

CITY OF **MARICOPA**[®] PROUD HISTORY • PROSPEROUS FUTURE

2025 Development Services Project Highlights

December 2025

**Presented By:
Development Services**



INTRODUCTION

In 2025, the City of Maricopa Development Services once again set a high standard for excellence in service and responsiveness. We continued to raise the bar for efficient, transparent, and developer-friendly processes, not just meeting expectations, but exceeding them.

We understand that in development, time truly is money. That's why we've remained laser-focused on removing barriers, streamlining approvals, and delivering record-breaking turnaround times on permits. Our commitment to proactive communication and a solution-oriented mindset has made it easier than ever for developers, builders, and investors to move forward with confidence.

But numbers only tell part of the story. What truly sets Maricopa apart is our collaborative spirit. We believe that great communities are built through partnerships between the City, the private sector, and our residents. In 2025, that partnership continued to thrive, resulting in smarter growth, stronger relationships, and shared success.

We're proud to share the highlights of what has been another banner year, one that reaffirms why more and more people are choosing Maricopa as the smart place to invest, build, and grow.

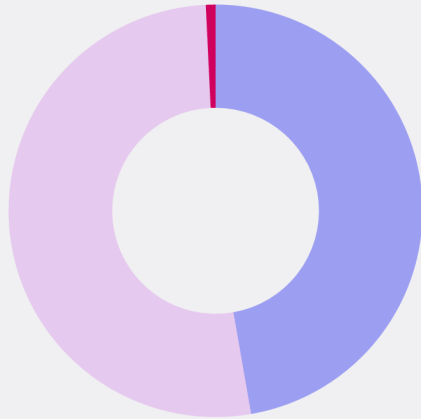




2025 Permit Activity



Permits Issued

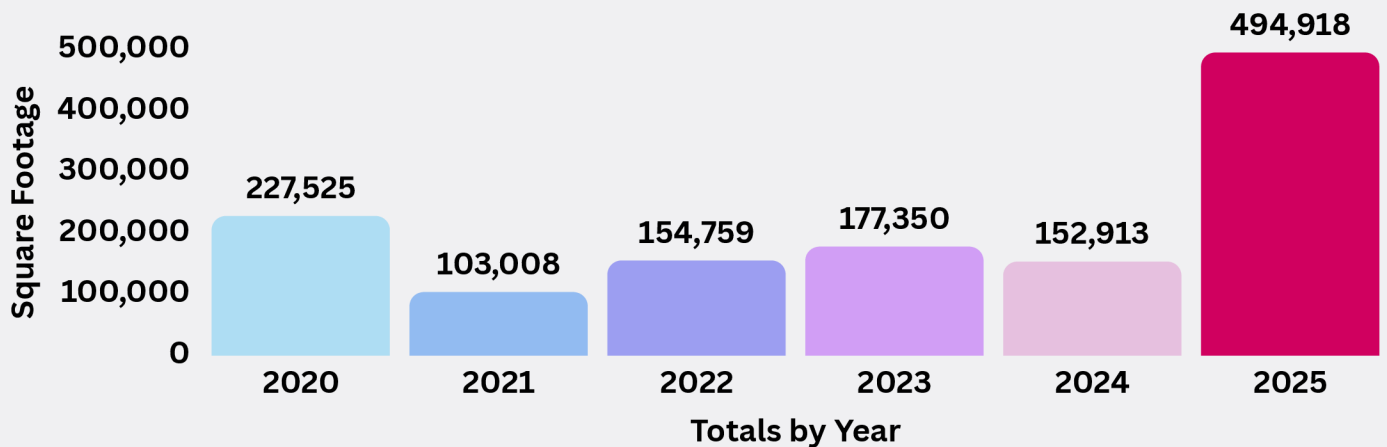


	Multi Family	626
	Single Family	569
	Commercial	9
	Total	1,191

Development Process Overview: 2025 Averages

Stage	Average Review for Approval	Average Review Cycle	Standard Review Turnaround Times
Pre-Application	30 Days	1 Cycle	3 Weeks
Planning & Zoning Review	90 Days	3 Cycles	4 Weeks
Engineering Review	50 Days	3 Cycles	4 Weeks
Building Plan Review	30 Days	2 Cycles	4 Weeks

Permitted Commercial Square Footage Totals



CAREFREE RV

Address: 45760 W Estrella Parkway
Community Area: Estrella Gin Business Park
Status: Under Construction
Expected Completion: Spring 2026



Carefree RV has introduced a high-quality, fully covered storage facility designed for recreational vehicles, boats, and automobiles. Located at the northeast corner of North Loma Road and North Estrella Parkway, the 10.68-acre site will address the city's significant shortage of covered RV storage.

The project features approximately 250,000 square feet of covered parking, a 3,000-square-foot two-story welcome center/office and caretaker's residence, RV wash bays, propane and dump stations, and 400,000 square feet of paved surface. In total, the facility will offer 518 rentable storage spaces.

This development will enhance the surrounding area, serving the growing number of residents living in CC&R-regulated communities that prohibit vehicle storage on streets or driveways, and will provide a unique, much-needed amenity for the City of Maricopa's expanding population.



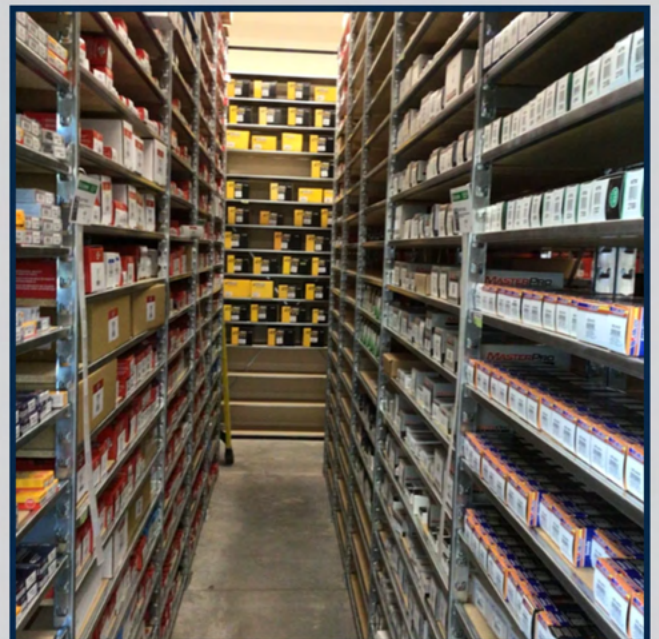
➔➔➔➔➔ O'REILLY AUTO PARTS

Address: 17516 N Shea Way
Community Area: The Wells
Status: Recently Completed



O'Reilly Auto Parts has opened its newest location in the City of Maricopa, providing residents with convenient access to high-quality automotive parts, tools, and maintenance supplies. The store supports both do-it-yourself customers and professional service providers, strengthening local access to essential automotive resources.

O'Reilly's presence enhances the city's growing retail and commercial landscape, creates local employment opportunities, and contributes to Maricopa's continued economic growth and service diversity.

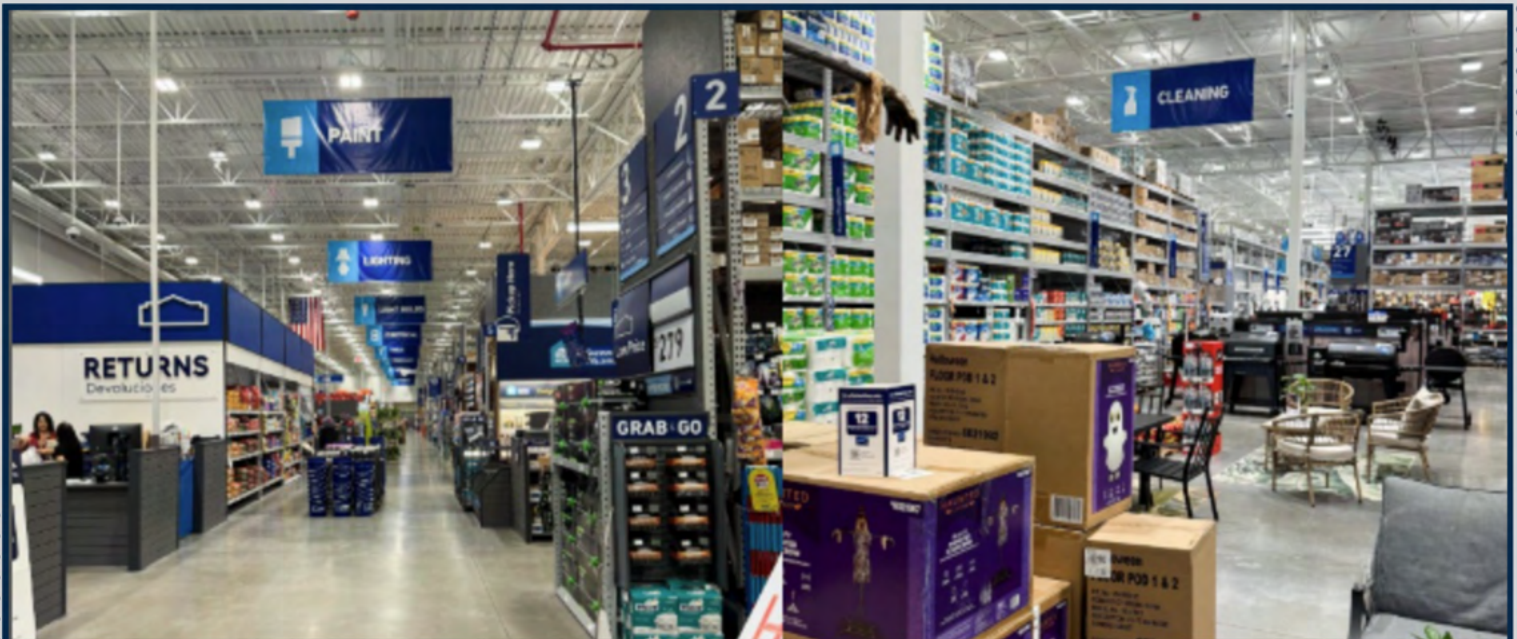


LOWE'S

Address: 44400 W Honeycutt Ave
Community Area: Southbridge Marketplace
Status: Recently Completed

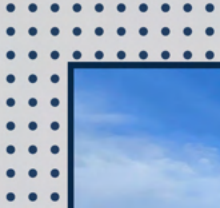


Lowe's Home Improvement celebrated its grand opening in July 2025 within the newly established Southbridge Marketplace Shopping Center. The store offers a full range of home improvement products, tools, garden supplies, and building materials to the City of Maricopa. This addition provides residents and contractors with convenient access to essential home and construction resources, creates local employment opportunities, and supports continued growth and investment in the community.



▶▶▶▶ KINGDOM HALL

Address: 40559 W Honeycutt Rd
Community Area: Seven Ranches
Status: Recently Completed



A new Kingdom Hall of Jehovah's Witnesses was constructed in the City of Maricopa, providing a modest and well-designed place of worship for local congregations and community members interested in Bible study.

The Kingdom Hall will initially serve two congregations, each consisting of approximately 90–120 members, meeting twice weekly—once during the week and once on weekends. The facility will offer an orderly, welcoming environment that supports community engagement, spiritual education, and daily ministry activities within Maricopa.



CHILAQUILES

Address: 20800 N John Wayne Pkwy Suite 101
Community Area: The Shops at Maricopa Fiesta
Status: Recently Complete



Chilaquiles Modern Kitchen recently opened its doors in the City of Maricopa, bringing a fresh, contemporary take on traditional Mexican cuisine to the community. Breathing new life into The Shops at Maricopa, Chilaquiles enhances the city's growing dining scene by offering residents and visitors a vibrant new place to gather and enjoy locally inspired flavors.

The restaurant contributes to the local economy through job creation, expanded dining options, and continued revitalization of Maricopa's retail and hospitality sector.



LA MICHOACANA

Address: 20800 N John Wayne Parkway
Community Area: The Shops at Maricopa Fiesta
Status: Recently Completed



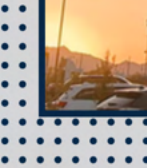
La Michoacana opened its doors in late 2025 at The Shops at Maricopa Fiesta, bringing a vibrant and culturally rich dessert and snack-concept venue to the community. Offering authentic Mexican paletas, aguas frescas, and other sweet treats, the business will provide a fun gathering spot for residents of all ages.

Its arrival supports local economic vitality through job creation, strengthens the retail and hospitality mix in Maricopa, and further elevates the city's appeal as a growing destination for food and leisure.



DUKE'S ROADHOUSE

Address: 19395 N John Wayne Parkway
Community Area: Heritage District
Status: Recently Completed

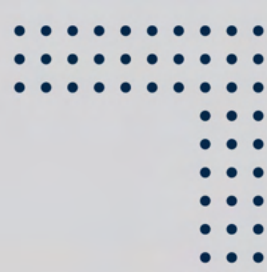


Duke's Roadhouse recently opened in the City of Maricopa, offering a lively two-story dining and entertainment experience complete with live music, dancing lessons, and spacious indoor/outdoor patio area. The venue brings a vibrant new energy to the community, giving residents and visitors a place to gather, enjoy great food, and participate in fun, interactive events.

Duke's enhances Maricopa's growing hospitality and nightlife offerings while supporting local economic growth through job creation and expanded entertainment options.



ALTO



Address: 16720 N Porter Rd
Community Area: South of Maricopa - Casa Grade Hwy
Status: Recently Completed



Roers Companies was proud to team up with the City of Maricopa to bring an important housing project to the community. The development resulted in 200 multi-family homes comprised of one-, two-, and three-bedroom units ranging in size from 850 to 1,250 square feet. The project was gated and featured an attractive design along with a strong package of amenities for residents.



▶▶▶▶▶ HONEYCUTT RUN

Address: 36351 W Honeycutt Road

Community Area: South East Corner of Hartman & Honeycutt Roads

Status: Recently Completed

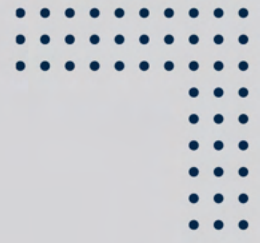


A plan for a 209-unit gated community known as Honeycutt Run was developed and constructed by Suncrest. The neighborhood benefited from an efficient configuration that combined the quality, privacy, and comfort of single-family living with the high-level amenities and lifestyle offered by traditional Class A apartment communities.

Due to the shift in residents' preferences toward more efficient design, individual spacious living, and a low-maintenance lifestyle, both baby boomer and millennial residents were drawn to the combination of private walk-up entrances, large covered porches, and a centralized neighborhood amenity area—without the worry of overbearing maintenance responsibilities.



REINSMAN COMMONS



Address: 44170, 43990, 44235 Honeycutt Ave
Community Area: Southbridge Marketplace
Status: Under Construction
Expected Completion: Summer 2027



The proposed Overland / Waterman / Butterfield development plan includes three residential product types that accommodate a variety of residents of different ages and socioeconomic groups: Family Workforce Housing (Overland Apartments), Market Rate Apartments, (Butterfield Commons), Senior Housing community (Waterman Senior Apartments) A total of 574 residential units are proposed between all product types with 342 of those units being one-bedroom (60%), 164 two-bedroom units (29%) and 68 three-bedroom units (12%). A total density of 28.46 dwelling units per acre is provided for the overall site.

Overland Apartments - Dec 2025

Waterman Senior Apartments - Spring 2026

Butterfield Commons - Summer 2027



➤➤➤➤➤ RANCHES AT GUNSMOKE

Address: 19550 N Gunsmoke Road
Community Area: Seven Ranches
Status: Under Construction
Expected Completion: Summer 2026



Gunsmoke is a gated residential rental community featuring approximately 253 attached and detached single-family units at a density of 10.1 units per net acre. Phase 1 consists of 22 units, representing the initial portion of the community's build-out.

Although technically classified as multi-family because multiple rental dwellings sit on a single parcel, Gunsmoke is intentionally designed to function like a well-planned single-family neighborhood. The homes resemble cottage-style residences, not apartment buildings, and many include attached garages.

Residents will enjoy both private backyards for each unit and shared open space amenities throughout the development. To ensure consistent upkeep and a high-quality living environment, Hancock Communities will manage maintenance of both private yards and common area.



HOME @ MARICOPA

Address: 17645 N Porter Road

Community Area: East of Maricopa Power Center at The Wells

Status: Under Construction

Estimated Completed: Winter 2026



Shelter Asset Management and SAM Development Group are proud to be teaming up with the City of Maricopa to bring a new, innovative, and important multi-family residential project to the community. The proposal includes 536 units planned to be built in a combination of four- and five-story residential buildings that are based on existing prototypes that are architecturally tailored in an effort to meet the intent of the City of Maricopa's draft Multi-Family Residential Design Guidelines.



7+ WATER

Address: 44360 W Edison Rd, Suite 110
Community Area: Fry's Marketplace
Status: Recently Completed

7 Plus Water and Alkaline opened a new location in the Fry's Marketplace Plaza near Planet Fitness, expanding its family-owned business into the City of Maricopa. The store offers a variety of alkaline and reverse osmosis purified water, along with bottles, dispensers, and stands. Known for delivering great-tasting and health-focused water options, 7 Plus Water and Alkaline provides residents with a convenient source for quality hydration products while contributing to the growth of locally owned businesses in the community.



BARRO'S PIZZA

Address: 21101 N John Wayne Pkwy
Suite E106
Community Area: Fry's Marketplace
Status: Recently Completed



Barro's Pizza opened in the City of Maricopa following the successful conversion of a former Pizza Hut building. The project involved a minor remodel featuring a refreshed interior layout, enlarged restrooms, upgraded kitchen equipment, and an open ceiling design with new spiral ductwork. Exterior improvements included the installation of a new patio railing to enhance outdoor dining. The completion of Barro's Pizza brought a well-known local favorite to Maricopa, adding another popular dining option for residents and visitors alike.



▶▶▶▶▶ BASKIN ROBBINS

Address: 20350 N John Wayne Pkwy, Suite 110
Community Area: Sprouts Shopping Center
Status: Recently Completed



Baskin-Robbins opened a new location at 20350 North John Wayne Parkway within the Sprouts Shopping Center, bringing one of America's most beloved ice cream brands to the City of Maricopa. The 1,051-square-foot first-generation tenant space was designed efficiently to create a welcoming and enjoyable environment for guests. This addition provides residents and visitors with a fun, family-friendly dessert destination and further strengthens Maricopa's growing mix of retail and dining options.



▶▶▶▶ ACTION BEHAVIOR CENTER

Address: 41800 W Maricopa-Casa Grande Hwy

Community Area: Maricopa Power Center at The Wells

Status: Recently Completed



Action Behavior Centers opened its new 10,775-square-foot office and therapy clinic in the former Big 5 Sporting Goods location in the City of Maricopa. The remodeled facility provides a bright, welcoming space designed to support children with autism through specialized therapy and learning programs. Founded with a mission to make quality care more accessible for families, Action Behavior Centers brings valuable healthcare services, professional jobs, and compassionate resources to the Maricopa community.



OUR COMMITMENT TO DEVELOPERS IN 2026

Looking ahead to 2026, we are excited to continue our momentum. With continued growth on the horizon, the role of Development Services becomes even more critical in fostering collaboration, streamlining processes, and ensuring quality at every stage of development.

One of the key components of our success is the Project Coordinator role—a service that sets Maricopa apart from many other cities. Unlike jurisdictions where developers are left to navigate complex processes alone, Maricopa offers dedicated, hands-on support throughout the entire development journey. The Project Coordinator acts as a central point of contact, helping to bridge communication between developers, city departments, and stakeholders. This personalized approach reduces delays, minimizes confusion, and ensures that projects remain aligned with city goals and timelines.

By providing this elevated level of service, Maricopa not only enhances the efficiency of the development process but also builds strong, lasting partnerships with those investing in our city’s future. It’s this commitment to collaboration, innovation, and service that truly distinguishes Maricopa and positions us for continued success in 2026 and beyond.



Project Location Details



Development Services 2025 Year End Stats

»»»» Key Highlights ««««

PLANNING & ZONING

Development Review Permits: ↑ 81%

2025: 746 acres rezoned to Non-Residential
(716 acres rezoned to Industrial. 29 acres rezoned to
Commercial / Mixed Use)

VS.

2024: 28 acres rezoned to Commercial

ENGINEERING

Traffic Control Permits: ↑ 19%

(of this, 22% was Telecommunications)

On site & Off Site Permits ↓ 10%

BUILDING

New Construction: ↑ 80%

Commercial Tenant Improvement: ↑ 172%





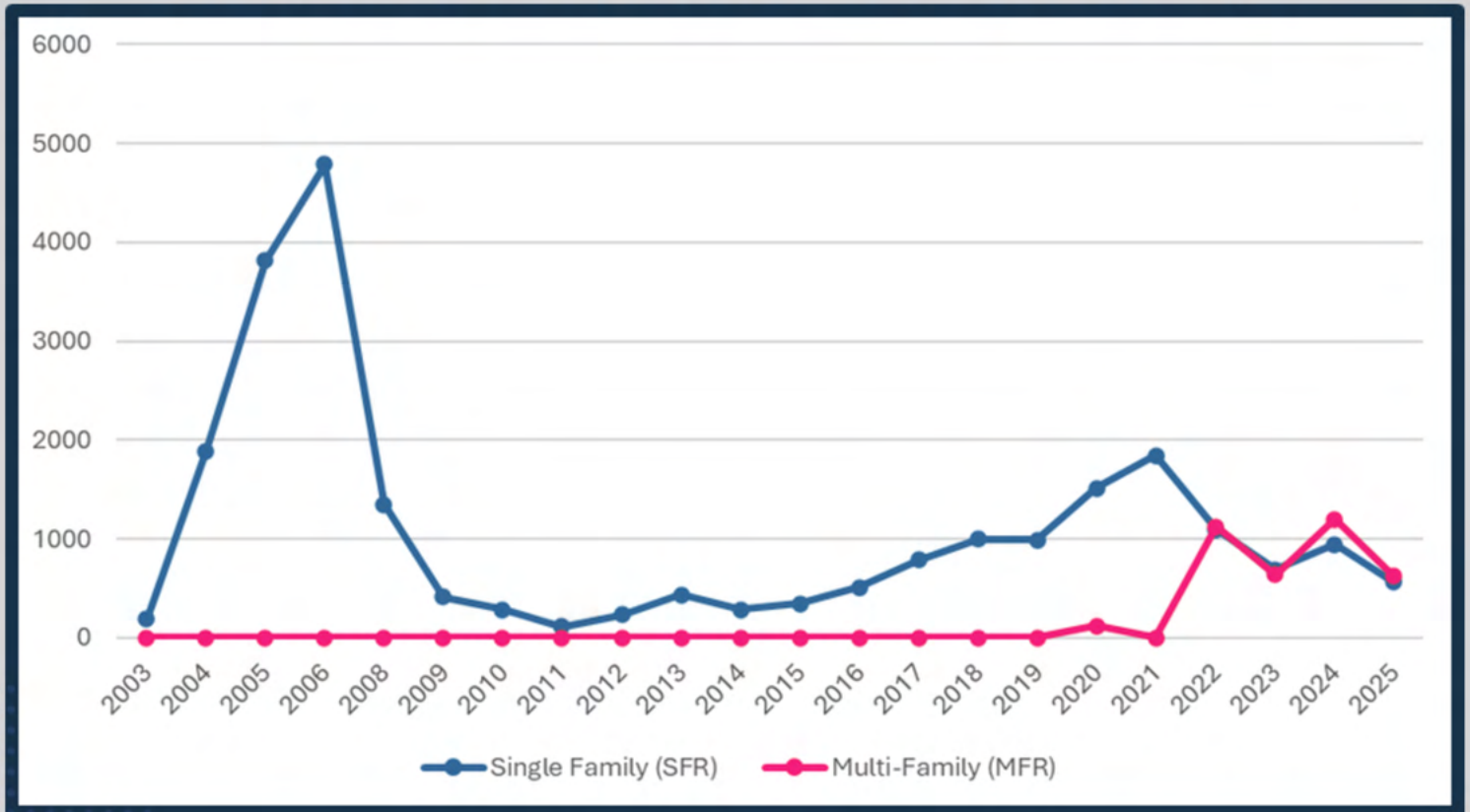
Department Overview

Permits Submitted	Plan Reviews	Inspections Performed	Code Violations
3,343	4,831	19,239	1,419



Year End Stats - By Department

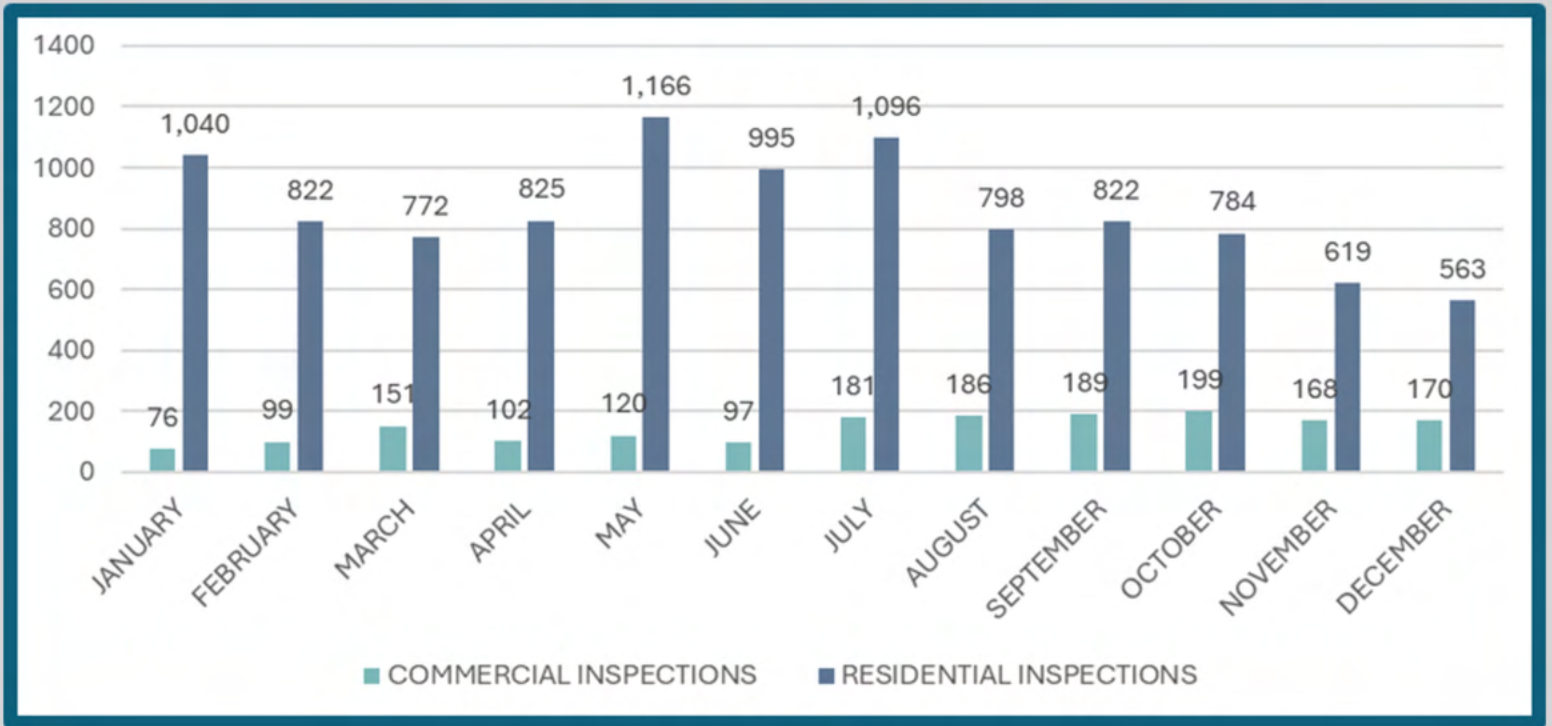
SFR / MFR Units Issued City of Maricopa



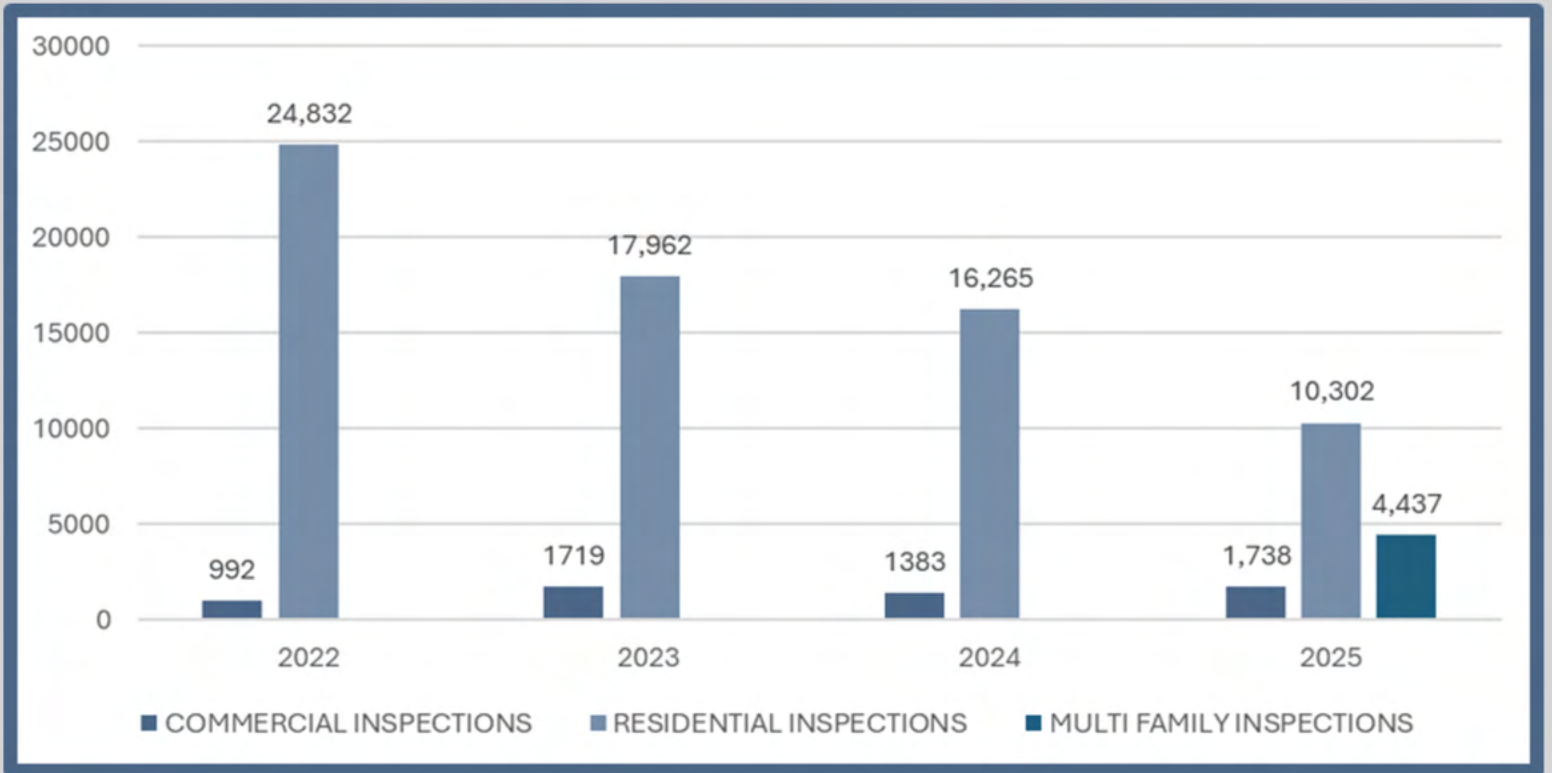
Counts include data comparable to previous years



2025 Building Safety Inspections Per Month



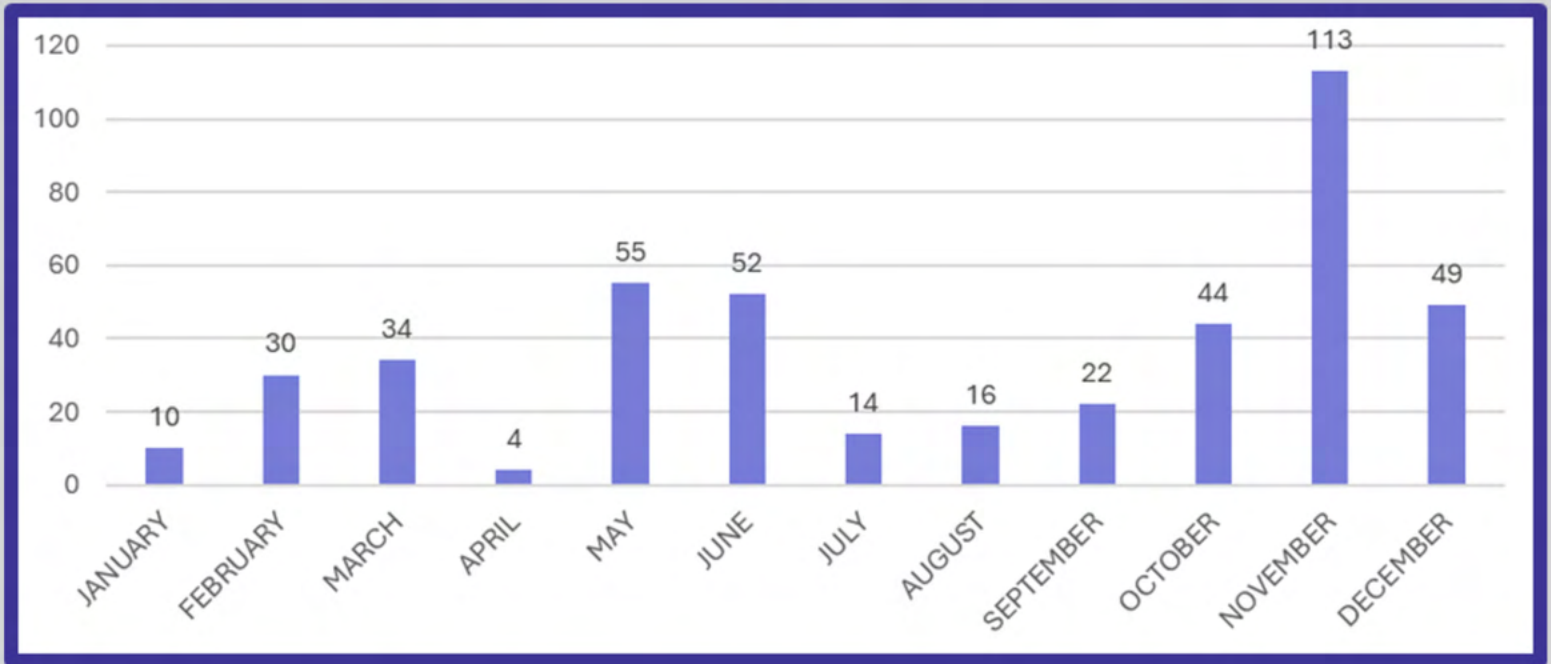
Building Safety Inspections Per Year



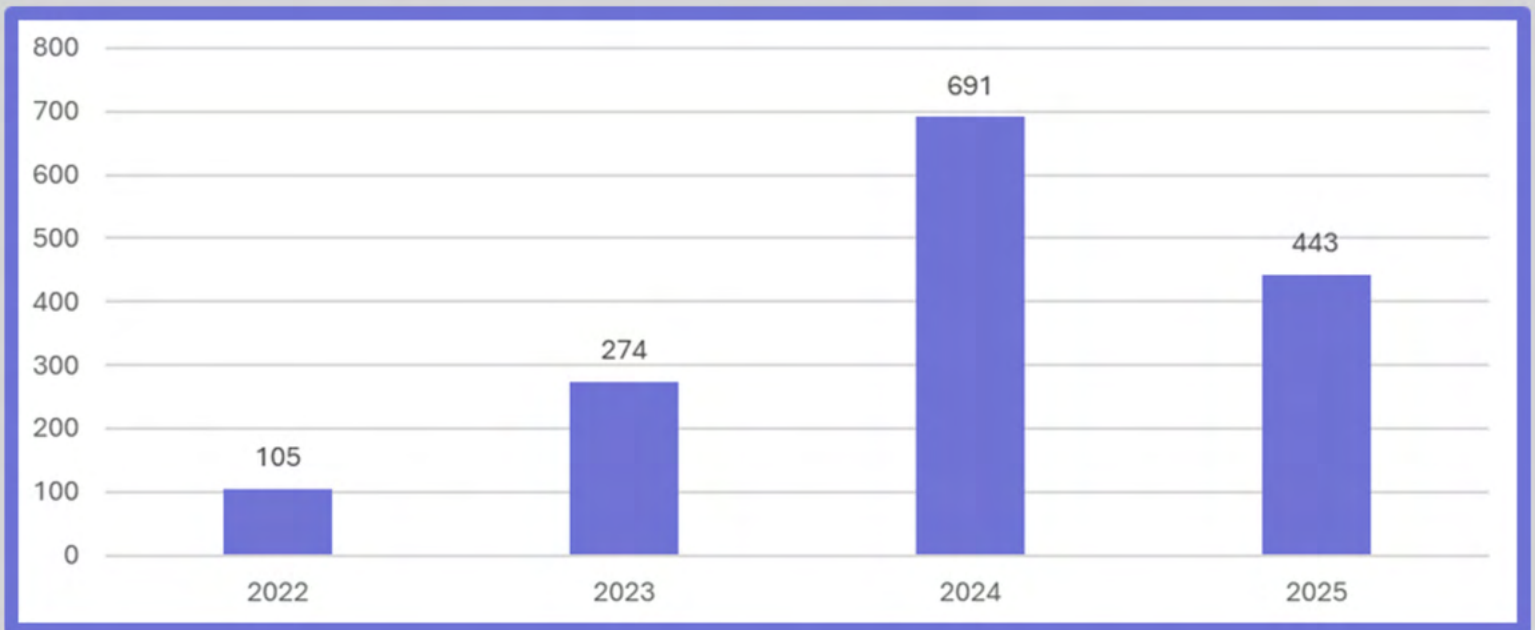
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



2025 Planning and Zoning Inspections Per Month



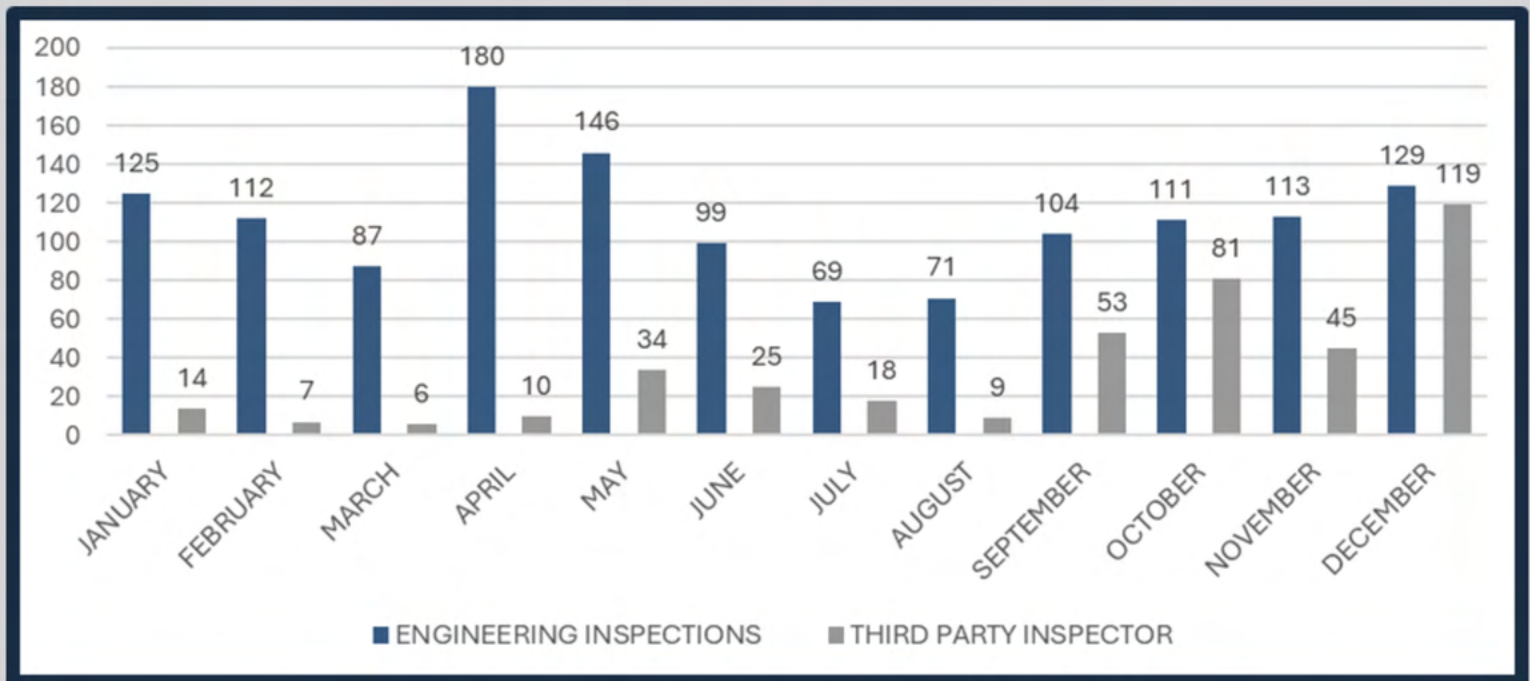
Planning and Zoning Inspections Per Year



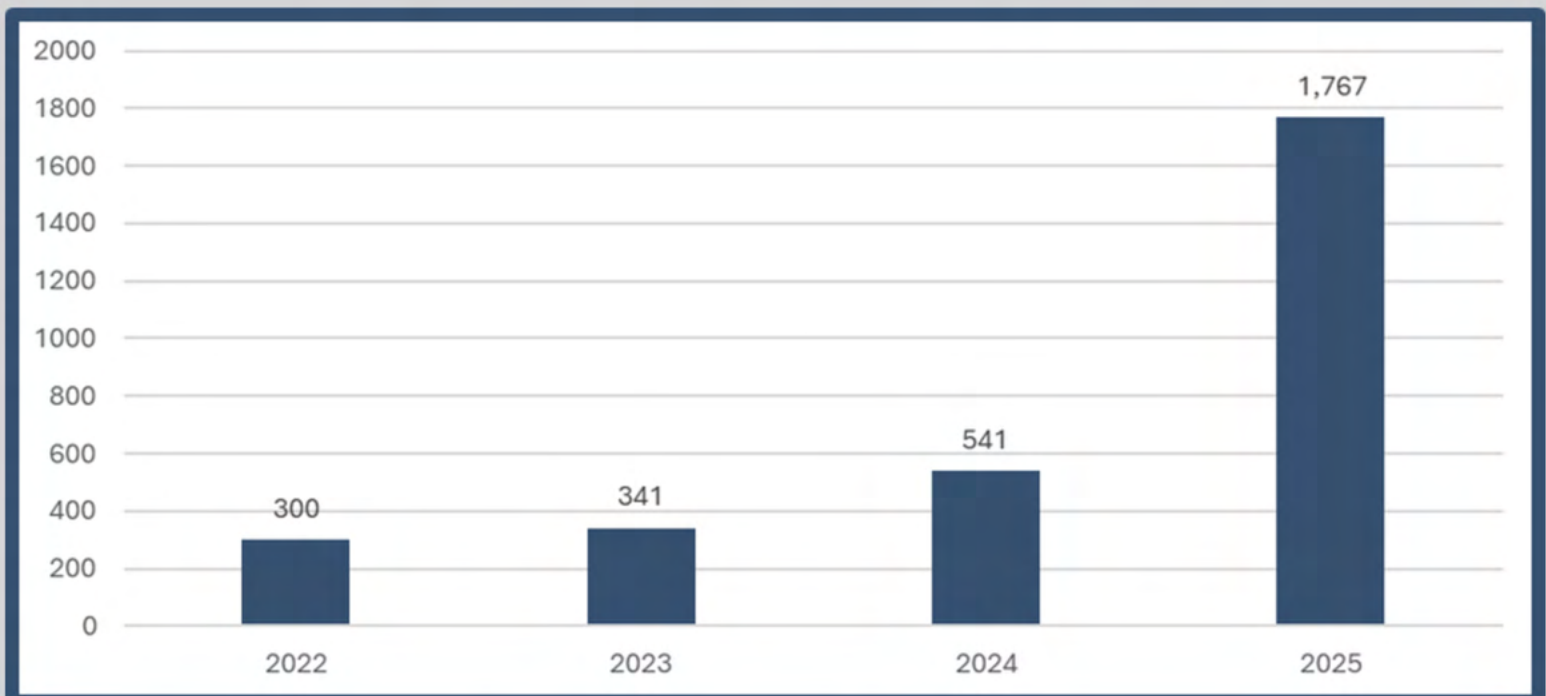
**NOTE: Data Counts are from 01/01/2022 - 12/31/2025*



2025 Engineering Inspections Per Month



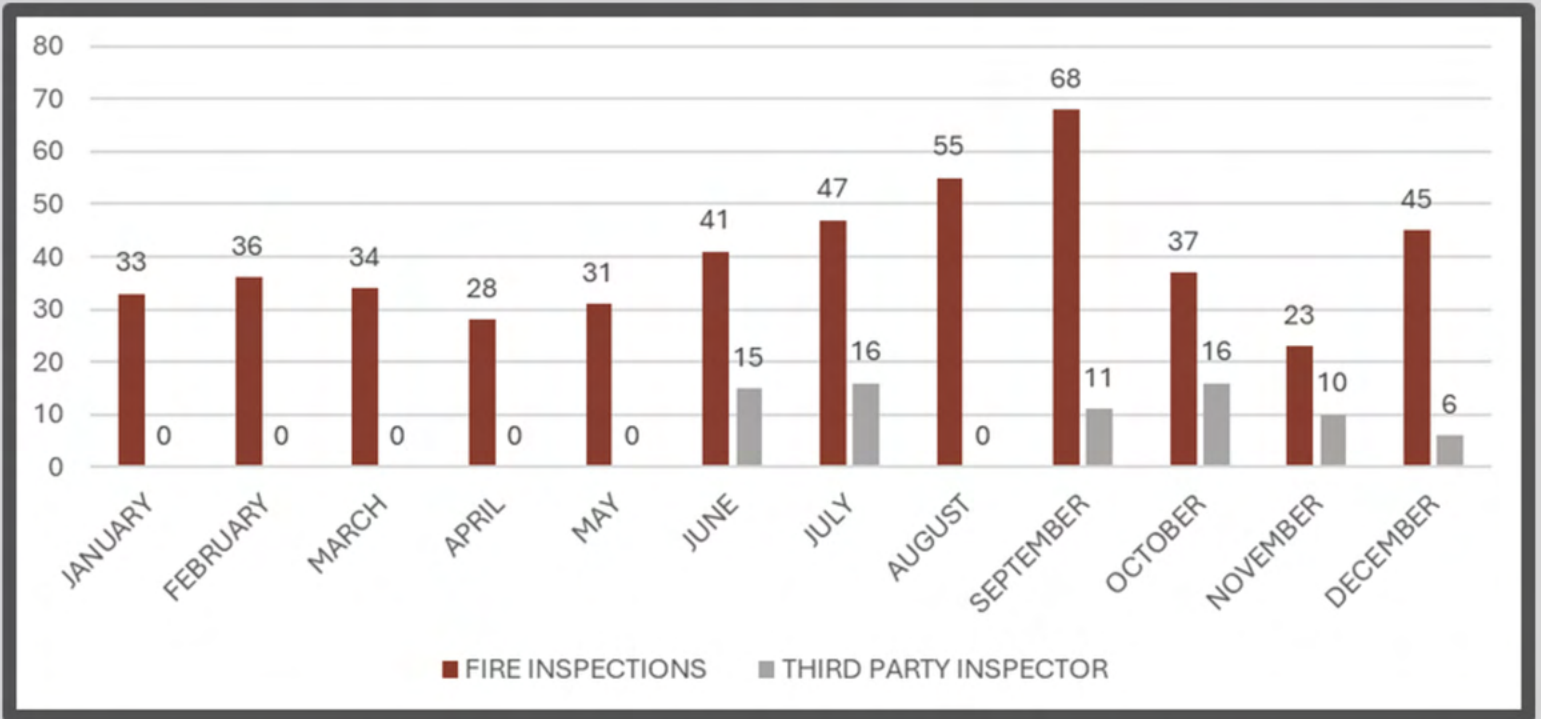
Engineering Inspections Per Year



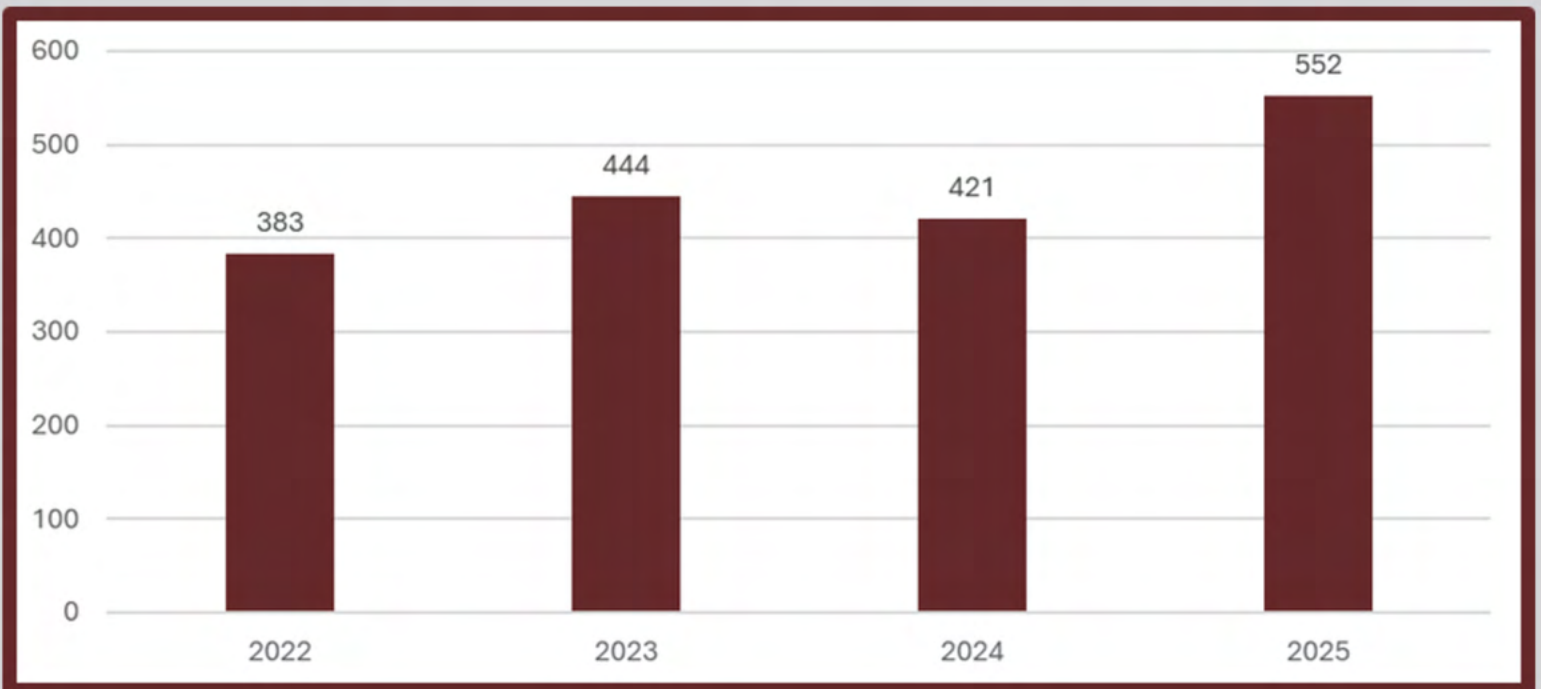
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



2025 Fire Prevention Inspections Per Month



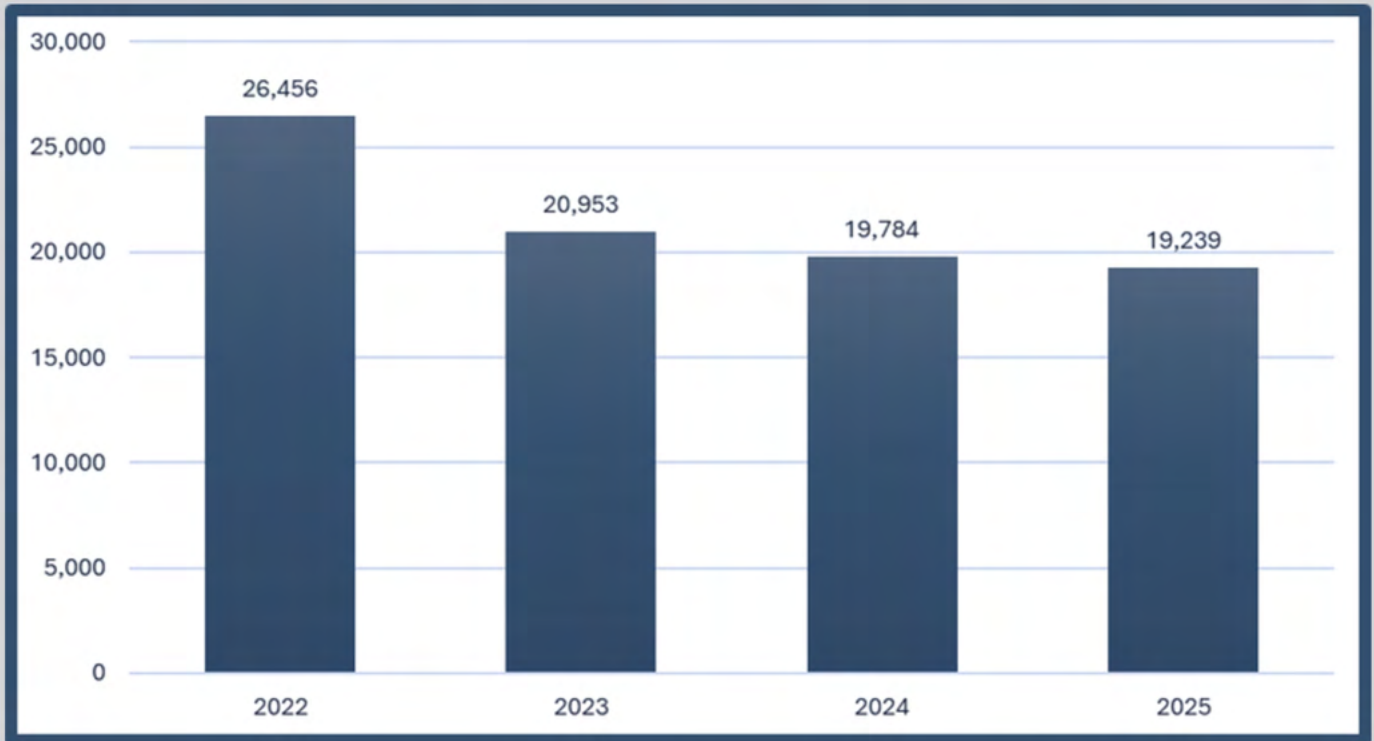
Fire Prevention Inspections Per Year



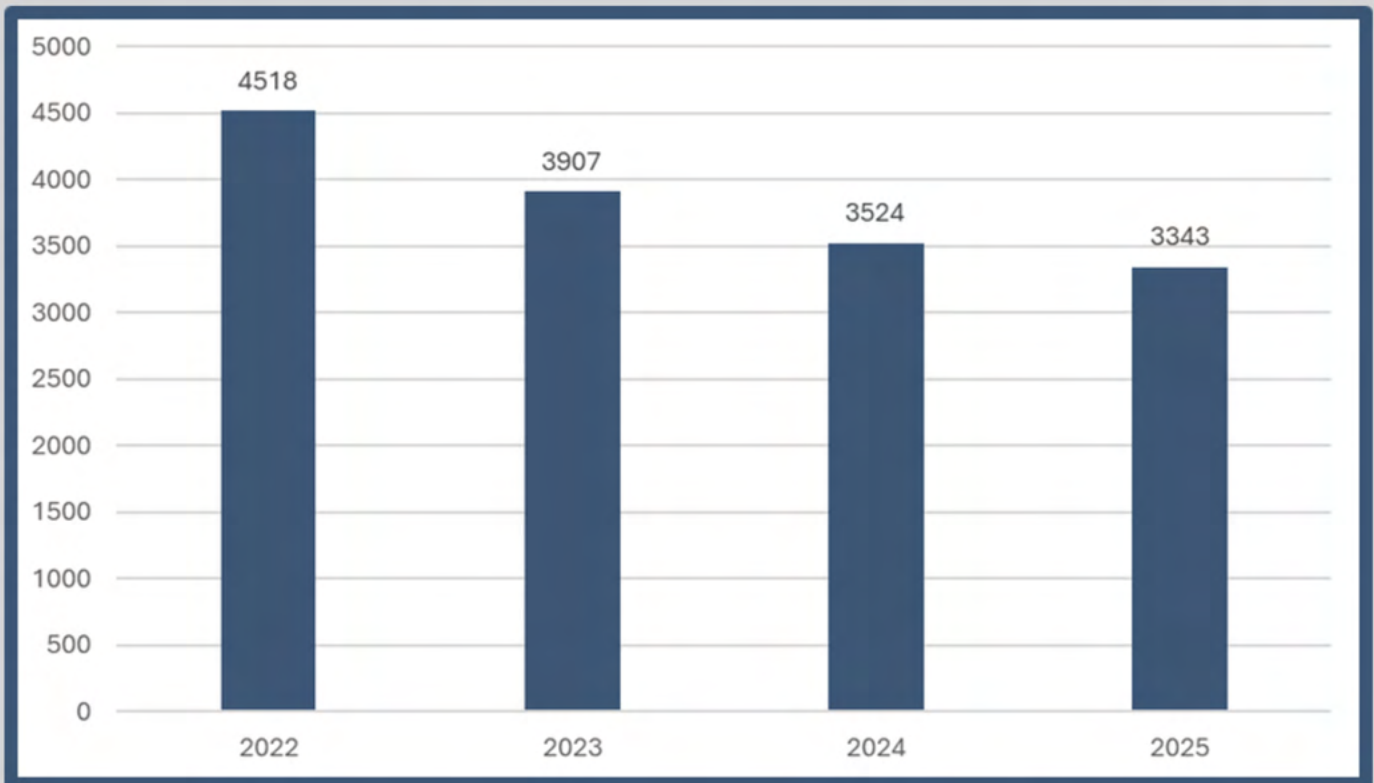
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



DSD Inspections Completed Per Year



DSD Permits / Applications Submitted Per Year

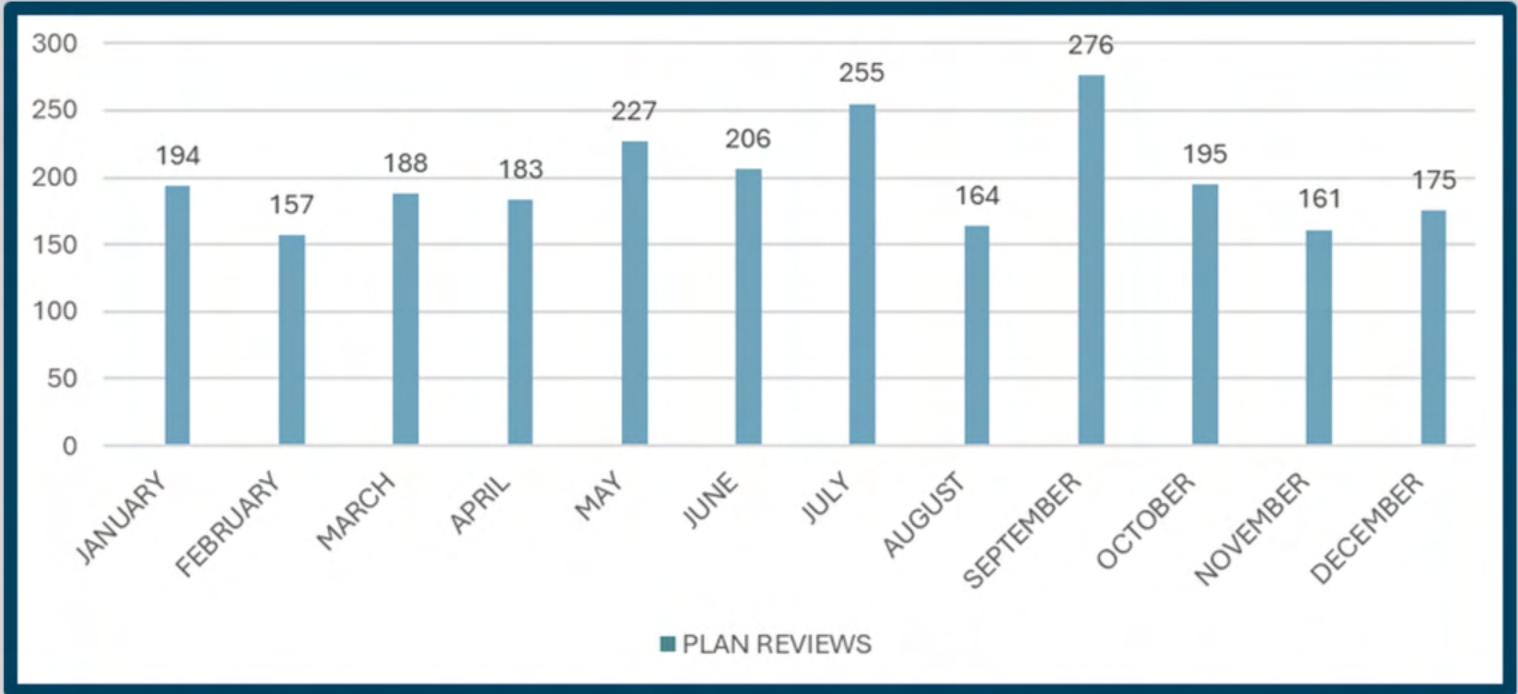


**NOTE: Data Counts are from 01/01/2022 - 12/31/2025*

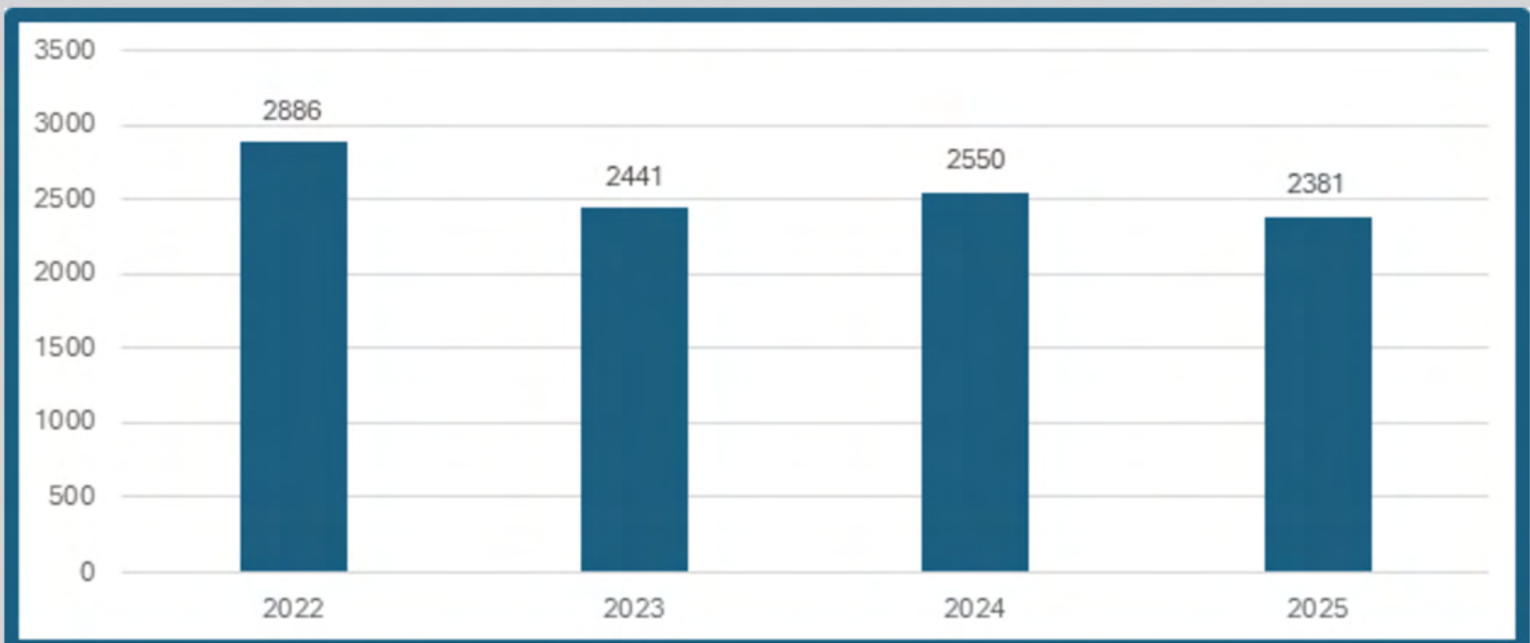


Plan Reviews - By Department

2025 Building Safety Plan Reviews Per Month



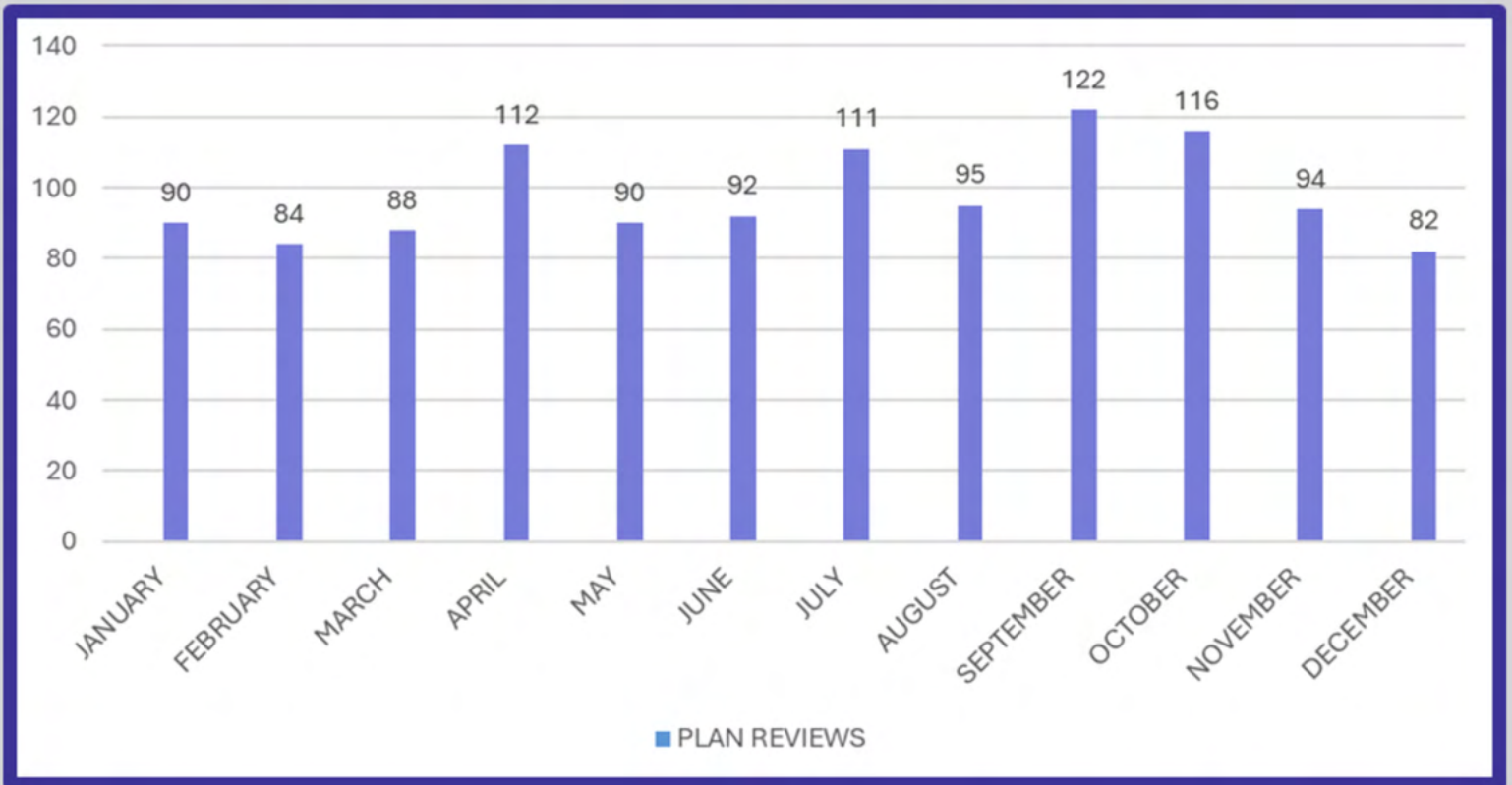
Building Safety Plan Reviews Per Year



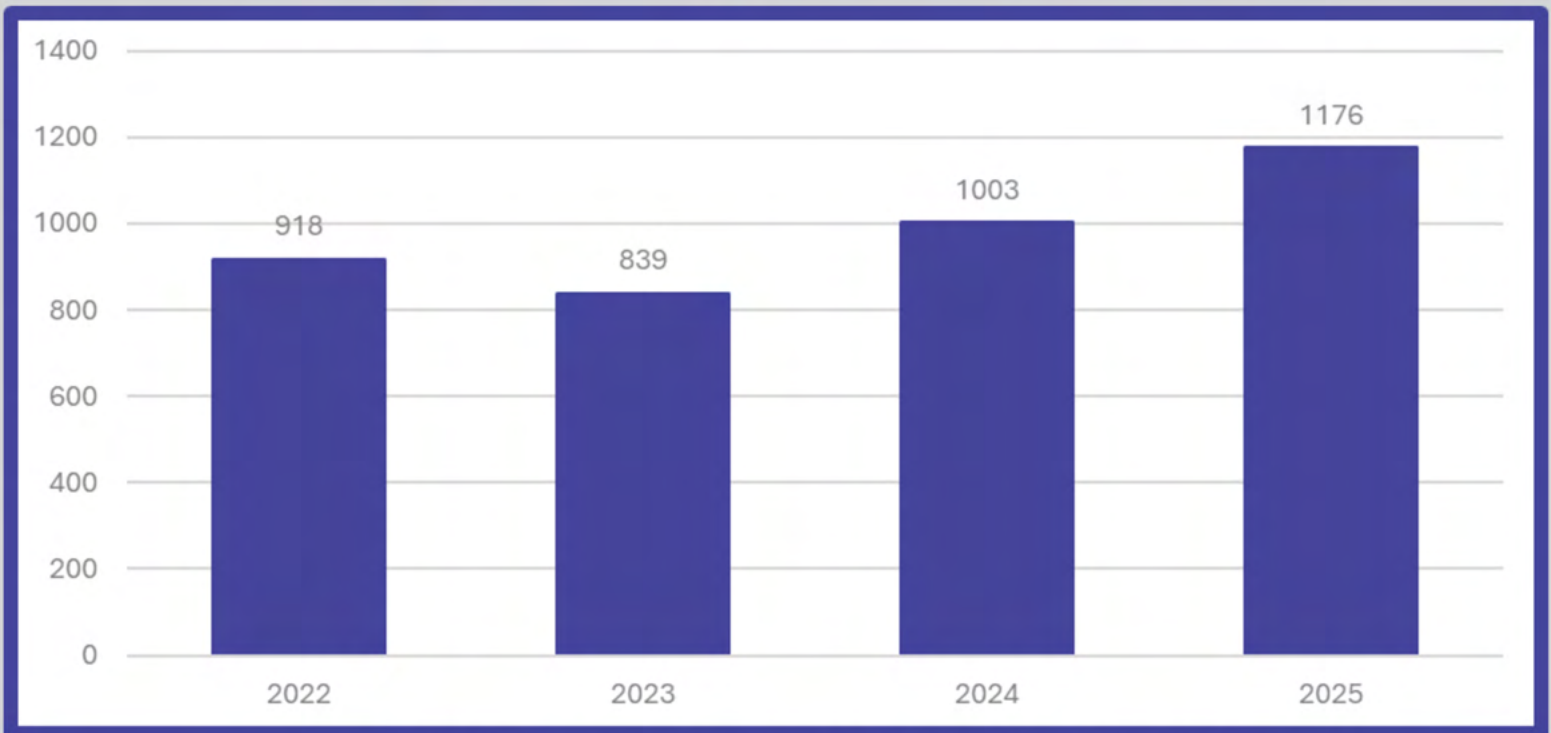
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



2025 Planning and Zoning Plan Reviews Per Month



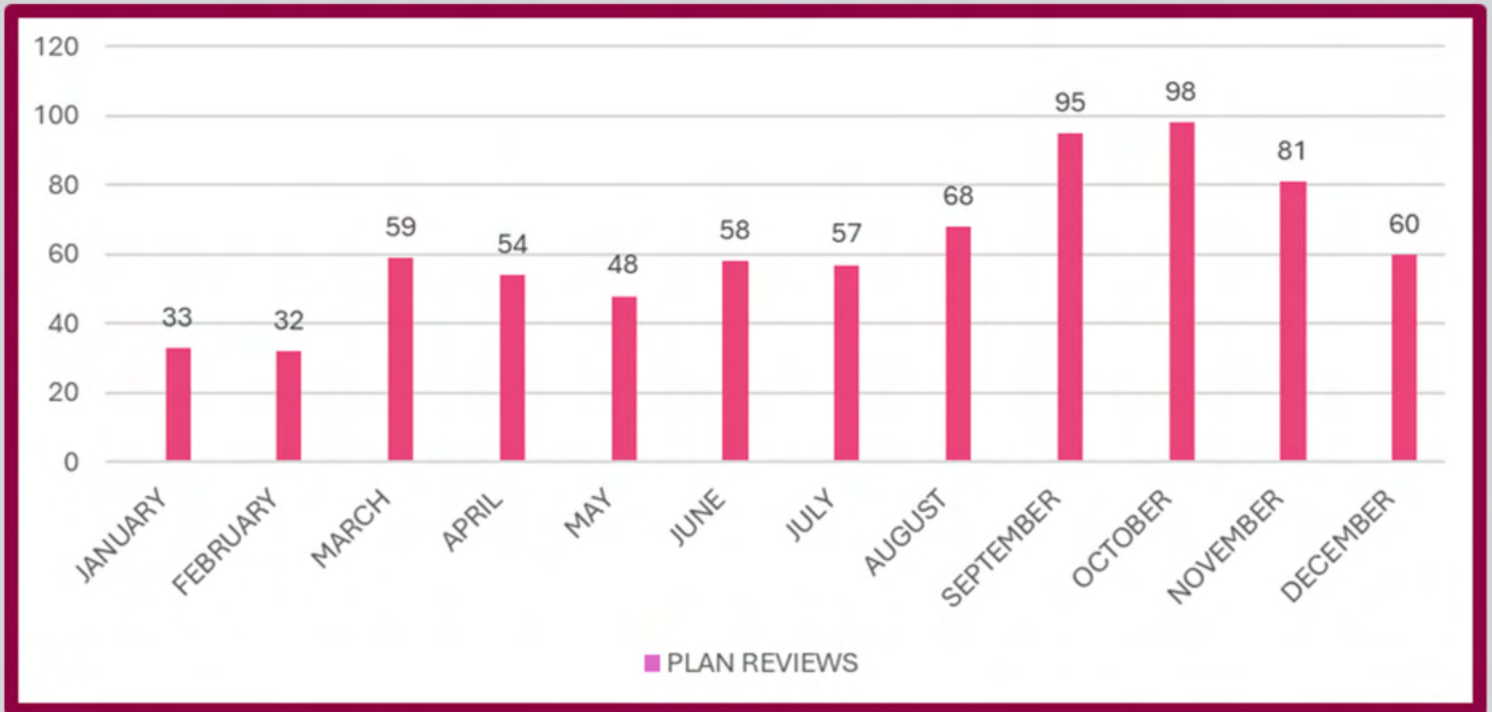
Planning and Zoning Plan Reviews Per Year



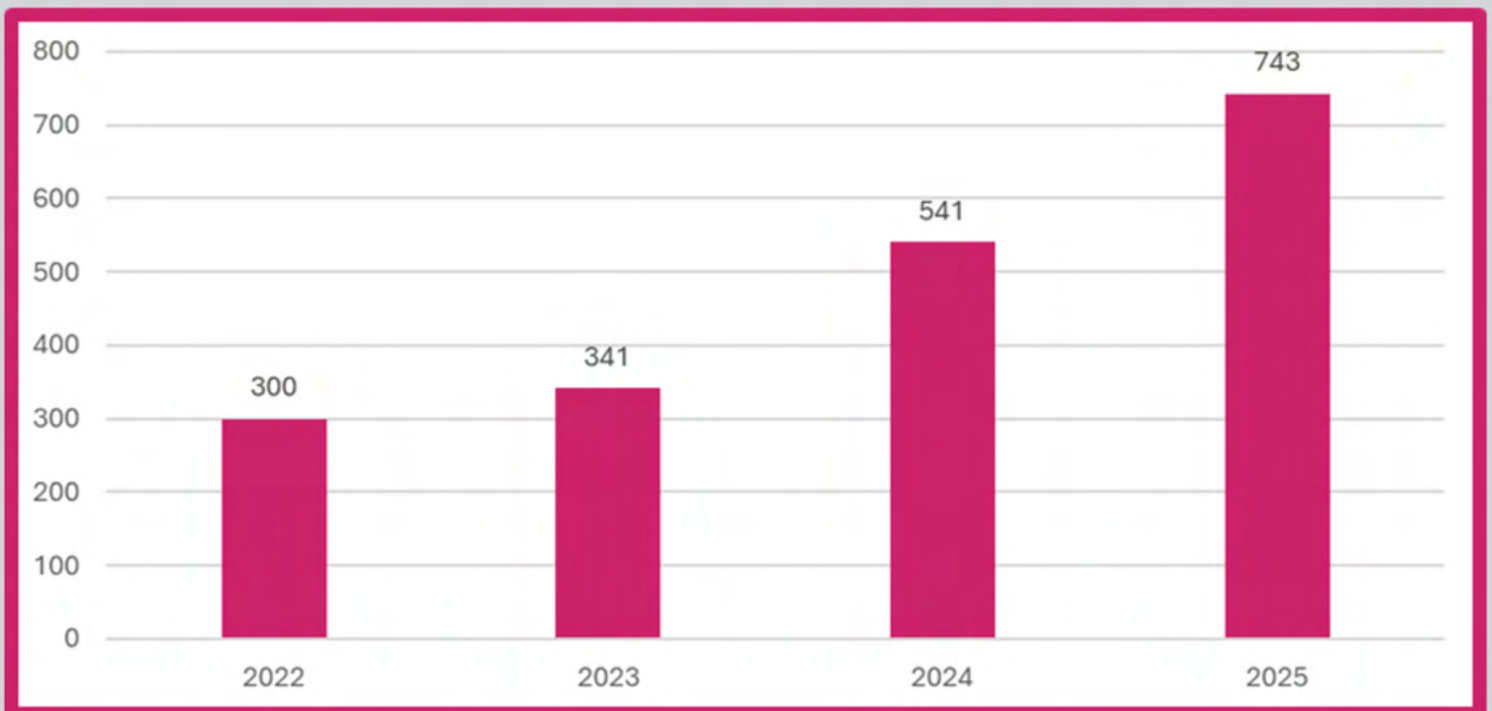
**NOTE: Data Counts are from 01/01/2022 - 12/31/2025*



2025 Engineering Plan Reviews Per Month



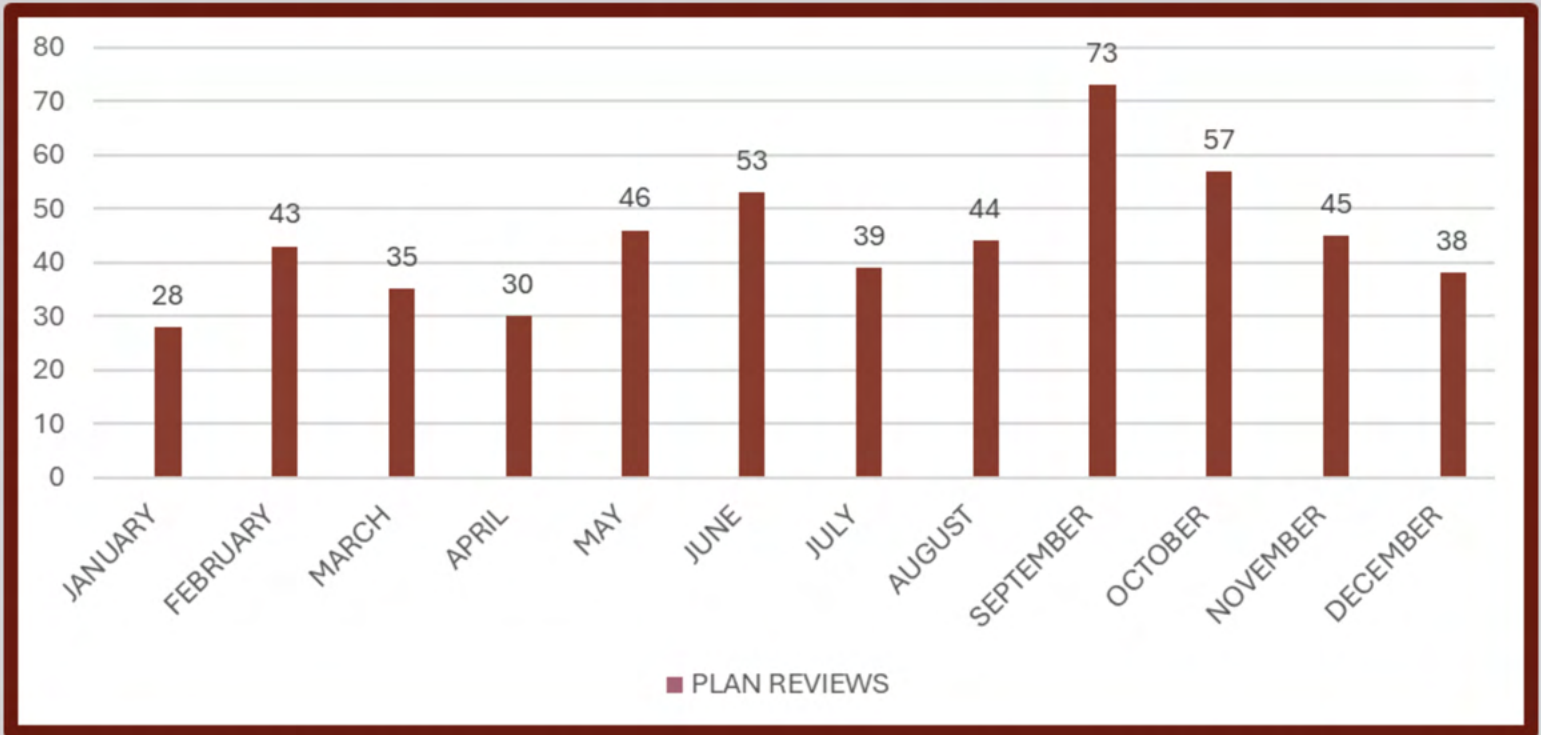
Engineering Plan Reviews Per Year



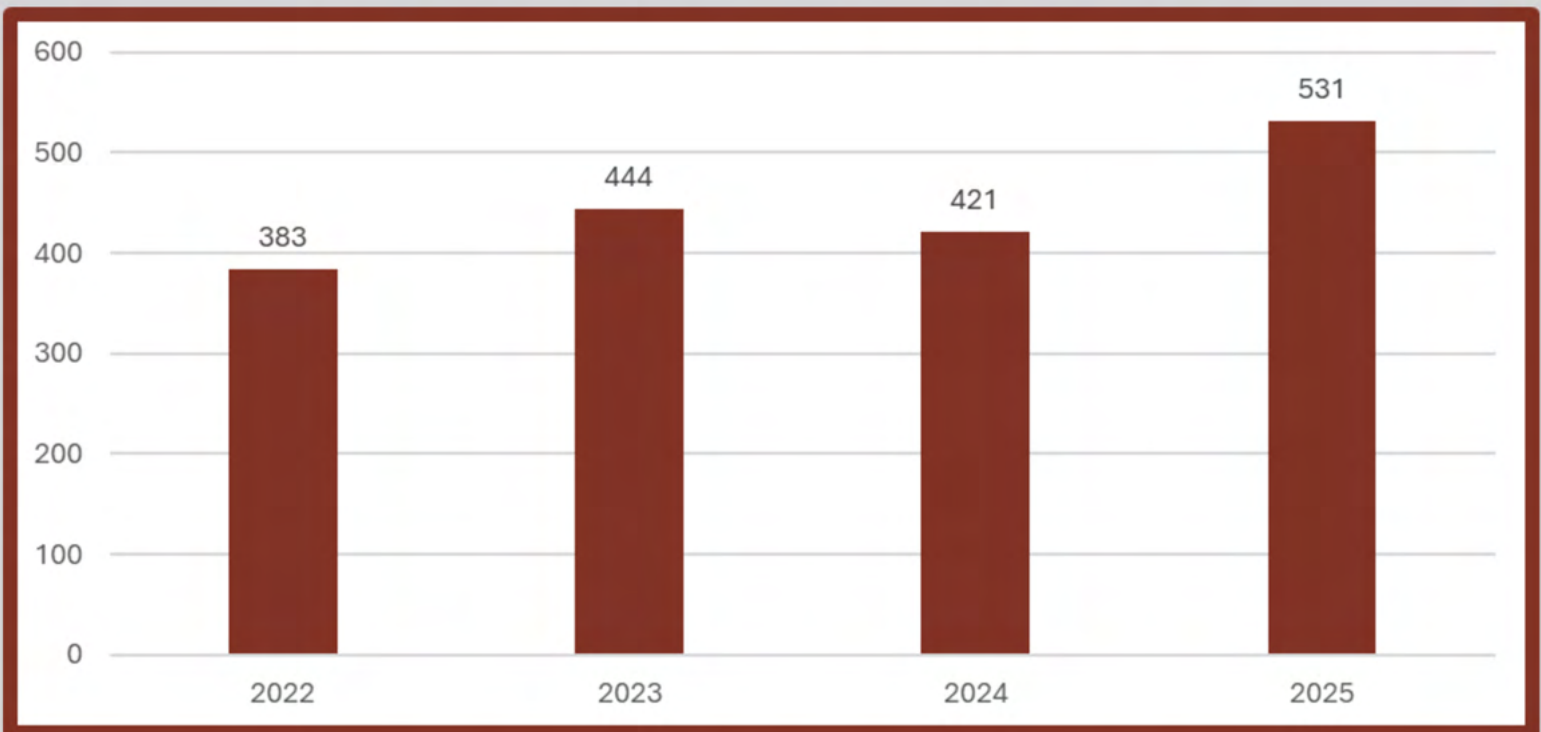
**NOTE: Data Counts are from 01/01/2022 - 12/31/2025*



2025 Fire Prevention Plan Reviews Per Month



Fire Prevention Plan Reviews Per Year

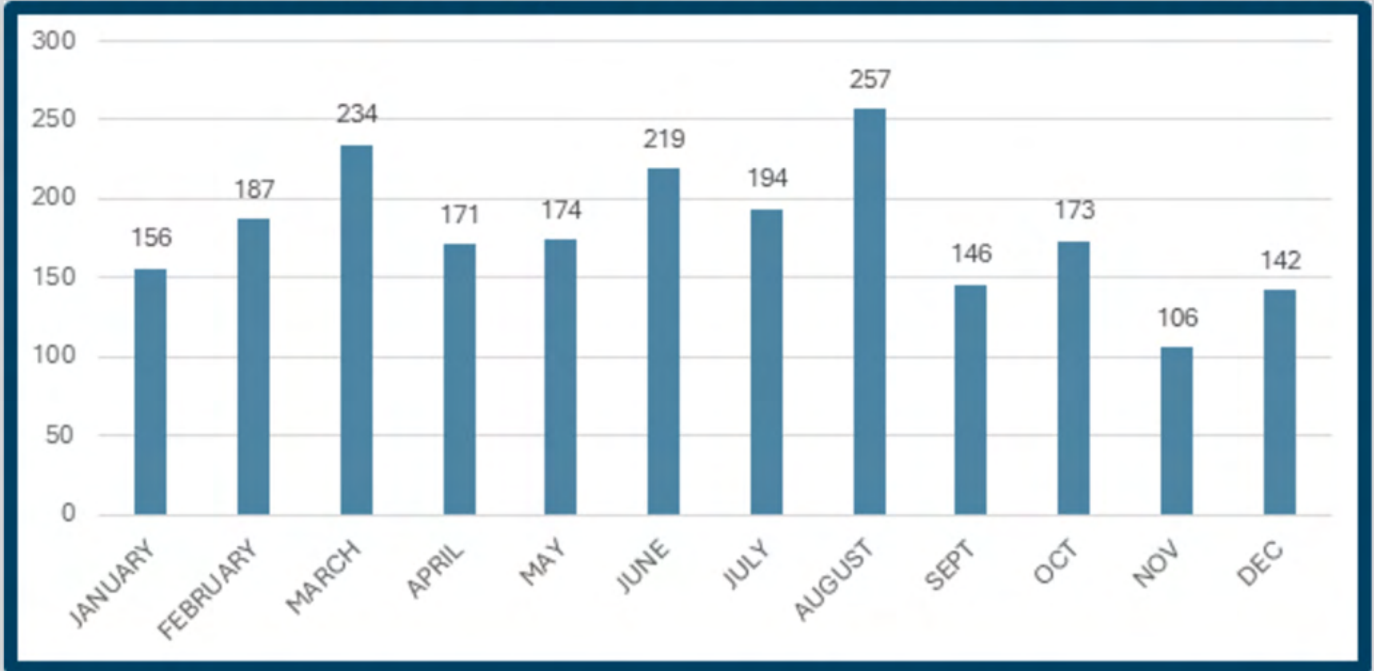


**NOTE: Data Counts are from 01/01/2022 - 12/31/2025*

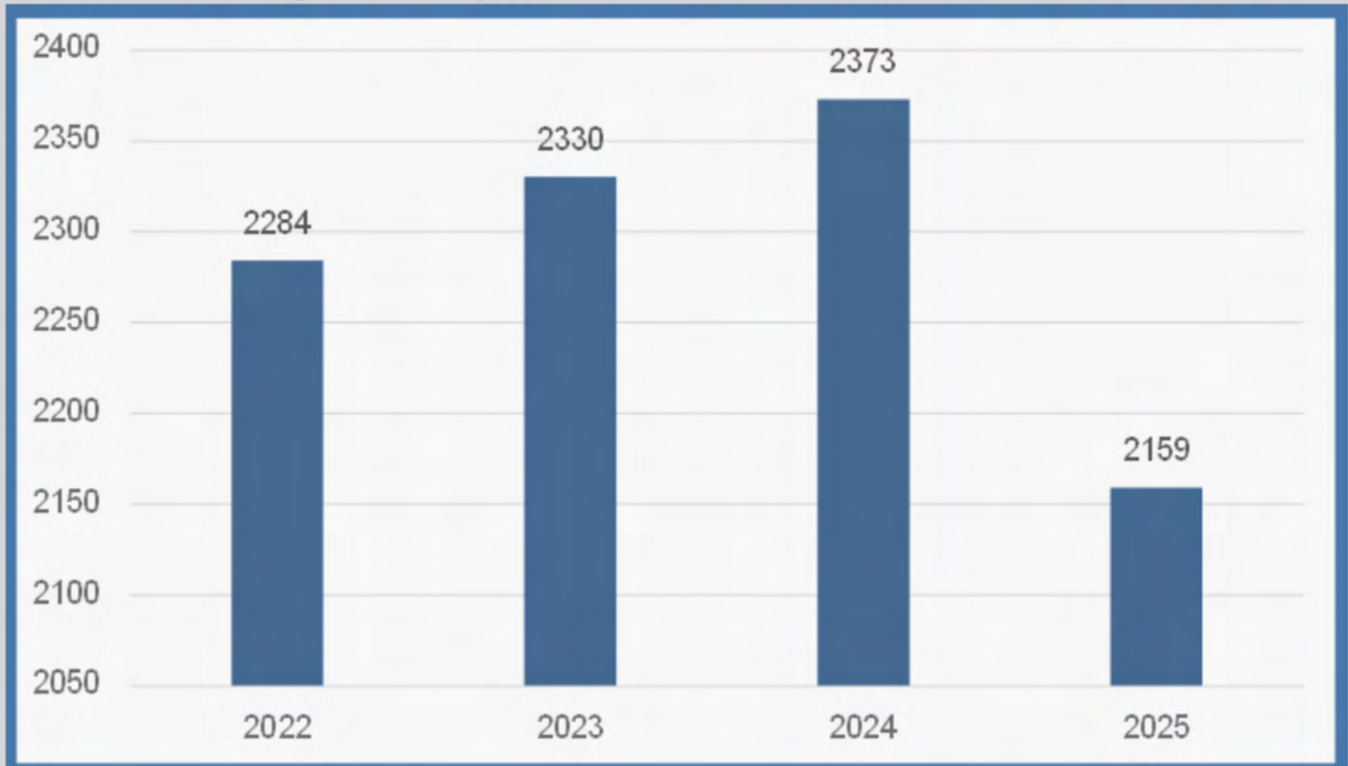


Permits Submitted - By Department

2025 Building Safety Permits Submitted Per Month



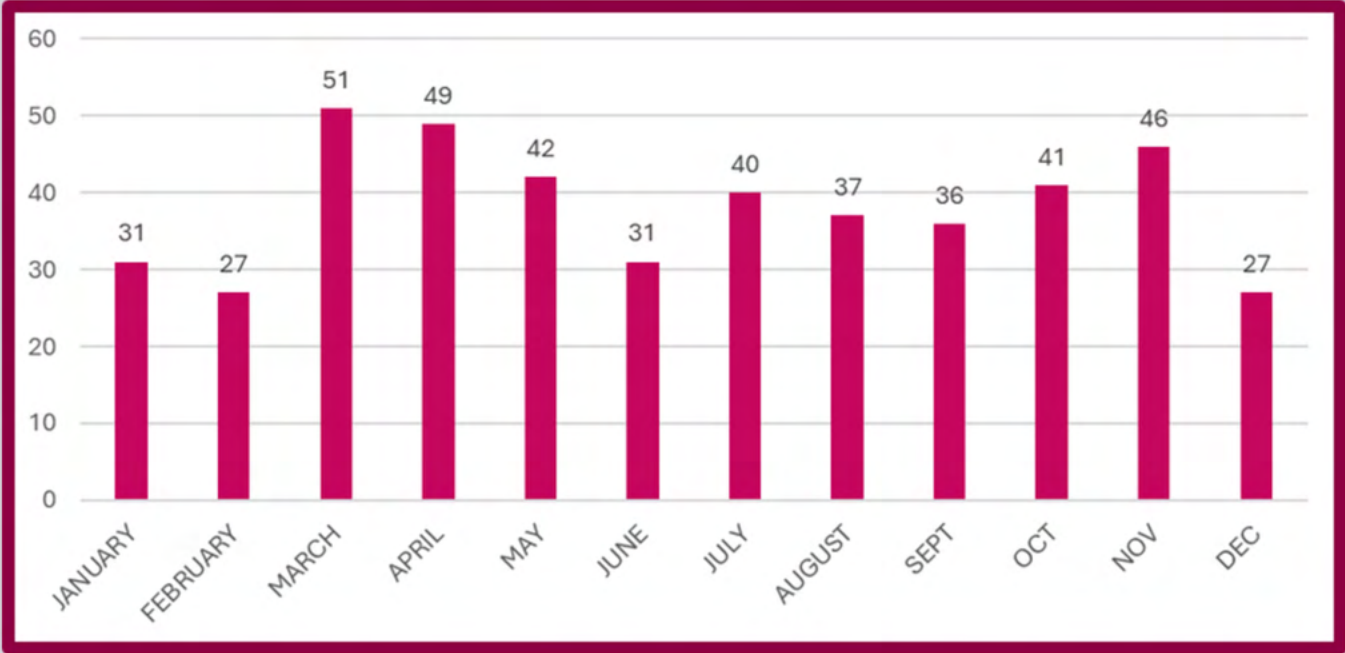
Building Safety Permits Submitted Per Year



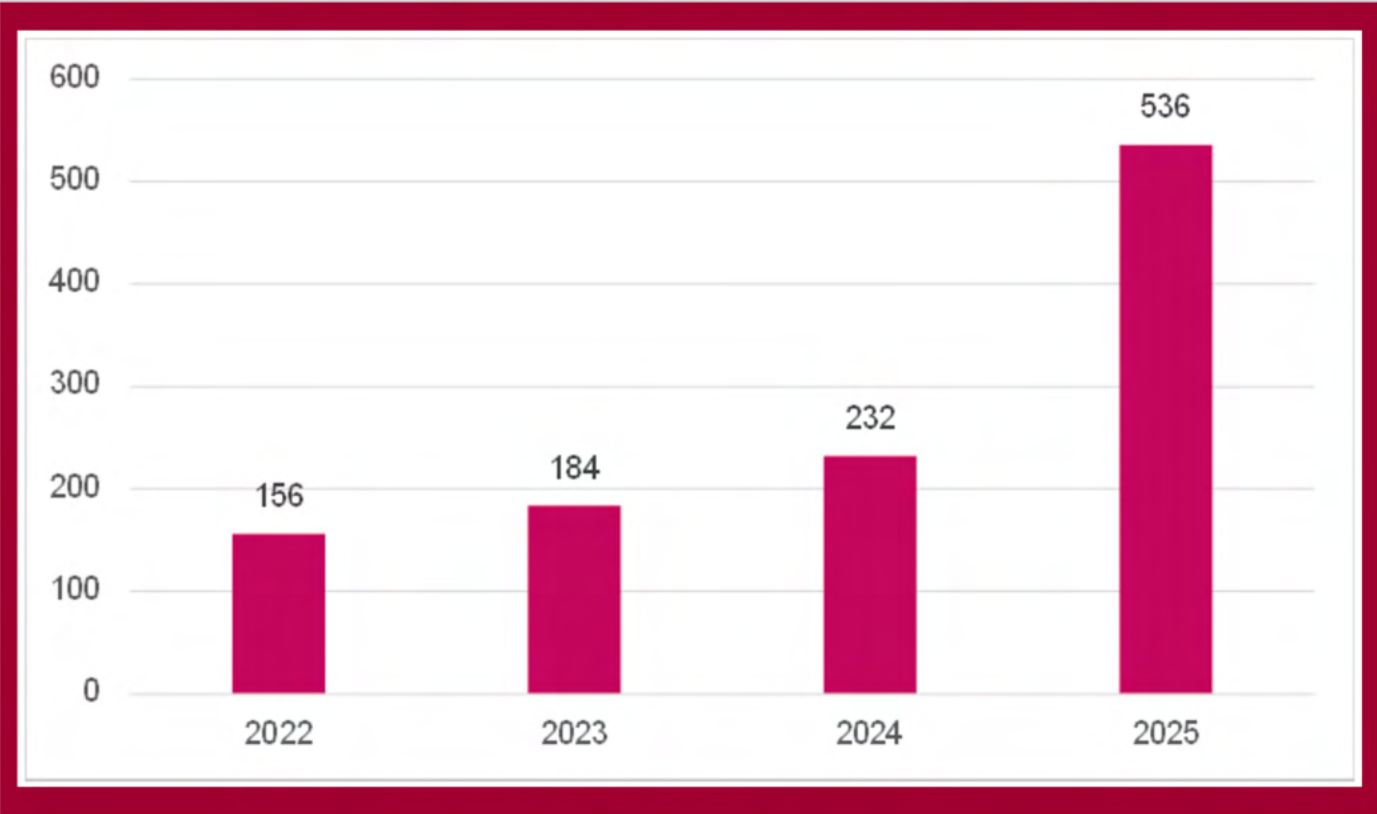
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



2025 Engineering Permits Submitted Per Month



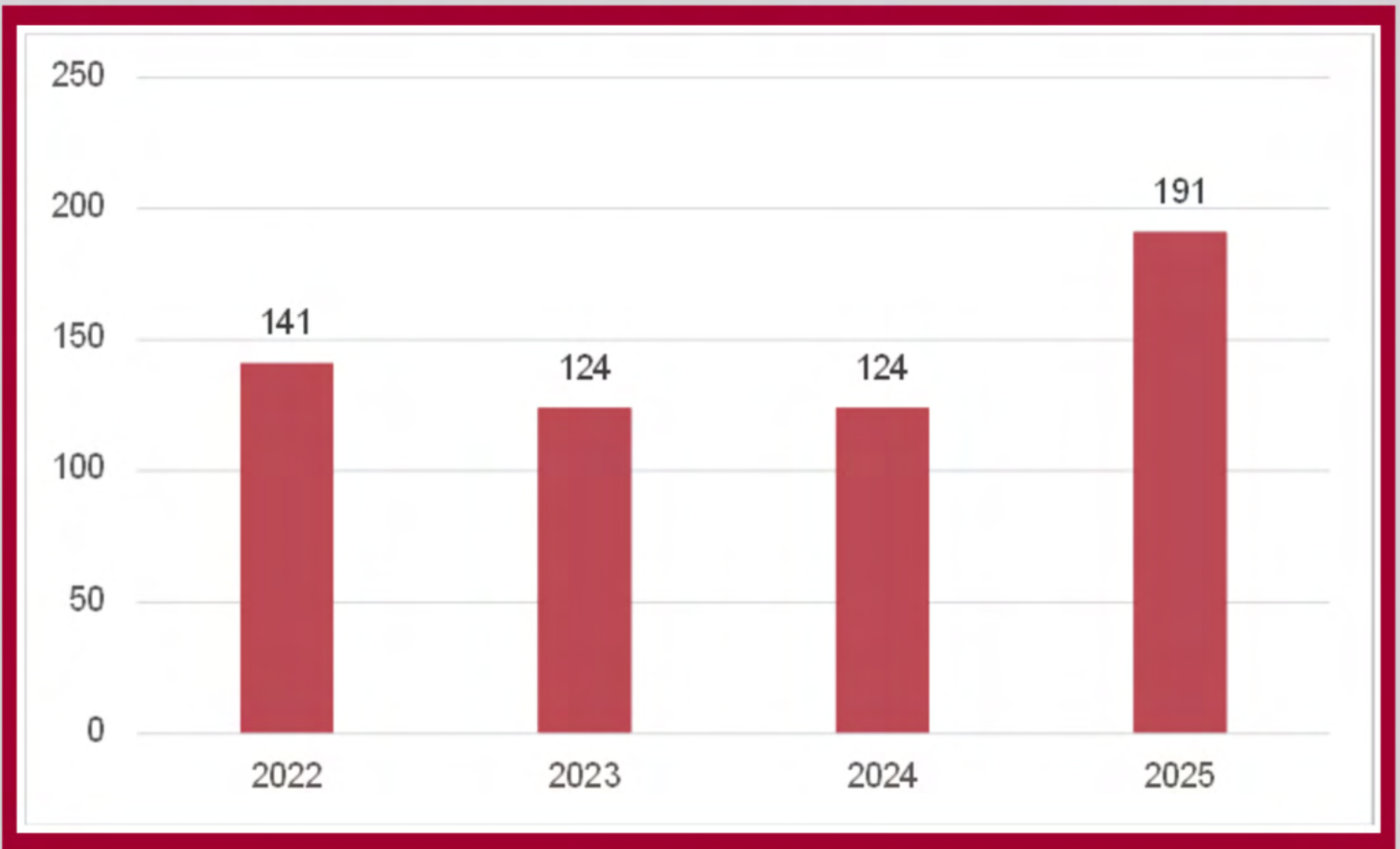
Engineering Permits Submitted Per Year



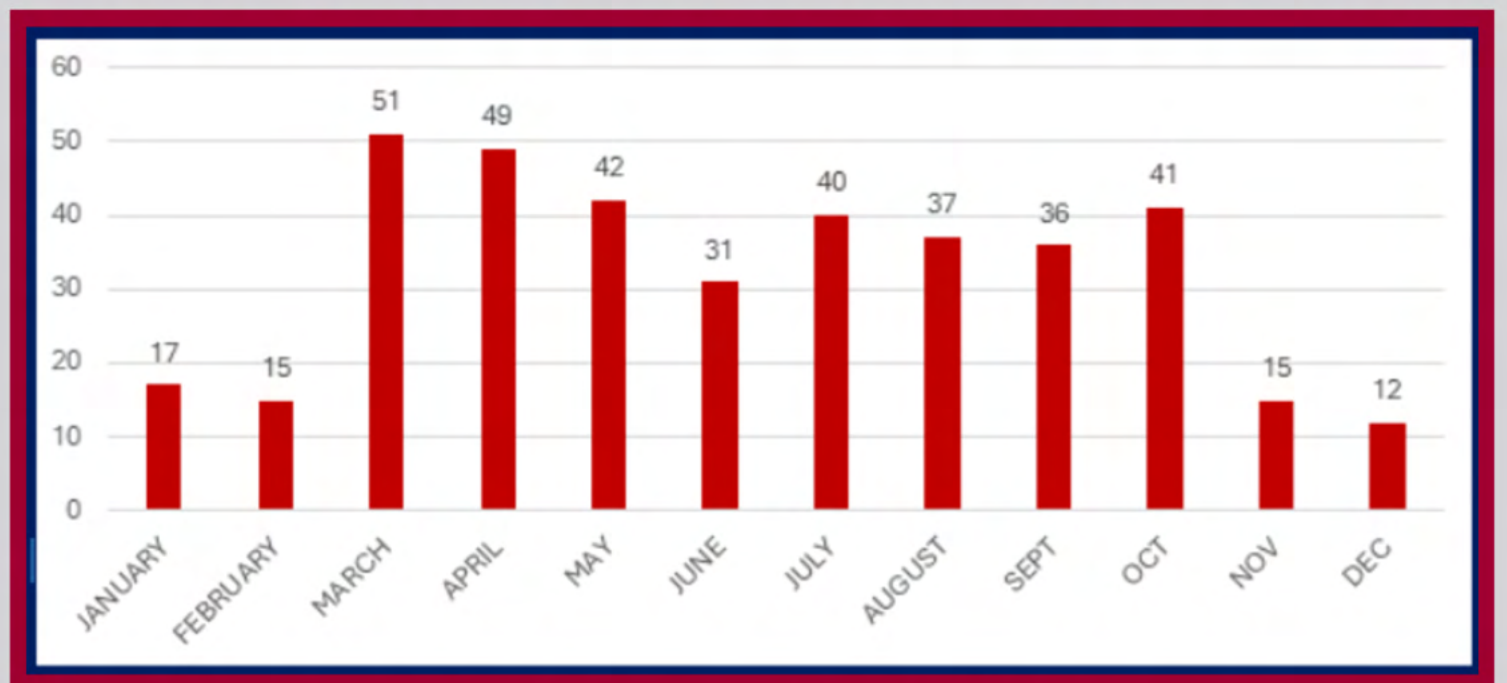
*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



2025 Fire Prevention Permits Submitted Per Year



2025 Fire Prevention Permits Submitted Per Months

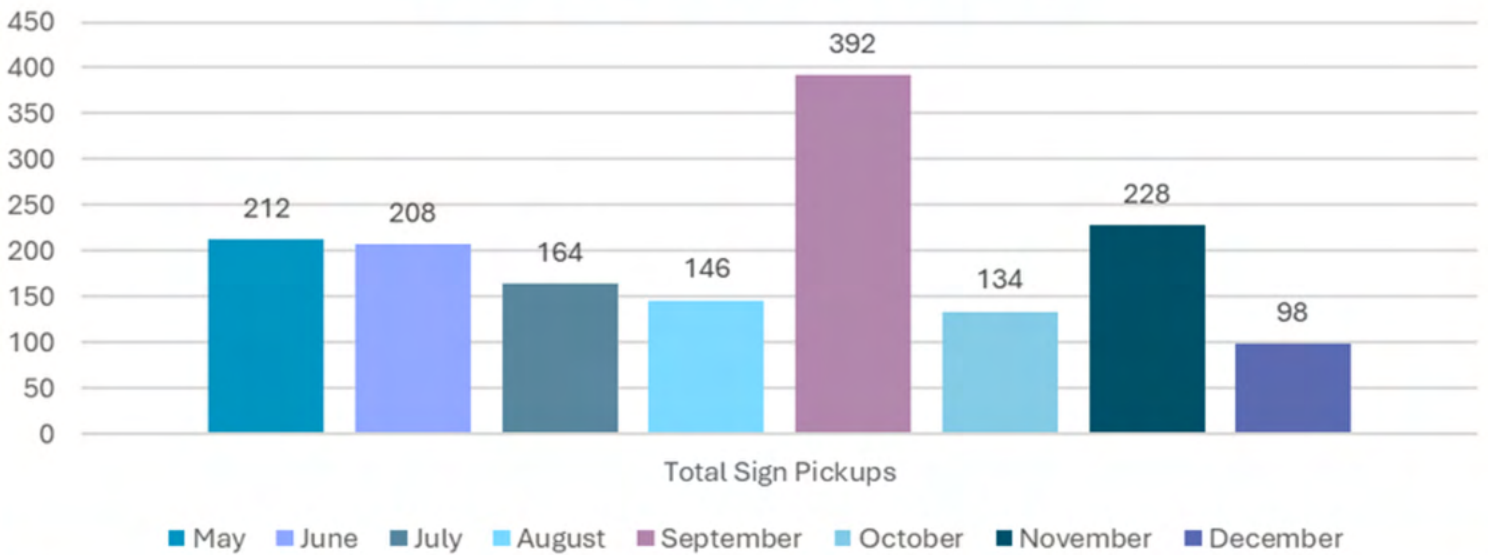


*NOTE: Data Counts are from 01/01/2022 - 12/31/2025

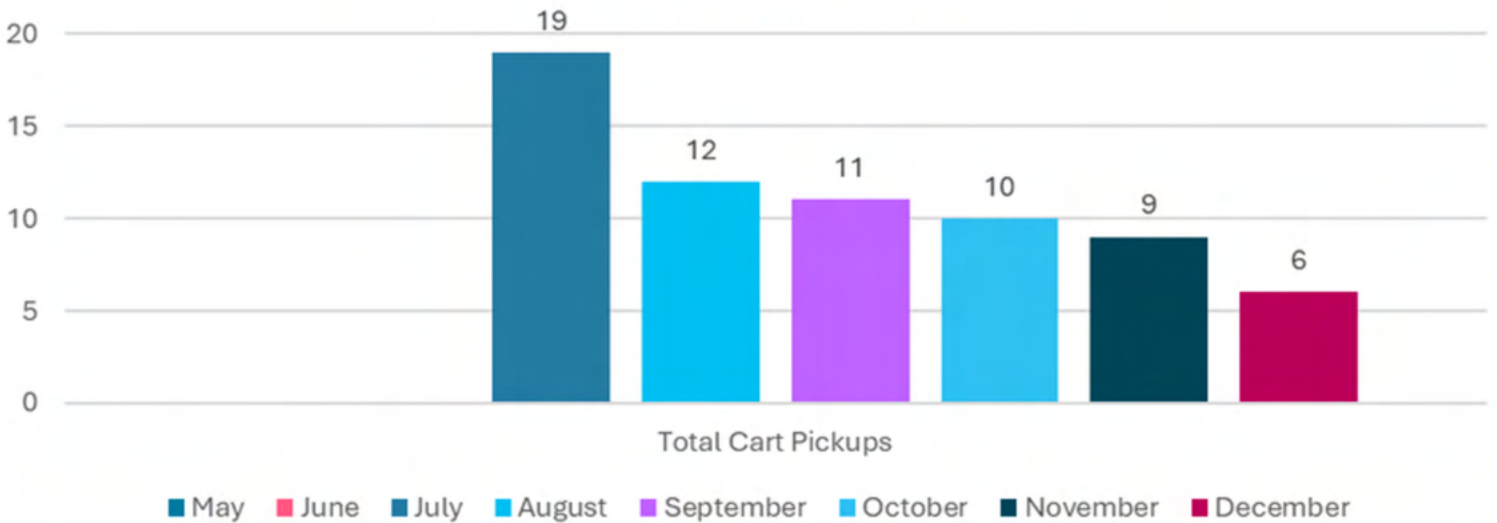


Code Enforcement Pickups Per Month

TOTAL SIGN PICKUPS BY MONTH



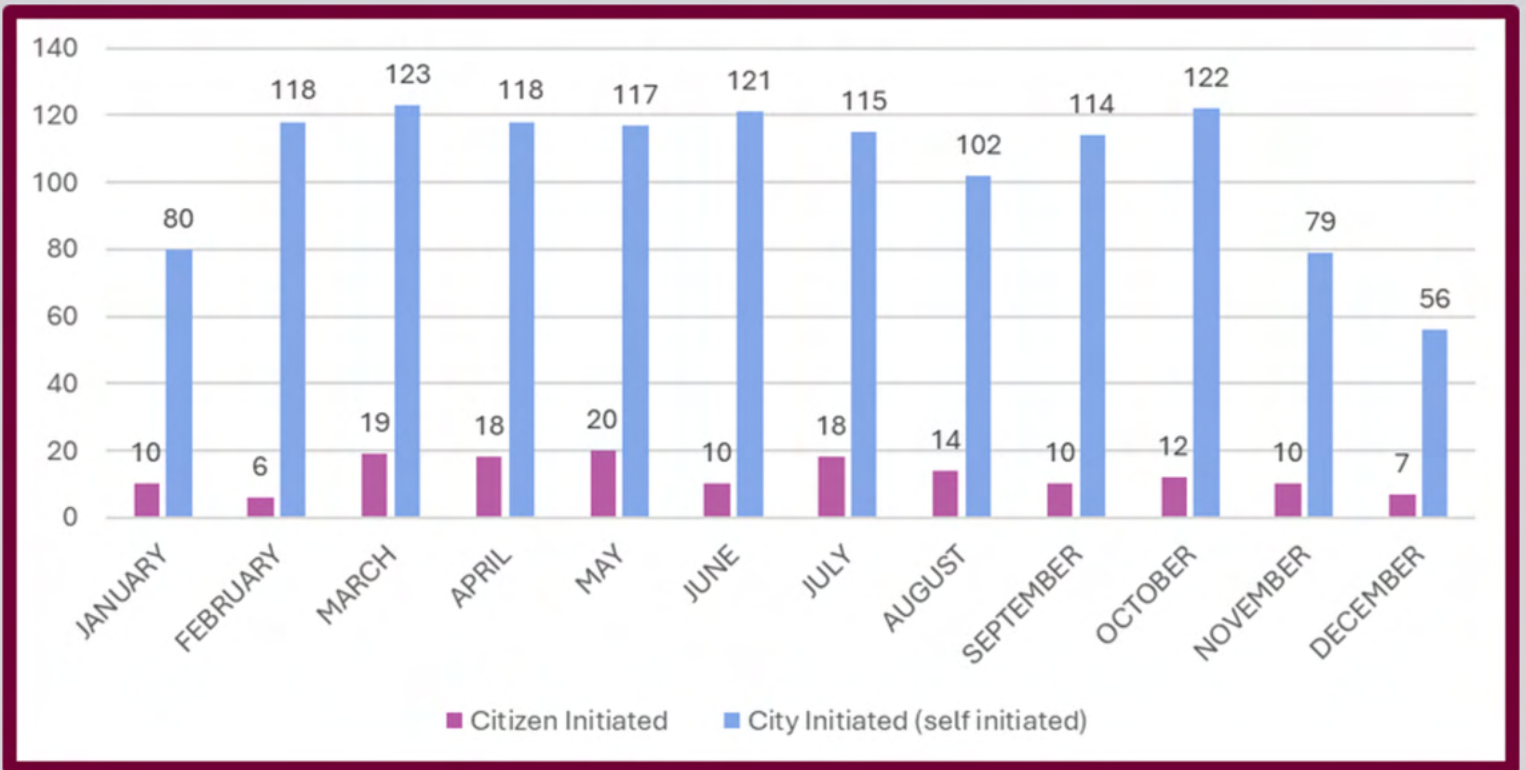
TOTAL CART PICKUPS BY MONTH



*NOTE: Data Counts are from 01/01/2022 - 12/31/2025



Code Enforcement Violations Per Month



Code Enforcement Violations Per Year



*NOTE: Data Counts are from 01/01/2022 - 12/31/2025 Counts not included were anonymous





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