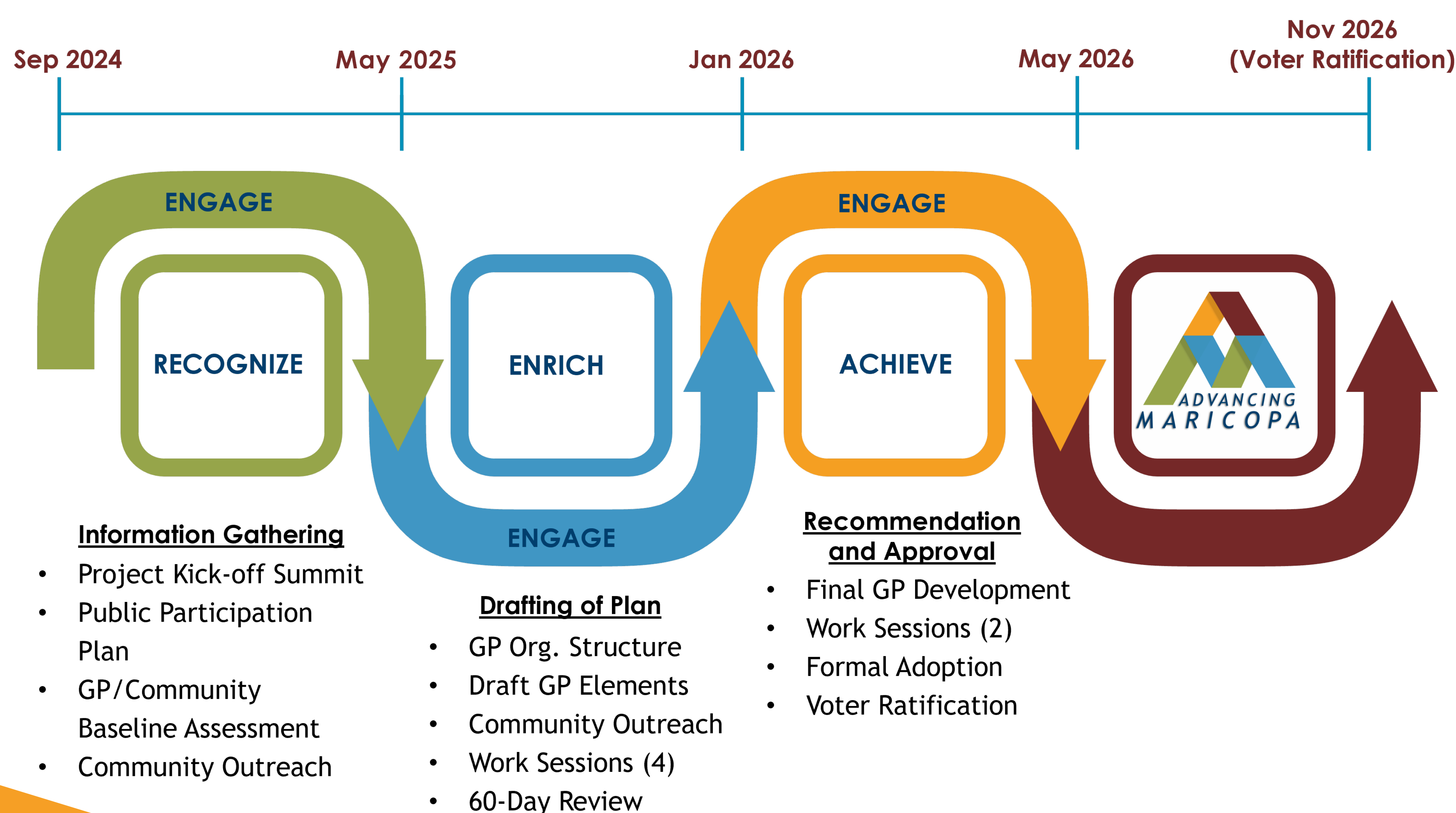
State Law requires certain topics, or elements, be addressed based on the population of the community. The following list identifies elements that are required for the City of Maricopa:

- Land Use
- Circulation & Bicycling
- Growth Areas
- Open Space & Recreation
- Revitalization & Redevelopment
- Neighborhood Preservation
- Environmental Planning
- Water Resources
- Conservation
- Energy
- Public Services & Facilities
- Public Buildings
- Housing
- Safety
- Cost of Development

The General Plan may additionally include elective elements that cover topics like:

- Economic Development
- Public Art

What is the schedule and process for the General Plan Update?



Visit the project website:

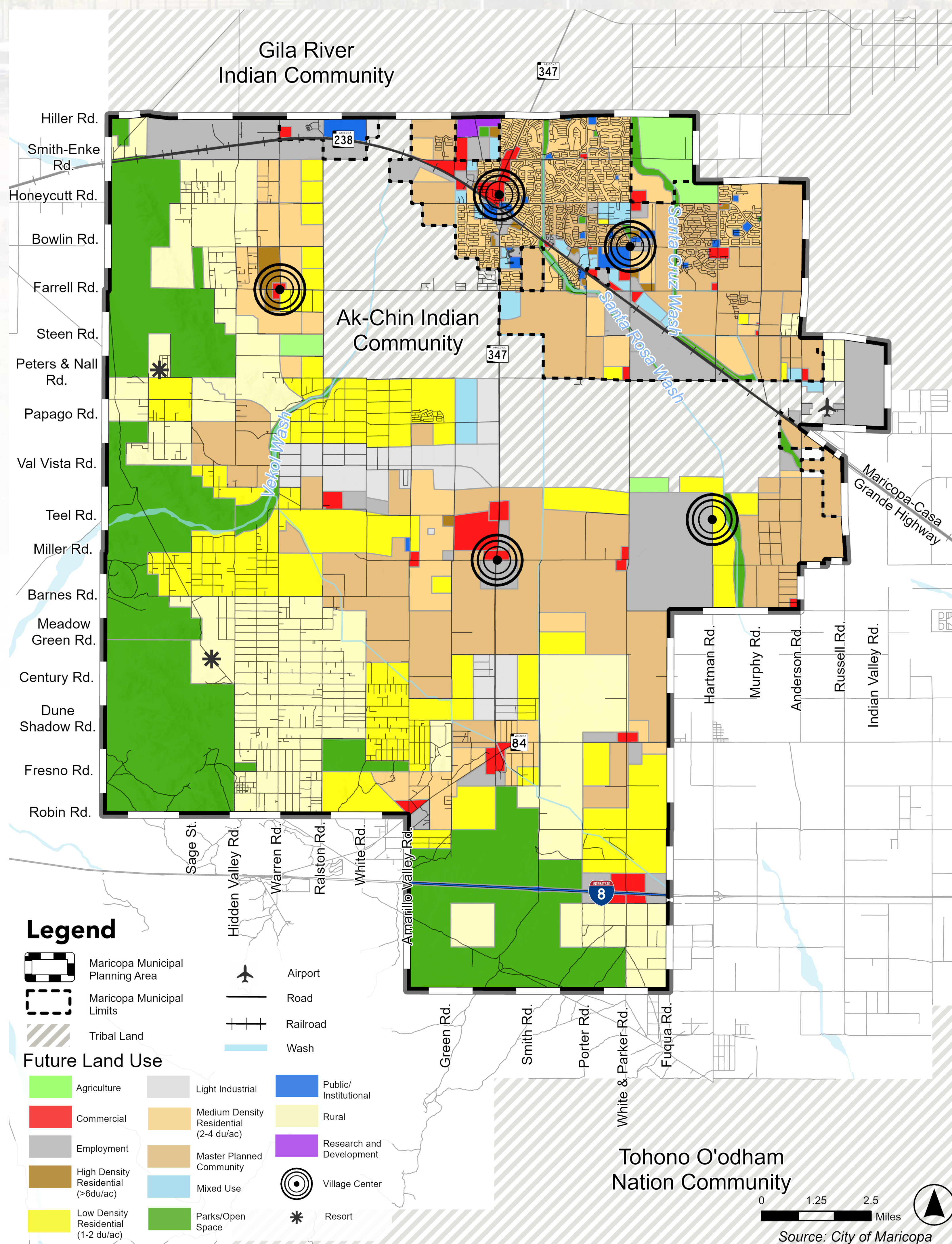


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Review the map and data below to see a snapshot of key current community components as we prepare the foundation for the City of Maricopa's future.

LAND USE PLAN

(EXISTING PLANNING MARICOPA GENERAL PLAN 2016)



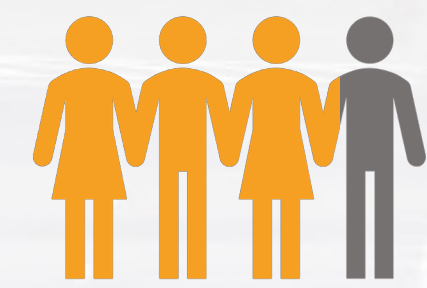
MARICOPA BY THE NUMBERS



62,968
PEOPLE
(2023)



21,979
TOTAL HOUSING
UNITS



3.2
AVERAGE
HOUSEHOLD
SIZE

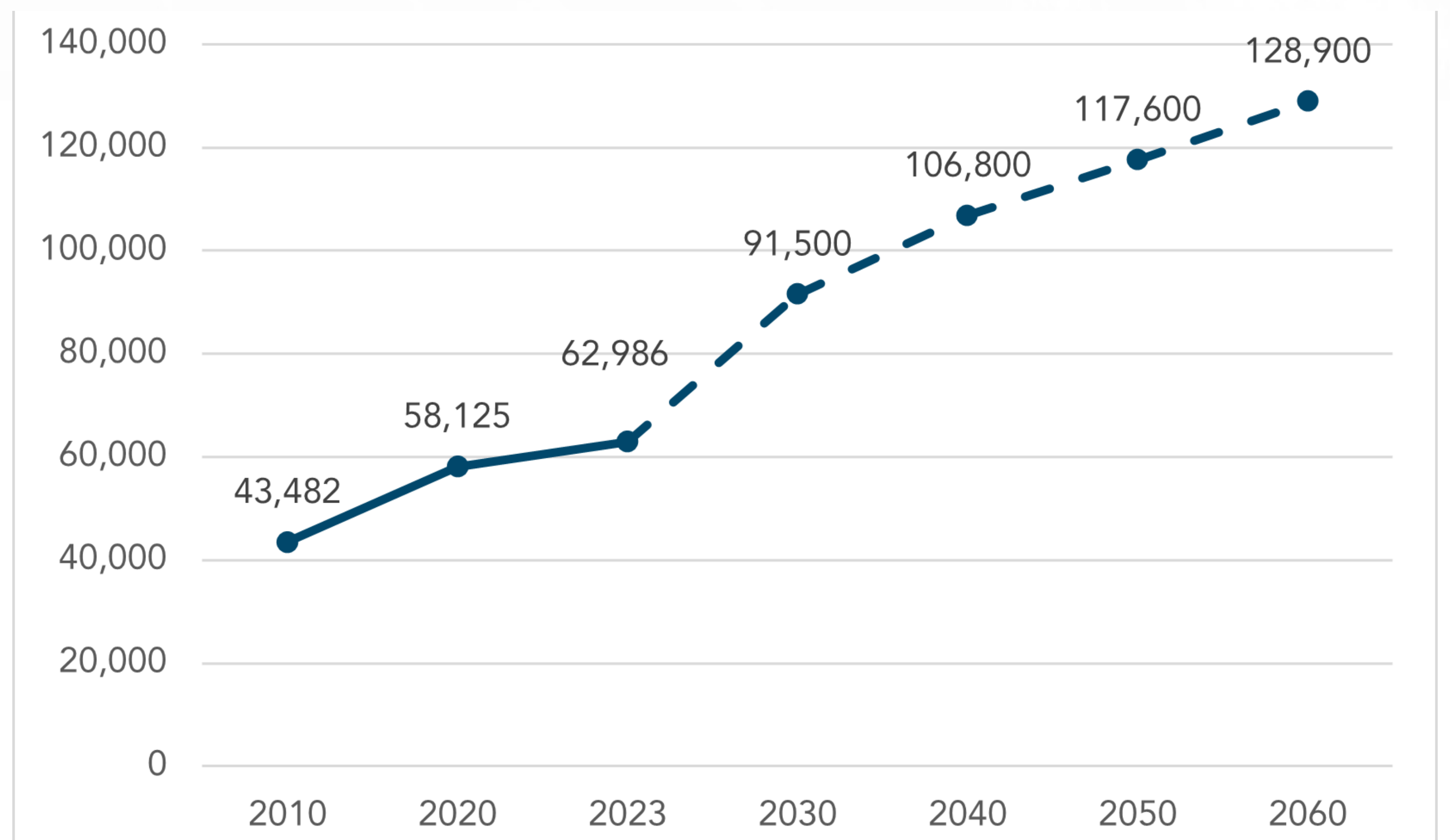


\$92,208
MEDIAN
HOUSEHOLD
INCOME



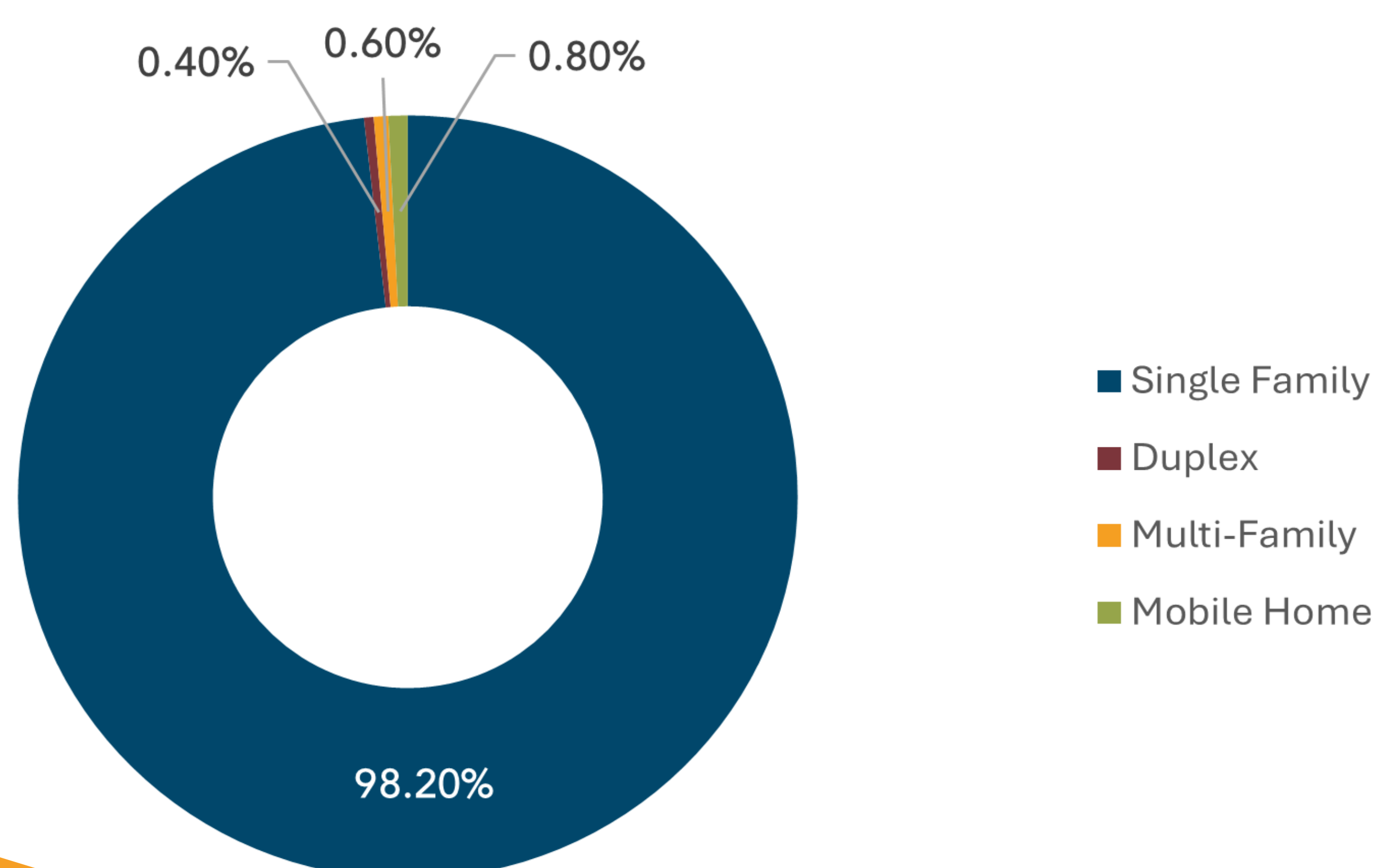
92.3%
COMMUTE
OUTSIDE
MARICOPA FOR
WORK

POPULATION PROJECTIONS



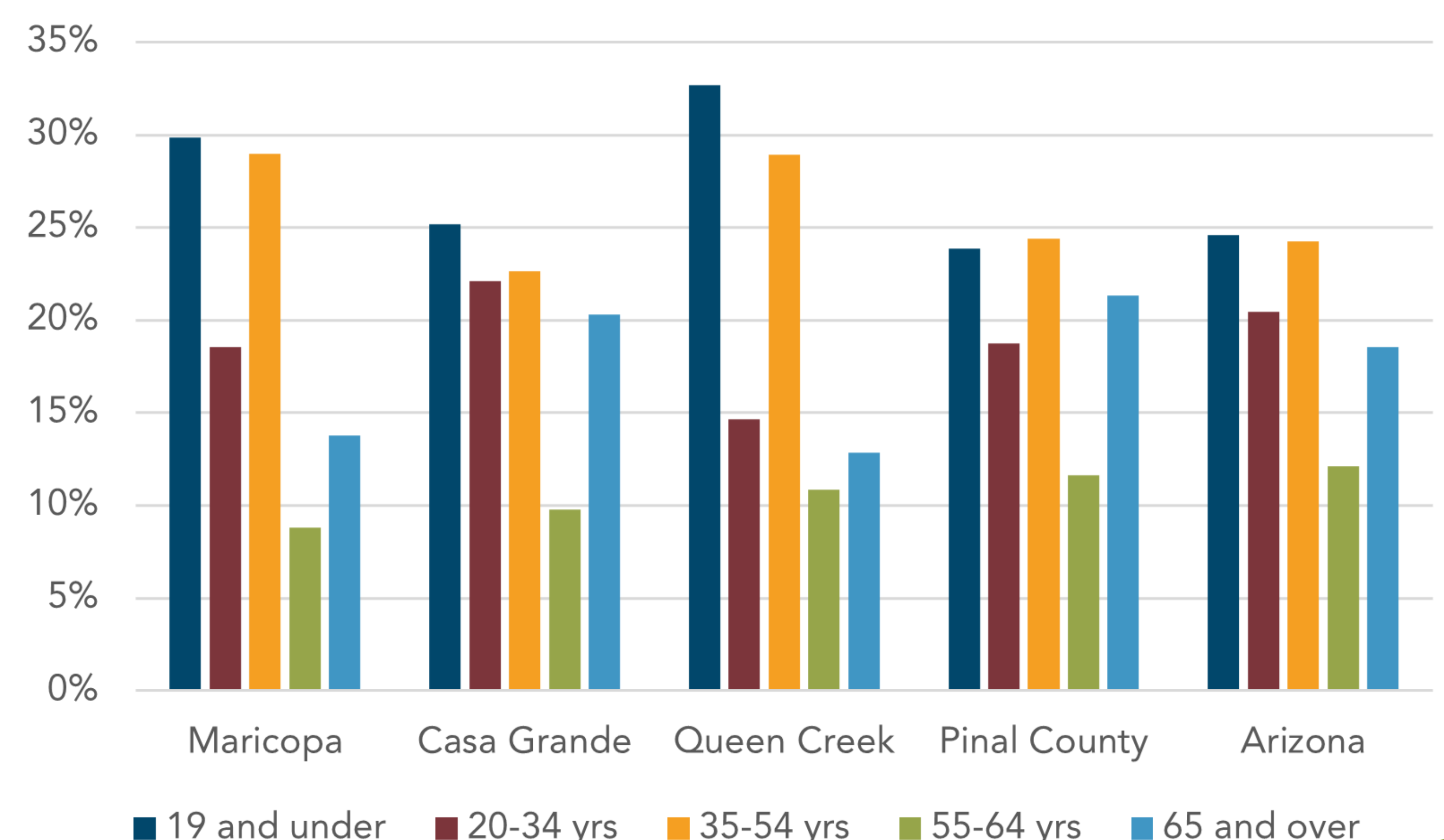
Source: U.S. Census Bureau 2010, 2020, Maricopa Association of Governments, 2023 Socioeconomic Projections

HOUSING TYPES



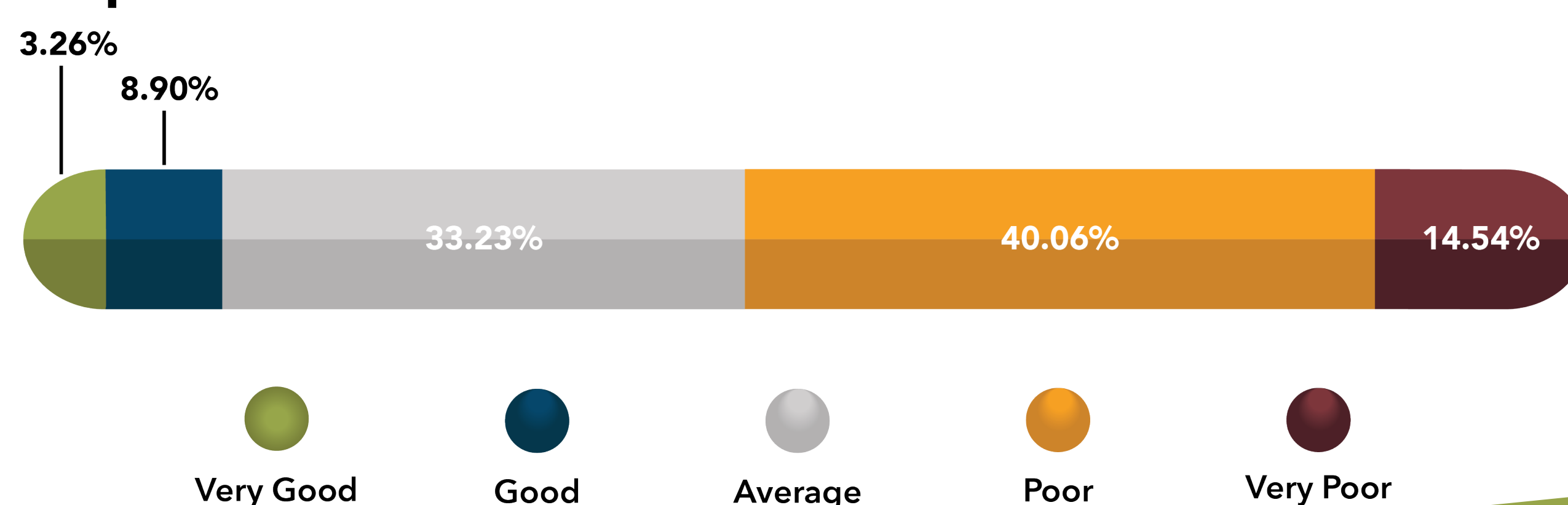
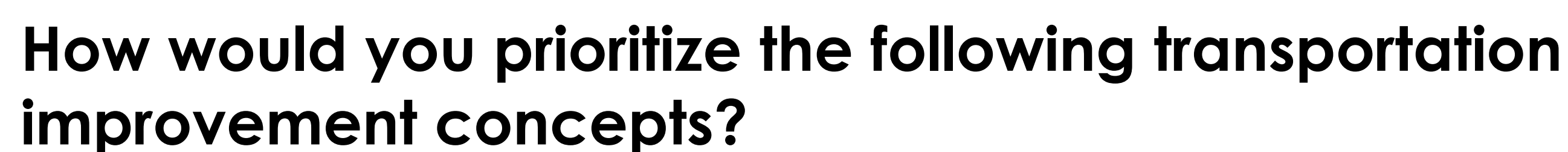
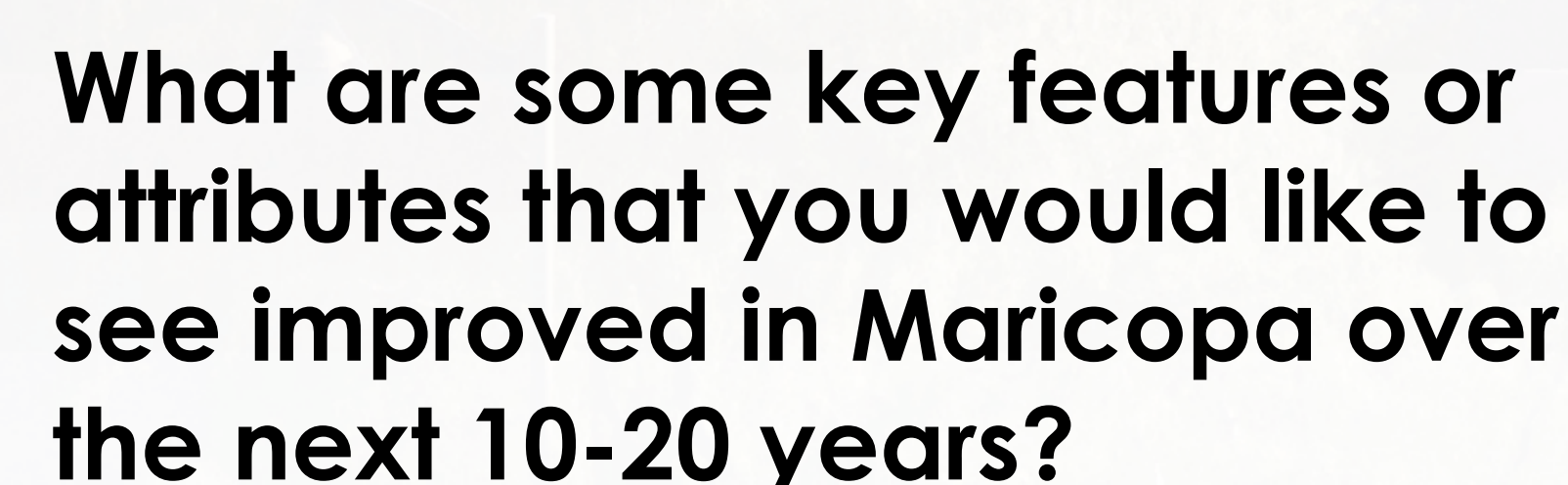
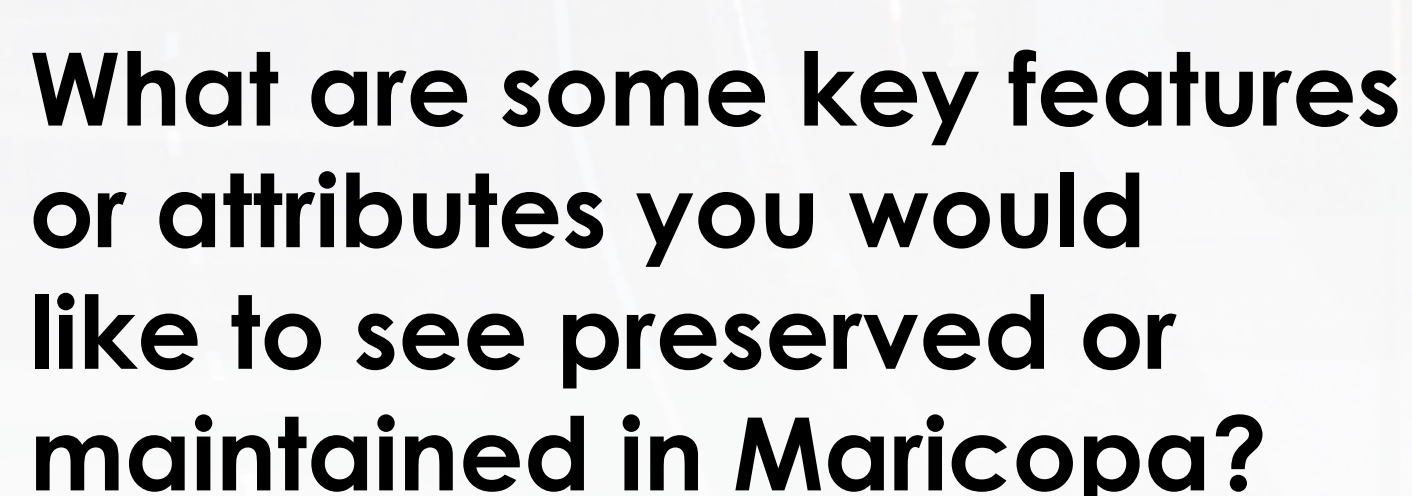
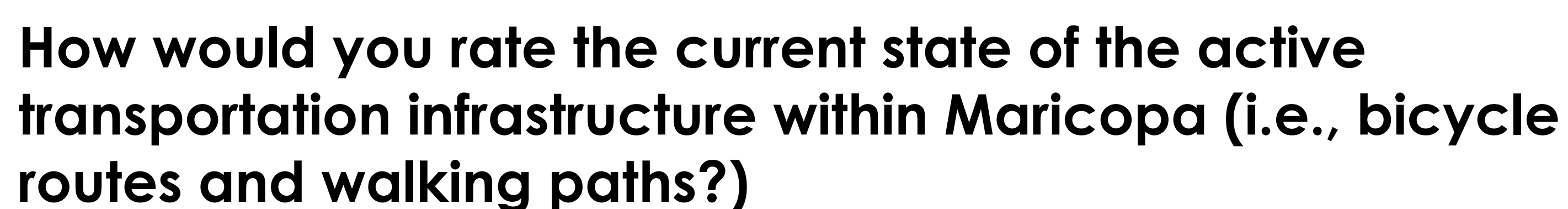
Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

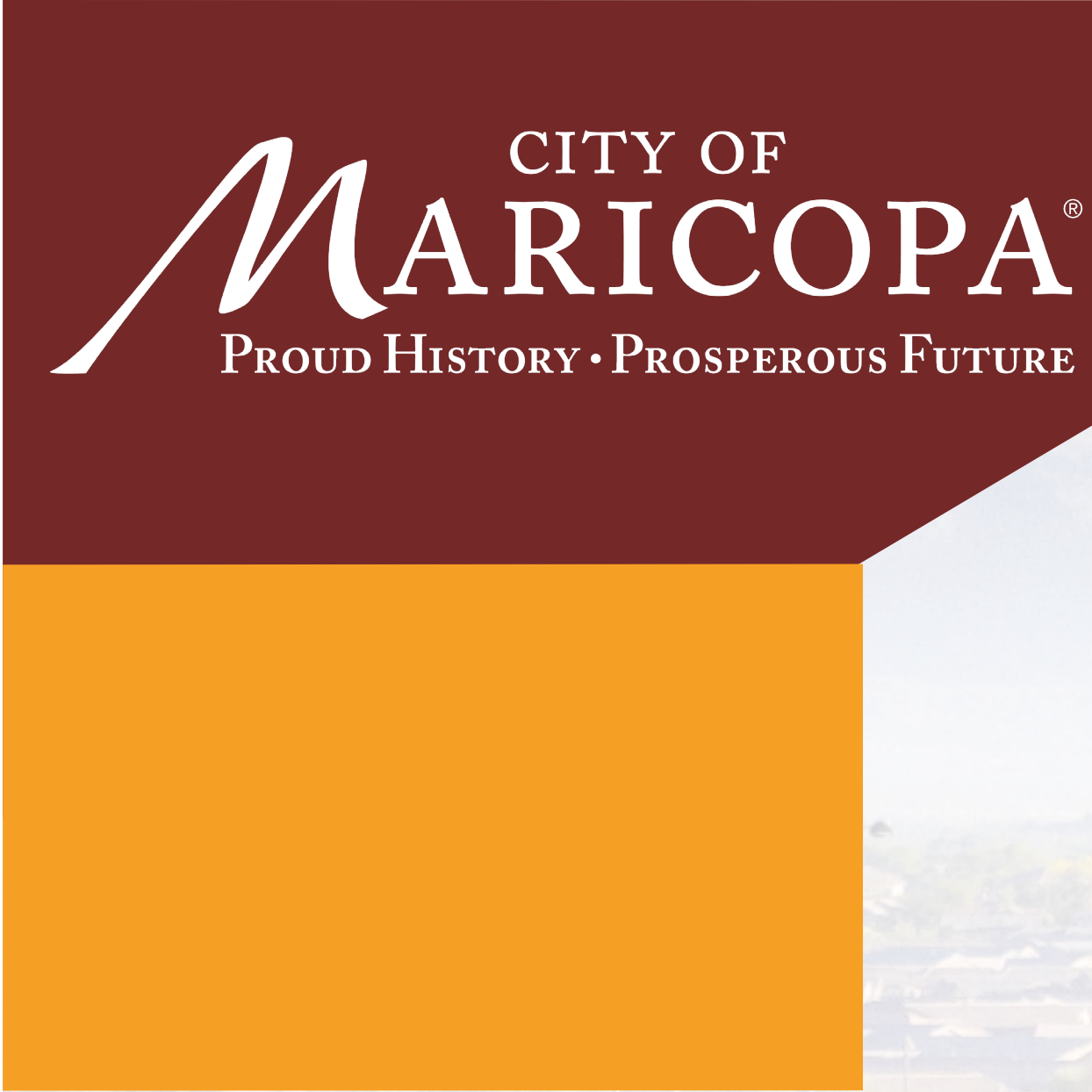
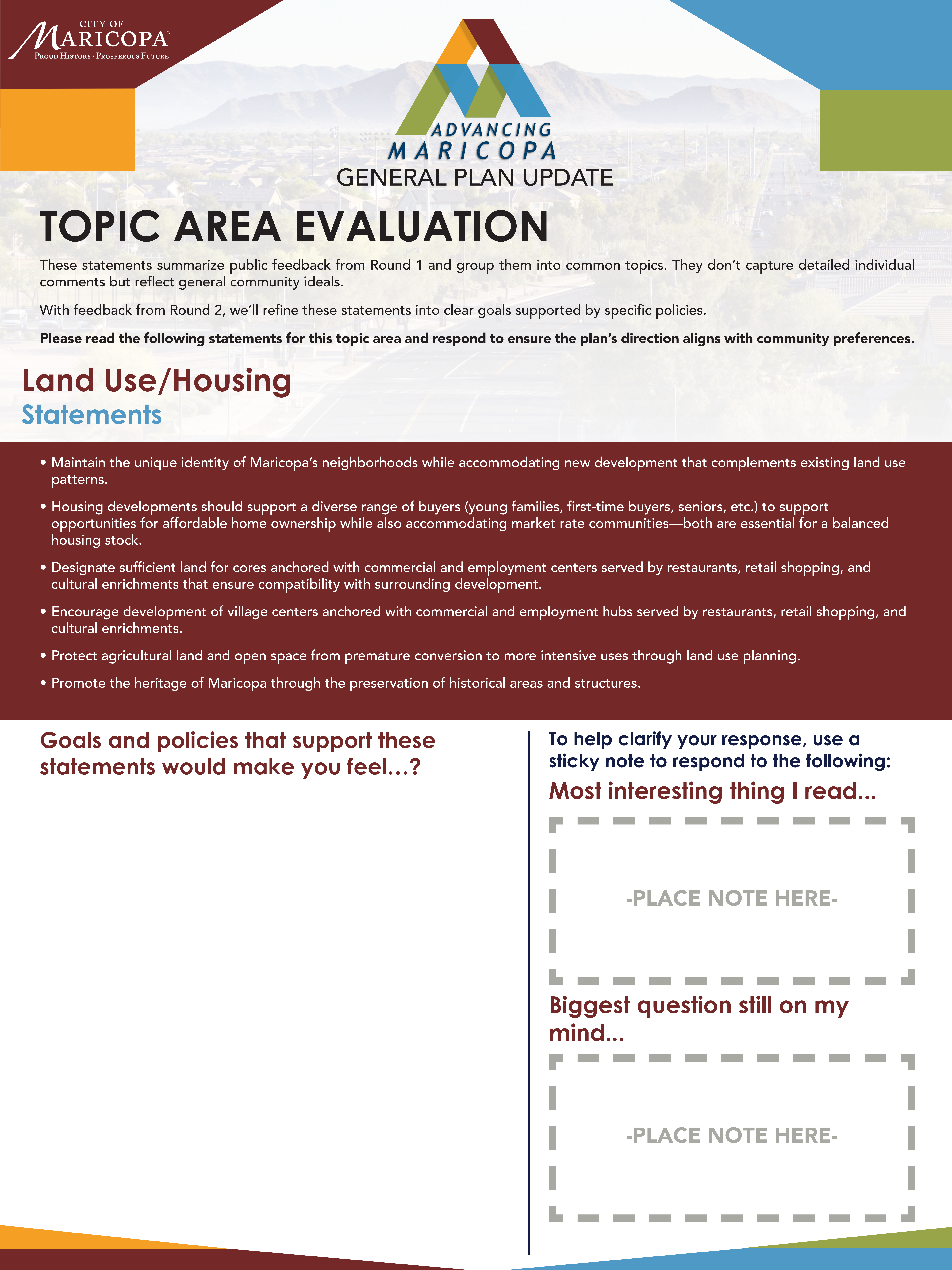
AGE COHORTS



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

What is your age?





GENERAL PLAN UPDATE

TOPIC AREA EVALUATION

These statements summarize public feedback from Round 1 and group them into common topics. They don't capture detailed individual comments but reflect general community ideals.

With feedback from Round 2, we'll refine these statements into clear goals supported by specific policies.

Please read the following statements for this topic area and respond to ensure the plan's direction aligns with community preferences.

Land Use/Housing Statements

- Maintain the unique identity of Maricopa's neighborhoods while accommodating new development that complements existing land use patterns.
- Housing developments should support a diverse range of buyers (young families, first-time buyers, seniors, etc.) to support opportunities for affordable home ownership while also accommodating market rate communities—both are essential for a balanced housing stock.
- Designate sufficient land for cores anchored with commercial and employment centers served by restaurants, retail shopping, and cultural enrichments that ensure compatibility with surrounding development.
- Encourage development of village centers anchored with commercial and employment hubs served by restaurants, retail shopping, and cultural enrichments.
- Protect agricultural land and open space from premature conversion to more intensive uses through land use planning.
- Promote the heritage of Maricopa through the preservation of historical areas and structures.

Goals and policies that support these statements would make you feel...?

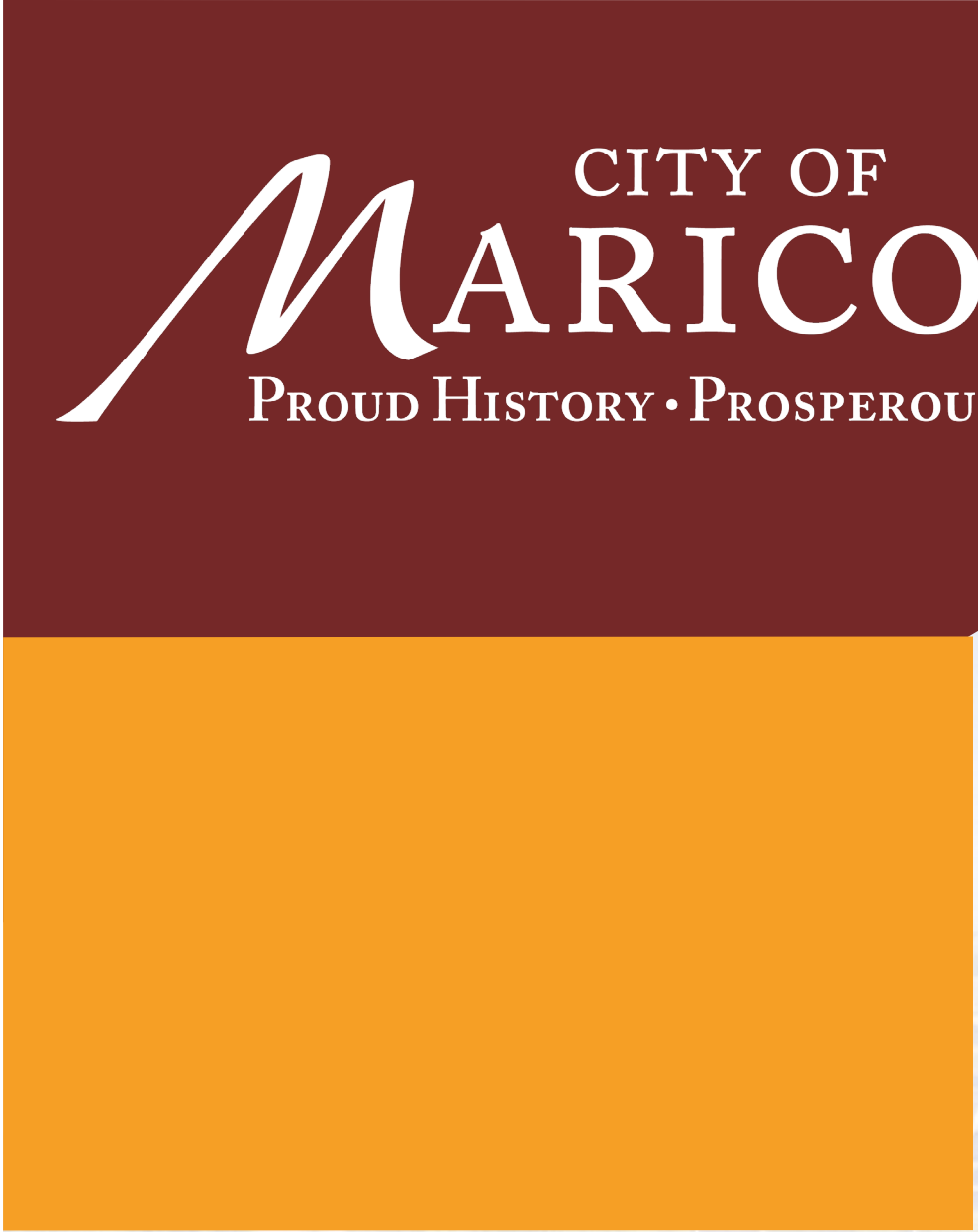
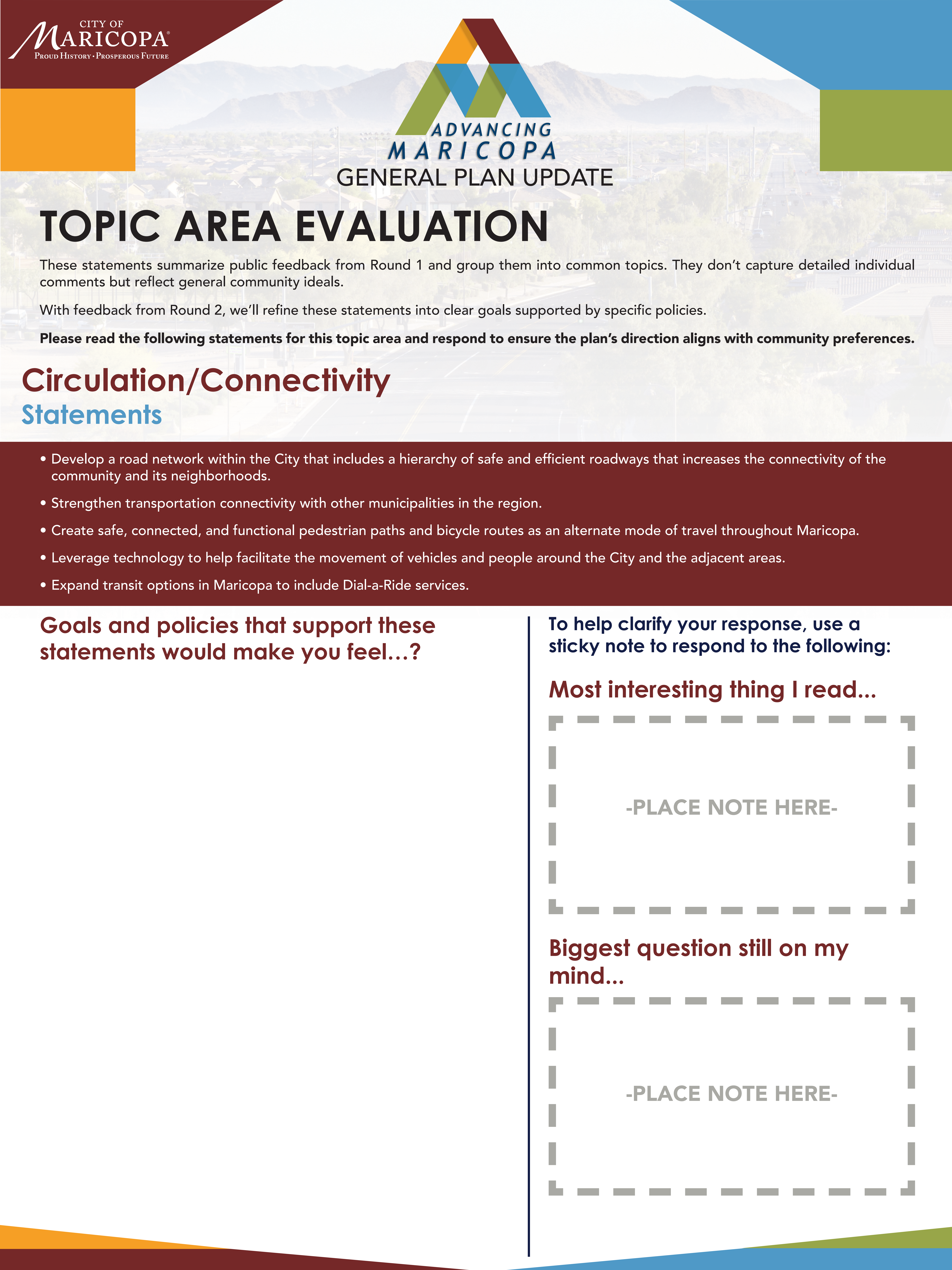
To help clarify your response, use a sticky note to respond to the following:

Most interesting thing I read...

-PLACE NOTE HERE-

Biggest question still on my mind...

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Circulation/Connectivity Statements

- Develop a road network within the City that includes a hierarchy of safe and efficient roadways that increases the connectivity of the community and its neighborhoods.
- Strengthen transportation connectivity with other municipalities in the region.
- Create safe, connected, and functional pedestrian paths and bicycle routes as an alternate mode of travel throughout Maricopa.
- Leverage technology to help facilitate the movement of vehicles and people around the City and the adjacent areas.
- Expand transit options in Maricopa to include Dial-a-Ride services.

Goals and policies that support these statements would make you feel...?

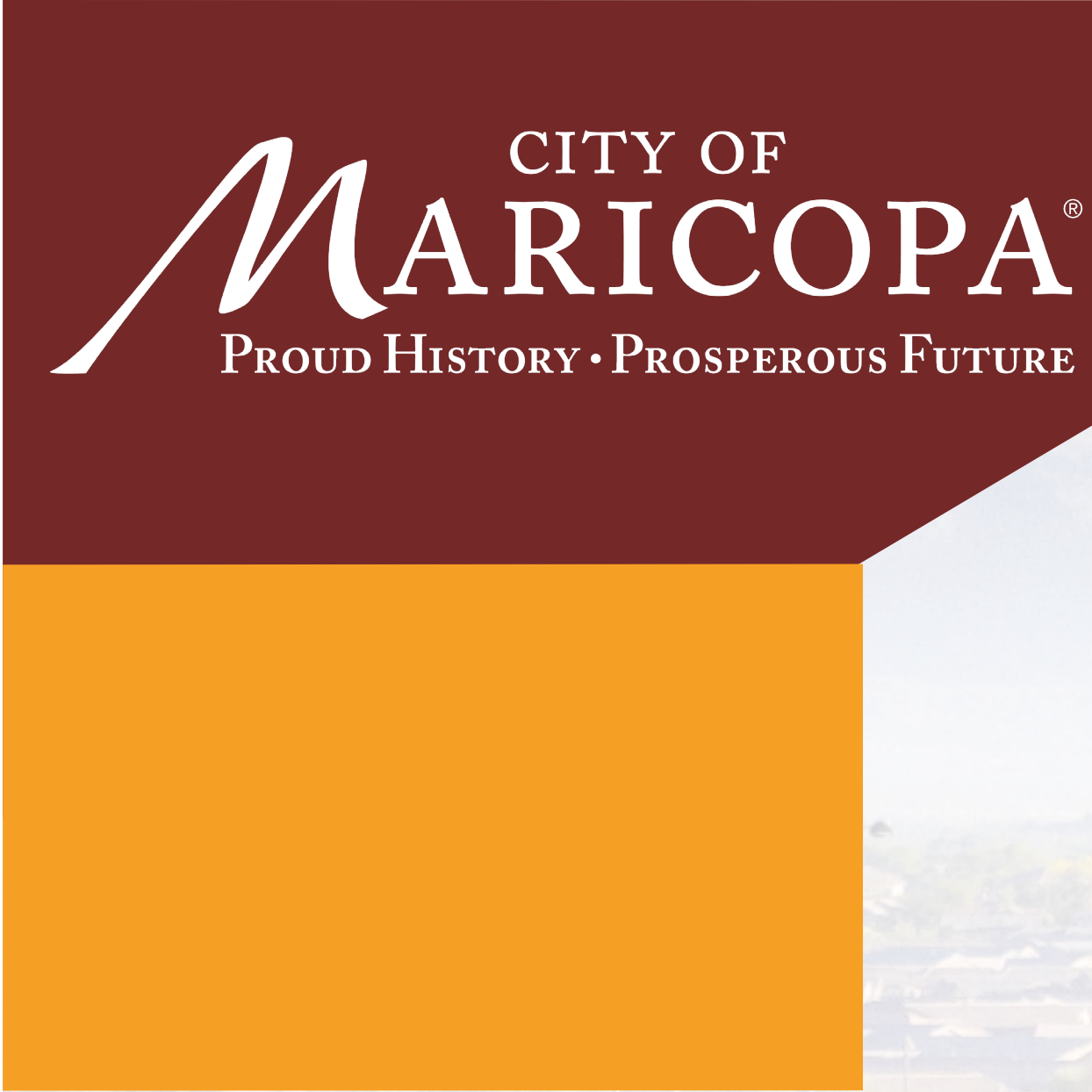
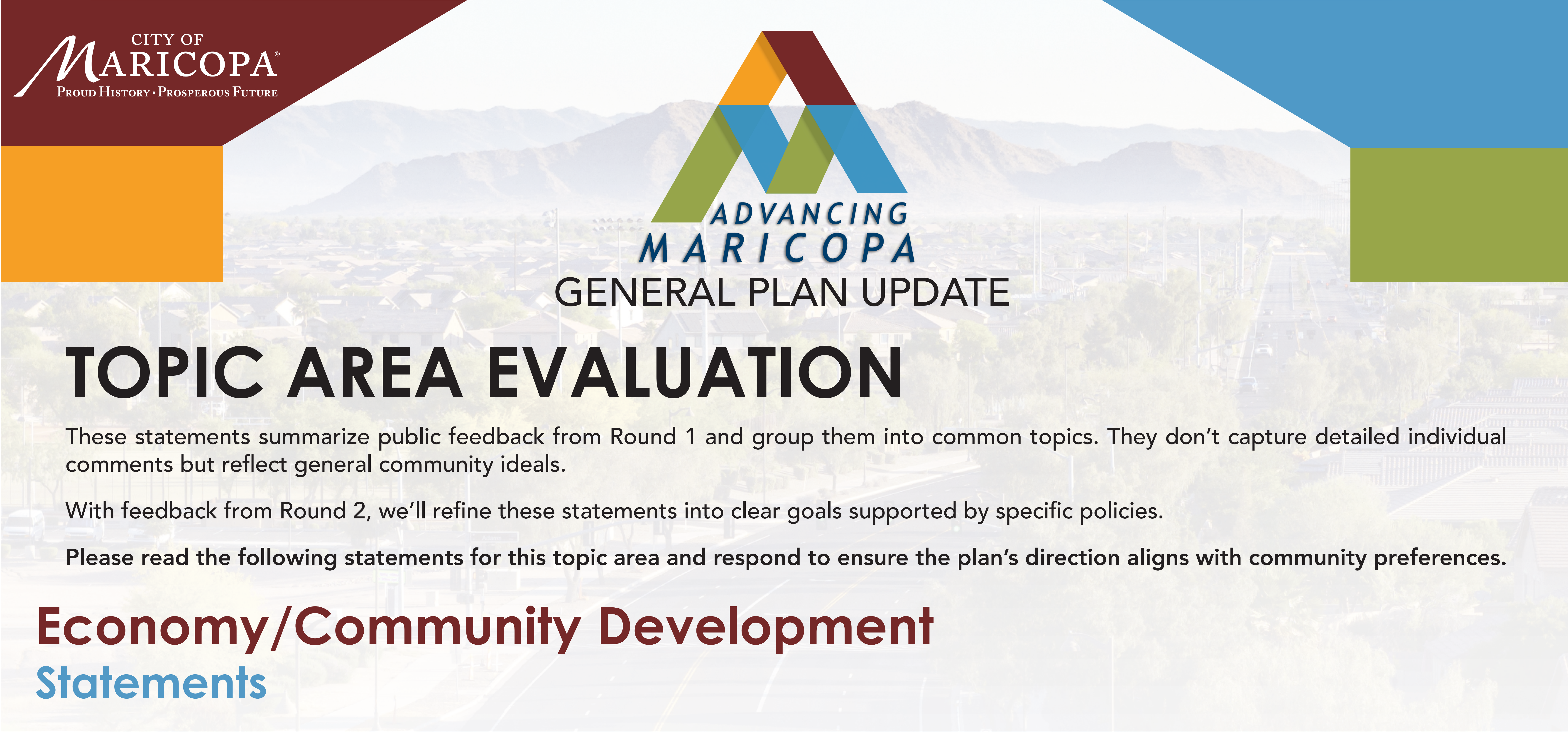
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Economy/Community Development Statements

- Promote the addition of career-advancing employment opportunities that allow residents to work in Maricopa.
- Prioritize the attraction of healthcare and technology related industries.
- Support the creation of commercial and retail destinations that offer entertainment and restaurants.
- Create a business-friendly environment to attract, retain, and support innovative companies and a skilled workforce.
- Continue to cultivate a climate of rich educational opportunities at all levels.
- Ensure that development projects contribute to enhancing community well-being.
- Exercise sound financial management to maintain the city's fiscal stability.

Goals and policies that support these statements would make you feel...?

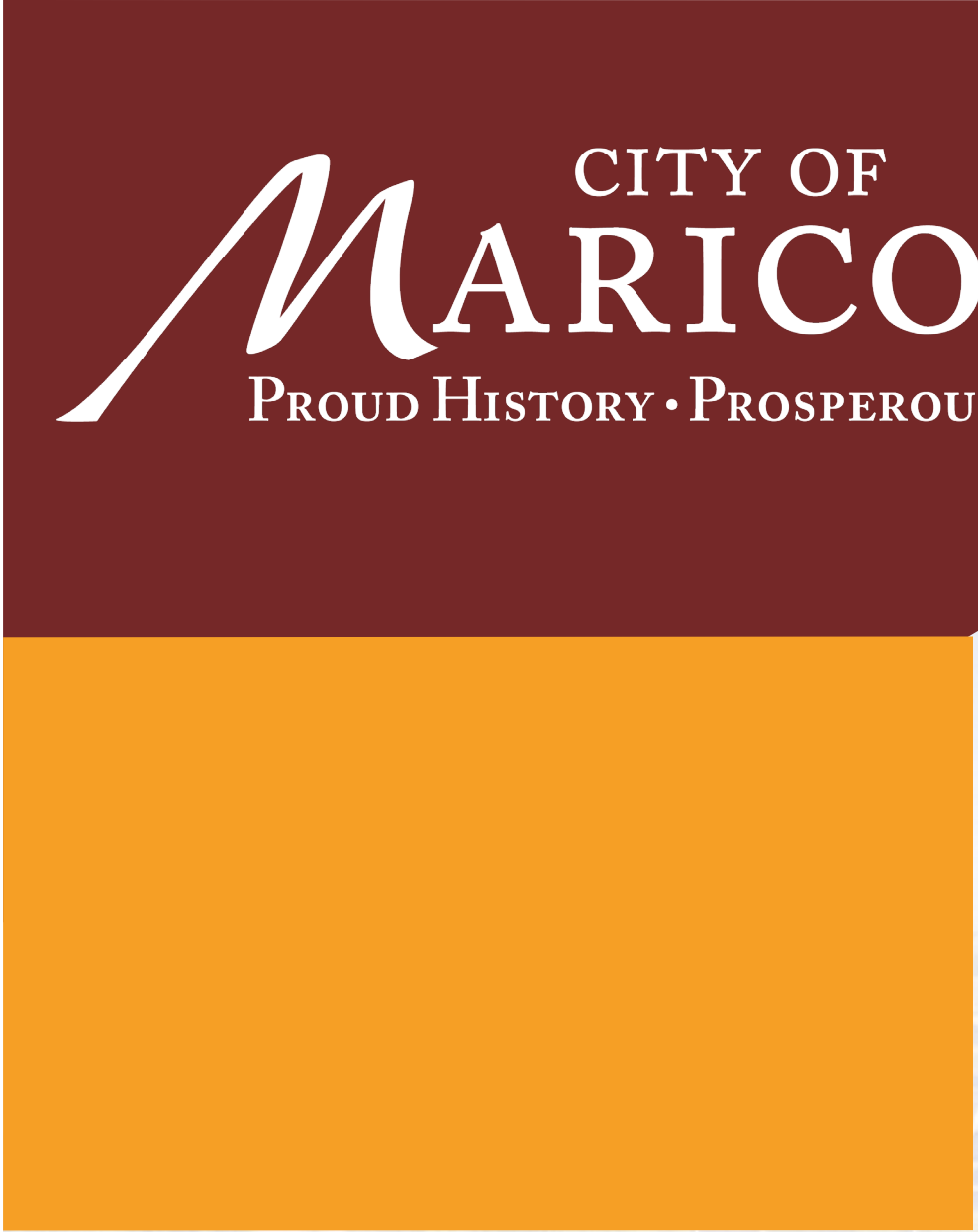
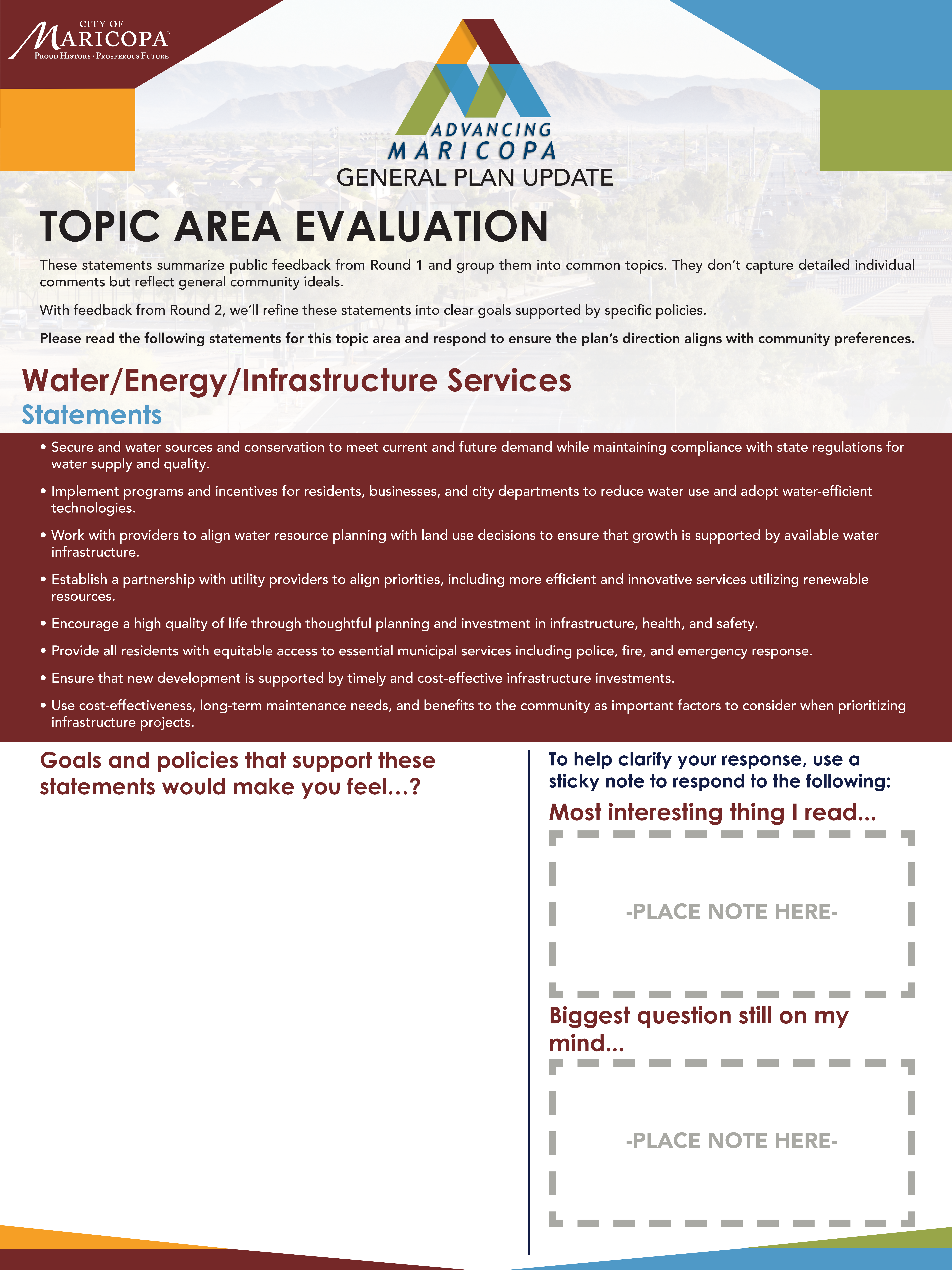
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Water/Energy/Infrastructure Services Statements

- Secure and water sources and conservation to meet current and future demand while maintaining compliance with state regulations for water supply and quality.
- Implement programs and incentives for residents, businesses, and city departments to reduce water use and adopt water-efficient technologies.
- Work with providers to align water resource planning with land use decisions to ensure that growth is supported by available water infrastructure.
- Establish a partnership with utility providers to align priorities, including more efficient and innovative services utilizing renewable resources.
- Encourage a high quality of life through thoughtful planning and investment in infrastructure, health, and safety.
- Provide all residents with equitable access to essential municipal services including police, fire, and emergency response.
- Ensure that new development is supported by timely and cost-effective infrastructure investments.
- Use cost-effectiveness, long-term maintenance needs, and benefits to the community as important factors to consider when prioritizing infrastructure projects.

Goals and policies that support these statements would make you feel...?

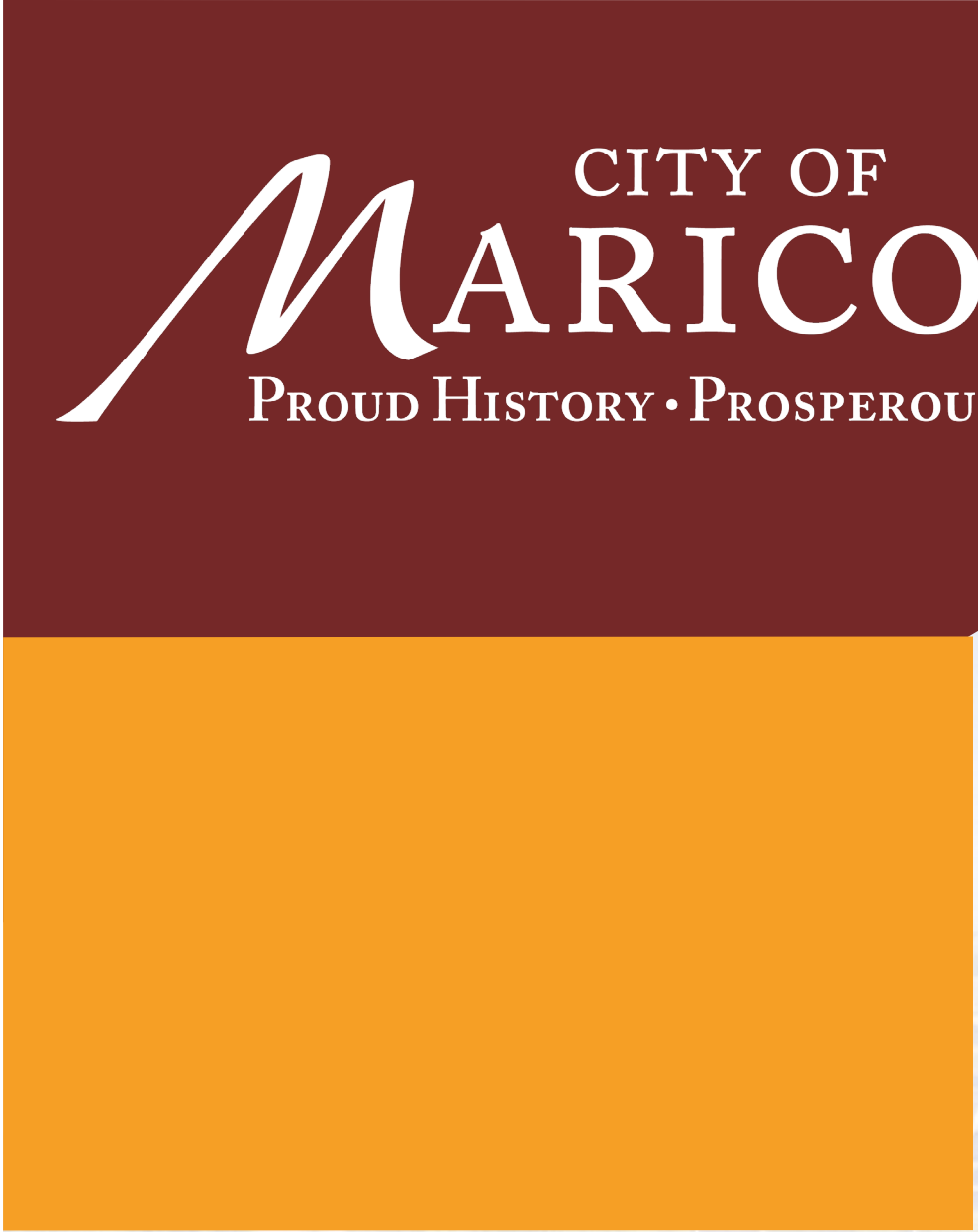
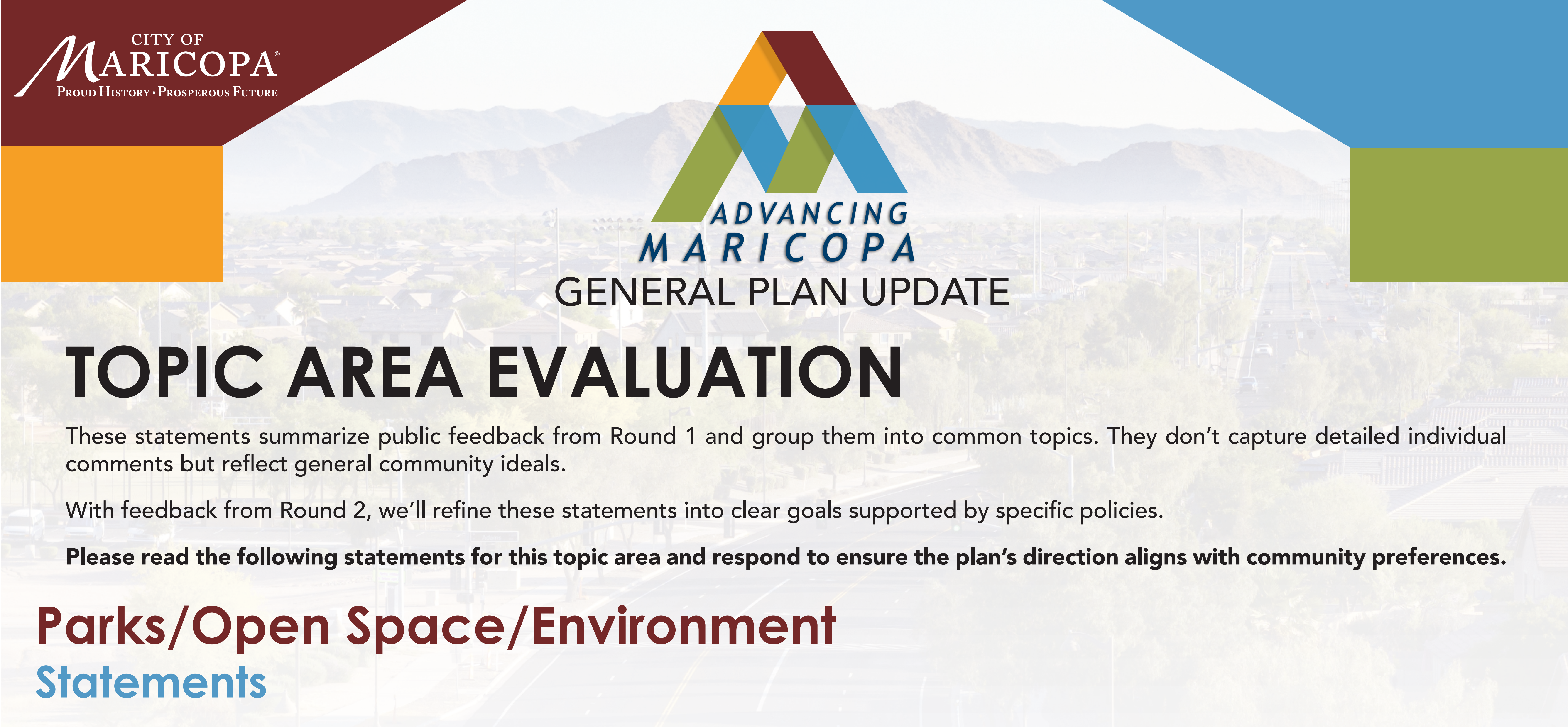
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Parks/Open Space/Environment Statements

- Ensure that the quantity, quality, and variety of parks and open spaces expand in proportion to overall growth, including recreation areas and natural preserves.
- Develop a well-connected network of parks, trails, and open spaces that are accessible to all residents, including safe pedestrian and bicycle routes linking neighborhoods to recreational amenities and local destinations.
- Advance Maricopa as a regional and national hub for youth sports and recreation.
- Support a diverse range of recreational programs and community events that serve residents of all ages and abilities.
- Strengthen the City's ability to respond to natural hazards (i.e. flooding, excessive heat, wildfires etc.).
- Ensure that the regional utility providers for the City offer alternative, sustainable energies such as solar and wind energy for residential, commercial, and industrial use.
- Promote local and regional efforts to improve air quality.

Goals and policies that support these statements would make you feel...?

To help clarify your response, use a sticky note to respond to the following:

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Please review the following land use designation descriptions that are included in the City of Maricopa's current *Planning Maricopa* General Plan. Then respond to the board question by using a post-it note to leave your feedback in the spaces provided.

Land Use Designation	What do you like or dislike about these land use designations?	Land Use Designation	What do you like or dislike about these land use designations?
Agriculture The Agriculture category recognizes farming and other agriculture as one of the principle land uses in the planning area. Agricultural uses have impacts to immediately adjacent properties making lower intensity land uses such as large lot, single-story residential appropriate transitions adjacent to agriculture. The density range of this category, in accordance with statutory requirements, is up to 1 residence per acre; however, the continuation of lower densities as required by existing zoning is supported.		Commercial The Commercial land use category provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, and subordinate multi-family residential uses which incorporate pedestrian and neighborhood needs through site planning, architecture, access, lighting and parking design. Single-family residential uses are not supported. For larger parcels, over 40 acres, regional retail development is anticipated in this designation.	
Rural The Rural category promotes the continuation of the rural character that is common across much of the planning area. Rural areas may include farming and small scale livestock operations along with low density residential and other uses defined in the Zoning Code for the respective Zoning District. Public infrastructure and services are not required at a level as great as in higher density development. Several rural enclaves exist in the planning area and should be preserved. The density range of this category is less than 1.0 dwelling unit per acre.		Light Industrial The Light Industrial category designation is intended to provide areas for the development and perpetuation of light industrial activity involving light manufacturing, assembling, warehousing, and wholesale activities and the associated office space and support uses. Areas designated for Light Industrial have adequate transportation and infrastructure access with an emphasis on minimal conflict with existing adjacent land uses.	
Low Density Residential The Low Density Residential designation accommodates semi-rural large lot development with generous distances to streets and between residential dwelling units and a viable semi-rural character setting. Limited livestock privileges may be a part of this character for areas where lot sizes are a minimum of one acre. Areas in this category are generally larger lots with accessory structures that may be used for animals. The maximum density for this land use category is 2.0 dwelling units per acre (du/ac).		Research and Development The Research and Development category is intended to accommodate a variety of employment and educational uses. Technology centers or campuses that include training, education, testing and secondary manufacturing are encouraged. Research and product development laboratories and related facilities are supported in creating a working and learning center for the community.	
Medium Density Residential The Medium Density Residential category provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.		Employment The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. Residential uses are not intended in this designation. Employment sites are to be integrated, through design, buffering, and siting, with adjacent residential or other activities. Typical developments have their own driveways, parking areas, identification signs and landscaping. Developments with more than one building share a common architectural theme, as well a landscape theme, identification signs, parking and driveways.	
High Density Residential The High Density Residential designation provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents. Such high density uses may be appropriate in the Mixed Use category. The density range of this land use category is 6.0 or more dwelling units per acre.		Parks / Open Space The Parks and Open-Space category designation identifies open-space sites and corridors intended for public recreation and resource conservation. The General Plan Future Land Use map does not locate individual neighborhood park sites. The General Plan recognizes the need for parks, recreational areas and open areas, which add to the attractiveness of the community and to the quality of life of the residents. The need for future parks is addressed in the Parks, Recreation and Open Space Element of this General Plan. Larger open space tracts are identified as future preserves and potentially regional parks, including substantial federal land reserves along the western and southern edges of the planning area. The O/S designation is consistent with the State's Open Space Planning law where applied to private and State Trust Lands and includes a maximum development intensity of 1 residence per acre.	
Mixed Use The Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single use projects are discouraged in the MU designation. Proposed MU projects should provide a true combination of uses that inter-relate in design and function with a pedestrian oriented environment. Higher density residential products (such as apartments and condominiums), 8.0 or more dwellings per acre, are expected in Mixed Use projects.		Village Center The Village Centers are the highest intensity urban area of the City, generally developing near intersections with regional importance for transit and connectivity. They are characterized by a cluster of community and neighborhood oriented areas with local commercial, office, entertainment, recreation, and mixed use spaces serving the day to day needs of the surrounding groups of neighborhoods. These centers should contain public gathering spaces and/ or civic uses with a character and identity that reflects the special character of the area. Uses will be integrated to the maximum extent possible in order to encourage a pedestrian-oriented design and transit ridership. The density range should exceed 18 dwelling units per acre when located within a 1/4 mile walk to a transit station or stop.	
Master Planned Community The Master Planned Community designation provides 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. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. Master Planned Community developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in Master Planned Communities without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.		Resort This category is for the potential location for future resort type development. Characterized by high levels of amenities including golf or other major recreational features, the General Plan expects and encourages such uses to locate in the City and the planning area by indicating several potential locations. Other Resort locations are anticipated to be identified as community and market development continues.	

Have a question about the placement of any land use designation on the City of Maricopa's currently published future land use map? Share your comments on a post-it note and place it on the map.

