ADVANCING MARICOPA

GENERAL PLAN

Adopted by City Council
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ADVANCING MARICOPA

ADVANCING MARICOPA

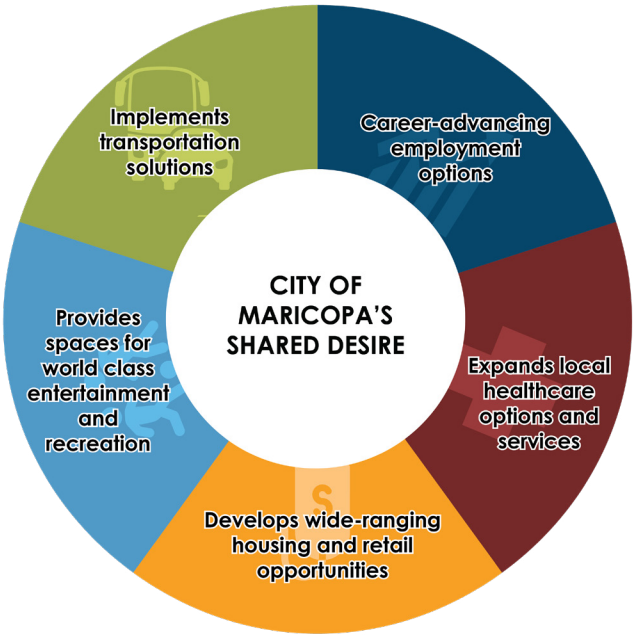
EXECUTIVE SUMMARY

39700
CITY OF MARICOPA
CITY HALL

The *Advancing Maricopa* General Plan establishes a comprehensive policy framework to guide the City of Maricopa's growth and development over the next 10 to 20 years in response to continued population growth and evolving regional conditions. Informed by extensive public engagement and stakeholder coordination, this plan integrates land use planning, economic development, infrastructure investment, and environmental management while maintaining the community's established character and identity. The plan prioritizes improved transportation connectivity, expanded employment and business capacity, increasing the range of local residential community options, keeping infrastructure paced with growth, and the provision of parks, recreational, and cultural facilities. Through its established goals, policies, and implementation measures, the General Plan serves as a structured decision-making framework to guide future development in Maricopa.

Together, the people of the City of Maricopa share the desire to see their community advance to a place that attracts local living wage and career-advancing employment options, expands the local healthcare options and services, develops wide-ranging retail opportunities, provides spaces for world class entertainment and recreation, and implements transportation solutions. Balancing these five advancing pillars of the General Plan (see **Figure 1**) while preserving its local heritage and identity, the City of Maricopa is positioned to further its high quality of life and strengthen the sense of place for all in its community.

Figure 1: General Plan Advancing Pillars



MARICOPA'S VISION

Maricopa is growing, and with that growth comes exciting opportunities. Public services and facilities are actively evolving to meet the needs of new neighborhoods, while commercial, retail, and employment development are poised to follow with further momentum. Residents recognize that growth is a regional reality, and they share an outlook that a future Maricopa can continue to meet the high levels of overall community quality of life through advancing the local planning framework based on Maricopa's identity in balancing new opportunities from growth and development with the long-held community values for the rural heritage, family-oriented atmosphere, safe neighborhoods, and cherished civic traditions.

The City of Maricopa's Vision Statement for the *Advancing Maricopa* General Plan summarizes and articulates the community's long-term aspirations and guides future development and decision-making in a unified, strategic direction. It also sets the tone for the elements in this General Plan and provides a forward-looking direction for the City. The Vision Statement was shaped through thoughtful and enthusiastic public participation during the General Plan Update process.

ADVANCING MARICOPA GENERAL PLAN VISION STATEMENT:

The City of Maricopa is a family friendly, vibrant community where opportunity can thrive. From business, entrepreneurship, education, transportation, technology, recreation, entertainment, and culture, Maricopa offers something for everyone, at any stage of life. Our close-knit community is built on strong leadership, active citizen engagement, and meaningful partnerships. We take pride in our rich heritage, cultivating our community in the desert, and share a bold and unified vision for a prosperous future.

GENERAL PLAN STRUCTURE

The *Advancing Maricopa* General Plan has been prepared according to Arizona Revised Statutes (ARS) § 9-461.05. This General Plan satisfies the requirements of this statute with the inclusion of the requisite elements needed for a municipality with a population of at least 50,000. Even though Maricopa's population was under this threshold during the last general plan update in 2016, the City deemed it beneficial to broaden the scope of the previous Planning Maricopa General Plan to include the complete list of requisite general plan elements. Now that the population of Maricopa has exceeded 50,000 people, the Advancing Maricopa General Plan is required to include and discuss the complete list of requisite general plan elements. **Figure 2** below illustrates the required elements and how they are organized as topics in each chapter of this General Plan for the City of Maricopa.

In addition to the required elements, the City of Maricopa has also prepared an Economic Development Element and an Arts discussion. All required Plan Elements respond to Planning Statute specifications.

Figure 2: General Plan Chapters

HOW TO USE THIS PLAN

As with the previous general plans for Maricopa, the *Advancing Maricopa* General Plan represents the City's long-range, comprehensive vision of the future. The General Plan implements the citizen-directed 2040 Vision Strategic Plan by setting and organizing goals, policies, and action items to guide public and private decisions related to growth and development of the City of Maricopa and in the Maricopa MPA. For the Maricopa City Government, this General Plan is the structural framework for making decisions and implementing policies on land use, infrastructure, growth, and development policy decisions in both the near and long-term for the next 10 years. The General Plan is highly influential toward the City's future development proposals, the Capital Improvement Program, the Council's Strategic Plan, and the annual City budget. For residents, this General Plan provides transparency and predictability, helping them understand how future public decisions align with the community's shared vision.

The *Advancing Maricopa* General Plan addresses the state-required planning elements in Chapter 1-6 and groups related goals and policies that speak to these elements. The individual components of each of the chapters are further described as follows:

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.

The goals and policies in each chapter of the General Plan collectively support its overall vision. All elements within the six chapters are interrelated and intended to be considered collectively in public and private decision-making. Users are strongly urged not to rely on select, excerpted statements, but rather are encouraged to consider all the subject matter of the *Advancing Maricopa* General Plan as a whole. Table 1 provides references for the General Plan's goals related to key topics of interest that were commonly identified by community members during the public engagement process. In alignment with their importance, these topics of interest are covered in multiple chapters of the *Advancing Maricopa* General Plan. Goals that include direct references to a topic of interest are shown in bold.

Table 1: General Plan Topic References

Topic	Goal Reference
Mitigating Traffic Congestion and Keeping Maricopa Moving Safely	Land Use & Growth: **#1,** #6 Circulation & Connectivity: **#1, #2, #3, #4, #5** Environmental Planning & Resource Conservation: #1 Parks, Recreation, & Open Space: #2, **#3** Local Business & Economic Development: #1 Safety & Public Infrastructure: #1, #3, #6, #9, **#11,** #12
Matching Infrastructure Growth with Maricopa's Overall Growth	Land Use & Growth: **#1, #2,** #5, **#6,** #7 Circulation & Connectivity: **#1, #2, #4, #5** Environmental Planning & Resource Conservation: **#2,** #3, **#4, #5,** #6 Parks, Recreation, & Open Space: **#1, #2,** #3, **#6** Local Business & Economic Development: #1, **#2, #3** Safety & Public Infrastructure: **#1,** #3, **#4,** #5, #6, **#7, #8, #9, #11, #12**
Allowing for a Diverse Range of Housing Types and Options	Land Use & Growth: **#1, #2, #3, #4, #6, #7, #8** Circulation & Connectivity: #2, #4 Environmental Planning & Resource Conservation: #2, #4, #5 Parks, Recreation, & Open Space: #2 Safety & Public Infrastructure: #1, **#12**
Strengthening Maricopa's Economy through Local Career-Advancing and Living Wage Employment	Land Use & Growth: **#1,** #3, #5, Circulation & Connectivity: #1, #2, #5 Environmental Planning & Resource Conservation: #3, **#4, #5** Parks, Recreation, & Open Space: #5, #7, #8 Local Business & Economic Development: **#1, #2, #3, #4** Safety & Public Infrastructure: #1, **#7, #8,** #12
Providing for Exceptional Services in the Community	Land Use & Growth: #1, #2, #3, #5 Circulation & Connectivity: **#1, #2, #4, #5** Environmental Planning & Resource Conservation: #1, #2 Parks, Recreation, & Open Space: **#1, #2,** #3, #5, **#6, #7, #8** Local Business & Economic Development: **#1,** #4 Safety & Public Infrastructure: **#1, #2, #3, #4, #5, #6, #7, #8, #9, #10**

CITY OF MARICOPA

GOAL MATRIX

In preparing this Plan, the City of Maricopa recognizes that some of the General Plan elements have overlapping issues and may be better served in a combined organization format. However, this combined format may present unclear linking between the General Plan element goals and the elements required by state statute. **Table 2** contains a Goal Matrix that lists all of the *Advancing Maricopa* General Plan goals and identifies how each of the goals aligns with the state-required elements in a general plan.

Table 2: Goal Matrix

			REQUIRED ELEMENTS														ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development
LAND USE & GROWTH	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 #2	Promote development patterns that allow for efficient and complementary, yet distinct, land uses that align with the overall long-term goals of the community.	●	●	●	●	●	●	●	●			●	●		●			●
	Goal #3	Identify and implement multiple mixed-use village centers with residential, commercial and employment centers served by restaurants, retail shopping, and cultural opportunities.	●	●	●	●	●	●					●					●	●
	Goal #4	Encourage a mix of housing types throughout the City to meet the needs of all economic segments of the community consistent with land constraints and changing market demographics and preferences.	●		●			●	●				●			●			●
	Goal #5	Support the redevelopment of the Heritage District.	●	●	●		●	●	●				●	●	●	●			●
	Goal #6	Guide future development through Specific Area Plans that align with the General Plan where appropriate, ensuring coordinated land use, infrastructure, and community design tailored to distinct geographic areas.	●						●							●			
	Goal #7	Continue to achieve neighborhood preservation and revitalization.			●			●	●						●				●

			REQUIRED ELEMENTS															ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development
	Goal #8	Allow for the preservation of rural areas within the Municipal Planning Area to maintain and enhance their unique character.	●						●									●	
	Goal #9	Coordinate land management and planning activities with neighboring Native American Communities, Federal, State, County, and private interests.	●	●		●	●			●	●	●					●		●
CIRCULATION & CONNECTIVITY	Goal #1	Develop an efficient and safe transportation system providing connectivity to other municipalities and regions.	●			●										●	●		●
	Goal #2	Develop an efficient and safe intra-city road network, including a hierarchy of roadways, which meets the long-term vision of the citizens.		●		●		●	●						●	●	●		●
	Goal #3	Ensure fair and adequate financing to meet transportation needs.				●										●	●		●
	Goal #4	Create safe and functional active transportation network throughout Maricopa.		●		●	●						●		●		●		
	Goal #5	Create greater, more efficient mobility through a multi-modal transportation system, including transit, to, from, and within Maricopa.		●		●							●			●	●		●
ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION	Goal #1	Promote local and regional efforts to improve air quality.	●	●			●			●									●
	Goal #2	Promote local and regional efforts to maintain a high level of local water quality.			●					●	●				●				●
	Goal #3	Strengthen and continue the City of Maricopa's partnership with Global Water.	●	●						●	●					●			●
	Goal #4	Support the long-term stability of the Stanfield Sub-basin aquifer water supply.	●	●	●					●	●				●				●
	Goal #5	Support the development of the energy grid in the Municipal Planning Area and enhance its overall stability.			●					●		●	●		●				●
	Goal #6	Provide equal protection for residential development and aggregate mining operations.	●		●					●									

			REQUIRED ELEMENTS															ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development
PARKS, RECREATION & OPEN SPACE	Goal #1	Continue to establish Parks, Trails, and Open Space amenity standards to meet the expectations of Maricopa residents.	●	●			●	●	●						●			●	●
	Goal #2	Promote accessibility to parks, recreation, and open space through coordination with new development.	●	●		●	●	●	●						●	●		●	
	Goal #3	Activate Washes as Multi-Use Greenways.	●			●	●	●	●	●	●				●	●			
	Goal #4	Collaborate and support Pinal County and other jurisdictions efforts to advance the recreation and open space opportunities in the Municipal Planning Area.	●				●												●
	Goal #5	Emphasize the local cultural heritage.		●			●		●				●					●	●
	Goal #6	Create and maintain a responsibly connected system of open spaces throughout the City.	●		●	●	●	●	●		●				●				
	Goal #7	Implement and sustain community and signature events that maintain our heritage while engaging the citizens of Maricopa.					●											●	●
	Goal #8	Support the local community arts groups to guide and promote arts and culture in Maricopa.	●	●			●						●	●		●		●	●
LOCAL BUSINESS & ECONOMIC DEVELOPMENT	Goal #1	Cultivate a climate of rich educational opportunities at all levels within the City to meet the needs of a diverse and growing population.	●										●	●					●
	Goal #2	Encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.	●								●	●	●			●			●
	Goal #3	Recruit and retain high performing and high-quality companies that match the labor profile in the community and/or complement existing industries.									●	●	●						●
	Goal #4	Promote Maricopa as a regional leader in economic development by aligning resources and tools to market the City effectively as a premier destination for investment among key sectors and audiences.	●				●	●			●		●		●				●

			REQUIRED ELEMENTS															ELECTIVE ELEMENTS	
			Land Use	Growth Areas	Housing	Circulation & Bicycling	Open Space & Recreation	Revitalization & Redevelopment	Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Transit	Arts & Culture	Economic Development
SAFETY & PUBLIC INFRASTRUCTURE	Goal #1	Maintain a community in which all residents, businesses and visitors are safe.	●		●		●	●	●				●		●	●			
	Goal #2	Increase meaningful citizen participation in community policing efforts, especially in neighborhoods.						●	●				●		●	●			
	Goal #3	Mitigate the risks from natural and man-made hazards.	●				●	●		●	●	●			●	●			
	Goal #4	Implement library resources and facilities necessary to reach toward the industry standard level of service.										●	●	●				●	●
	Goal #5	Recognize Human Services as an integral part of the community and are physically accessible to all residents.			●			●	●				●	●	●				●
	Goal #6	Strive to be an "Age-Friendly City," a community that connects people 60 years plus with people of all ages in order to improve social interaction and to increase access to services, social opportunities and recreation.	●		●	●	●	●					●	●		●		●	●
	Goal #7	Actively recruit the expansion of and convenient access to healthcare services in the City of Maricopa.	●								●	●	●	●	●				●
	Goal #8	Coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities.	●					●	●		●	●	●	●	●				●
	Goal #9	Leverage optimal technologies for efficient municipal services.										●	●	●	●				●
	Goal #10	Encourage community involvement by developing and maintaining a wide range of opportunities that benefit the citizens of Maricopa.											●		●			●	
	Goal #11	Establish greater Right-Of-Way (ROW) control over other utilities within the City.	●			●	●			●	●	●	●						
	Goal #12	Ensure new development provides the resources to establish the infrastructure and services needed to serve its determined relative impact on the community.	●	●	●		●	●	●	●			●	●		●			●

INTRODUCTION

Communities are constantly evolving, shaped by the people who live, work, and invest in them. As growth continues to bring new energy, ideas, and opportunities, it also presents important choices about how to move forward. The *Advancing Maricopa* General Plan is a response to that momentum: a proactive framework designed to guide the community through change while maintaining its character and values. Grounded in collaboration and shaped by public input, the plan outlines a shared path toward a future that looks to unlock the full potential of the City of Maricopa to foster a thriving and durable community through encouraging thoughtful development, enhancing quality of life, and ensuring that the community remains a place where people feel connected, supported, and proud to call home.

ENTERING
MARICOPA
ELEVATION 1190
INCORPORATED 2003
ESTABLISHED IN 1857

In 2023, the City of Maricopa celebrated its 20th year since incorporating as a municipality. What had been an area with a local heritage at the crossroads of the open desert and agriculture has grown into an established community in the Phoenix metropolitan area. Similar to many of the other communities in the Phoenix metropolitan area, Maricopa now finds itself experiencing a steady pace of growth in terms of both population and land development, bringing new and evolving environments and opportunities that demand thoughtful planning guided by a shared vison for the future.

Now that growth has brought in many new residents and businesses, the City of Maricopa looks to renew its General Plan that serves as its blueprint to sustain this durable community in the future. This plan update is that renewal which is rooted in community input, regional collaboration, and a commitment to balancing progress with preservation.

LOCAL HISTORY

Maricopa has a long and rich history with the Akimel O'odham (Pima) and Pee Posh (Maricopa) being the earliest known inhabitants who farmed the local river areas. The first known historical reference to Maricopa dates back over 300 years from a 1694 journal entry by Father Eusebio Kino. He noted a local population of Native Americans had established an agricultural community in the present-day area of Maricopa that had built healthy trade networks. The area became known as Maricopa Wells for the oasis fed by the consistent water flowing from the Gila River and Santa Cruz Wash and from the Vekol and Santa Rosa Washes.

While still part of Mexico, Maricopa Wells was a dependable source of water along the Gila Trail. It established the area as an important and famous stagecoach stop, offering provisions, lodging, and rest for travelers and their animals along the Butterfield Stage Line and Overland Mail Route that stretched from San Antonio in present day Texas to San Diego on the Pacific Ocean. Farmers from the Akimel O'odham and Pee Posh Native American communities often sold supplies to those traveling between Texas and California. The increasing presence of the U.S. Army also contributed to the area's growth. Following the Treaty of Guadalupe Hidalgo in 1848, which ended the Mexican-American War, and the Gadsden Purchase in 1853, Maricopa Wells and the region that would eventually become Pinal County came under the control of the United States of America. Ten years later, the Arizona Territory was created.

The most prosperous time for the area was in the 1870s. At the beginning of the decade, the census recorded the population of Maricopa Wells at 68 residents. During this time the trading center at Maricopa Wells was a constant activity center, providing water and food for not only the east–west travelers but also for those traveling north to Phoenix. James A. Moore, the proprietor at Maricopa Wells, built new roads to the northern settlements in the Salt River Valley. Southern Pacific Railroad completed a rail line 8 miles south from the Wells in 1879, driving development south to a new community named Maricopaville.

Maricopaville built up very quickly due to the increased activity from the railroad. The new community grew to 1,500 and was heralded as the fastest growing town in Arizona and, at the time, larger than Phoenix. One local newspaper at the time reckoned that with its thousands of people and good location, Maricopaville would be an ideal choice for the location of the state capital as the Arizona Territory forged ahead toward being admitted to the Union as a state. Around this time, a railroad spur to Tempe and Phoenix was built, which passed by three miles to the east of Maricopaville.

In 1888, the railroad junction of the Southern Pacific Railroad and the Maricopa & Phoenix Railroad became known as Maricopa Junction, which is the current location of the City of Maricopa. The first train left Maricopa Junction for Tempe and on to Phoenix on July 4, 1887. Unfortunately, the M&P Railroad soon began suffering difficulties. Floods frequently washed out the line causing the trains to be late, often only for a day but sometimes a week delayed. Eventually, a new railroad line was built from Tucson through Coolidge, Chandler, Mesa, Tempe, and Phoenix, bypassing the Maricopa Junction. The M&P Railroad was closed completely in 1935, and the tracks that ran from Maricopa to Phoenix were removed a few years later. Today, State Route (SR) 347 lies over where that old rail line used to run.

Maricopa settled into a slower pace as rail traffic north opted for the new bypass railroad line. Agricultural production, though, continued to be a consistent economic driver in Maricopa, creating a healthy farming economy. Maricopa often held its place in the state as being one of the most productive farm communities. Cotton, grains, fruit, vegetables, and beef production thrived in this part of the desert Southwest, with cotton holding the top overall spot in crop production during the 1950s and 1960s. Agricultural workers locally and from the Midwest and abroad flocked to Maricopa. The 1950s saw the first instances of municipal-style community services as bonds passed to build a high school, the completion of the Rotary community swimming pool, the organization of the first library, and the paving Maricopa Road to Phoenix. Starting in the 1970s, hundreds of acres of farmland were sold to developers who subdivided the land into 3 1/3 acre mini-farms. These properties attracted large numbers of residents from all walks of life and occupations, seeking to reside and build a life in the rural setting. In 1987, the Rancho El Dorado Master Plan, the community's first subdivision, began development, leading to construction and the first homes sold in the early 2000s.

The City of Maricopa officially incorporated on October 15, 2003 as Arizona's 88th municipality, with a modest population of around 1,040 residents. The early 2000s saw a population boom, with the City growing to approximately 15,934 residents by 2005, making it one of the fastest-growing cities in the United States. This rapid expansion was driven by a combination of affordable housing, proximity to Phoenix, and a strong sense of community. Throughout the years, Maricopa has focused on developing its infrastructure and amenities to support its growing population, including the establishment of new schools, parks, and community centers.

In this transformative time, most of the residents were working in non-farming industries and commute to their places of employment in the greater Phoenix area and in nearby Casa Grande. During the 2010s, however, Maricopa put a modern spin on its economical roots by seeking to become a regional hub for the agritech industry. It became the home to a thriving cluster of local agritech (agricultural technology) businesses and research facilities, including the USDA Arid-Land Agricultural Research Center and the University of Arizona Maricopa Agricultural Center. The City has carried this momentum to further commercial and industrial development in the municipal limits.

To commemorate its 20th anniversary since incorporation the Maricopa Historical Society Museum opened its doors in 2022 to celebrate the City's rich heritage. Along with its rapid growth, Maricopa has worked to maintain its cultural diversity and community spirit, honoring its Native American roots while embracing modern advancements. The City's journey from a small community to a thriving urban center is a testament to its resilience and forward-thinking approach.

According to the Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections, Maricopa's population had soared to 73,300, reflecting its continued appeal and development. A 2024 report from the United States (U.S.) Census Bureau listed the City of Maricopa as the nation's fifth fastest growing city with a population over 50,000 with an increase of 7.1% during the one-year period from 2022-2023. Across the nation, only the Town of Queen Creek and three cities near Austin, Texas ranked higher than Maricopa on this list. The growth in the City of Maricopa contributed to Pinal County's ranking as the fastest growing county in Arizona at a 4.13% growth rate.

GENERAL PLAN PURPOSE

The *Advancing Maricopa* General Plan serves as a foundational reference for the community, helping to align and coordinate development initiatives across the City. It is a vital resource for both public and private stakeholders involved in shaping the future of the City of Maricopa through providing the framework to support thoughtful growth and ensure that future development captures the community's shared goals.

Over the course of the two-year General Plan update process, the residents and stakeholders of the City of Maricopa gave form to this plan through collaborative efforts. As a result, the Advancing Maricopa General Plan is the guiding beacon for the decision-making of the City Council and City staff to implement the collective vision of the community for a prosperous, family-centered City with economic opportunity and a high quality of life.

The General Plan is intended to provide a framework for all of the interrelated functions of the City of Maricopa. To define the General Plan, we can say:

The General Plan is:

- ✓ *An expression of the preferences of residents and property owners*
- ✓ *A statement of City policy designed to achieve the citizen's vision*
- ✓ *A framework for future decision making*
- ✓ *A means of enhancing the quality of life of the citizens*
- ✓ *A legal requirement under Arizona State Law*

The General Plan is not:

- ✗ *A tool to promote special interests*
- ✗ *A rigid, unchanging or inflexible document*
- ✗ *A detailed policy or ordinance for specific properties or areas*
- ✗ *A Capital Improvement Plan*
- ✗ *A zoning map*

REGIONAL CONTEXT

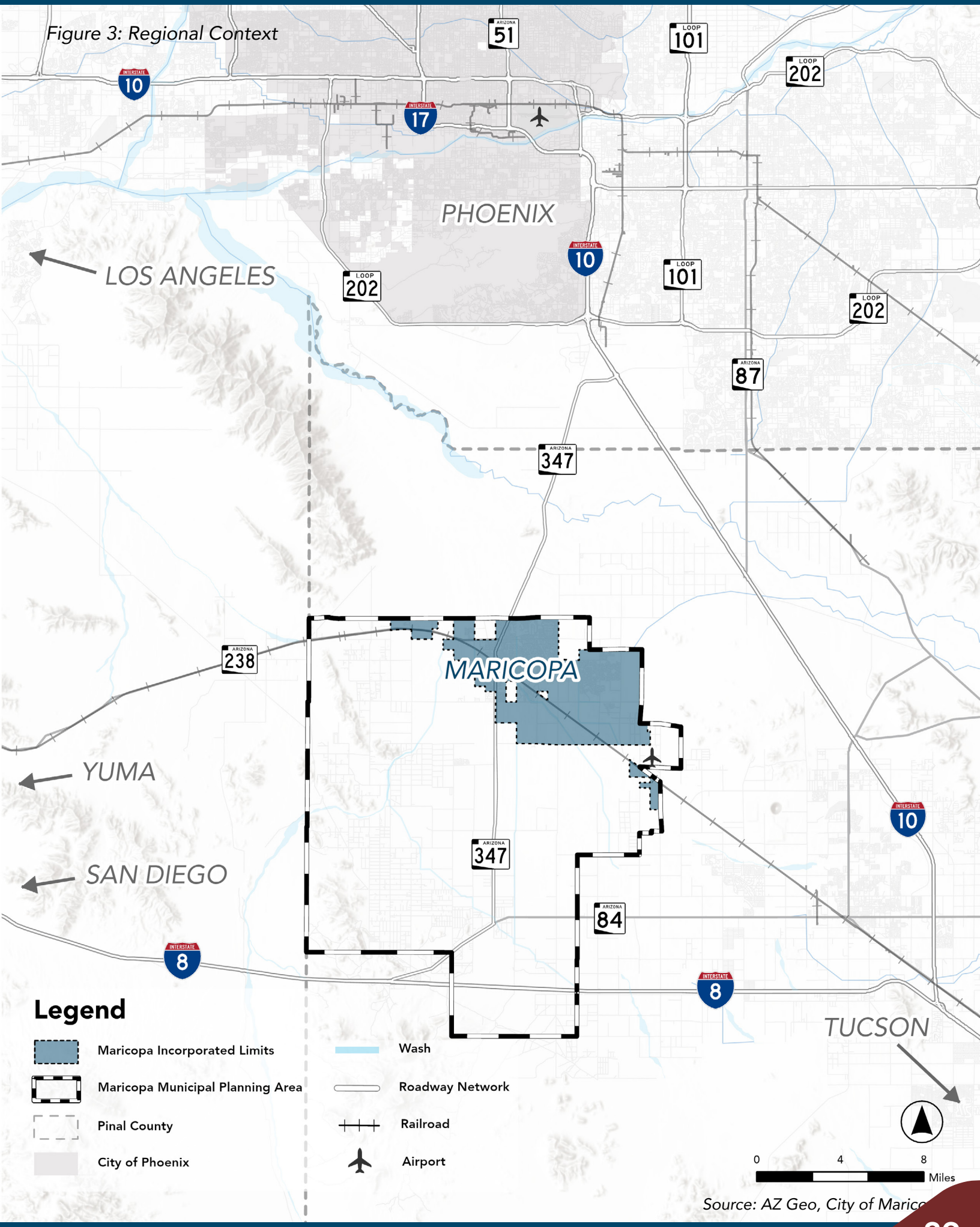
The City of Maricopa is located in northwestern Pinal County, shown in **Figure 3**, approximately 20 miles south of the Ahwatukee neighborhood of the City of Phoenix. While historically the largest incorporated municipality entirely within Pinal County, Maricopa has recently been surpassed in population by the newly incorporated Town of San Tan Valley.

Unique from other municipalities in the Maricopa County and Pinal County region, the City of Maricopa lies between two Native American Tribal reservations, the Gila River Indian Community to the north and east, and the Ak-Chin Indian Community to the south and west.

The City is connected to the Phoenix metropolitan area via SR 347, which links to Interstate 10 (I-10). Nearby municipalities include Tempe, Chandler, and Phoenix to the north, and Casa Grande approximately 20 miles to the southeast. Other nearby communities include Mobile (part of the City of Goodyear, 13 miles west), Stanfield (a census-designated place, 12 miles south), and Hidden Valley (an unincorporated community, 7 miles southwest). Future development in the vicinity of the City of Maricopa must consider natural constraints such as the Palo Verde Mountains and the Vekol Wash, which limit westward expansion.

The Union Pacific Railroad (UPRR) line bisects the City and includes the Maricopa Amtrak Station, which serves both the Sunset Limited and Texas Eagle routes. This station is currently the closest Amtrak facility to the Phoenix metropolitan area, providing regional connectivity for residents and visitors.

Figure 3: Regional Context



Source: AZ Geo, City of Maric

MUNICIPAL PLANNING AREA

In Arizona, a Municipal Planning Area (MPA) refers to the geographic region where a municipality exercises its planning authority to coordinate long-term development through general plans to ensure orderly development and alignment with regional and state objectives. This area includes both the incorporated municipal limits and adjacent unincorporated lands that may be considered for future annexation.

The City of Maricopa's MPA encompasses approximately 231.9 square miles, while the incorporated municipal boundaries currently cover about 42.6 square miles of the MPA, shown in **Figure 4**. The southernmost portion of the planning area contains the unincorporated community of Stanfield, which is a census-designated place. Additional informal rural areas within the western MPA include Box Canyon, Hidden Valley, and Thunderbird farms, which remain unincorporated.

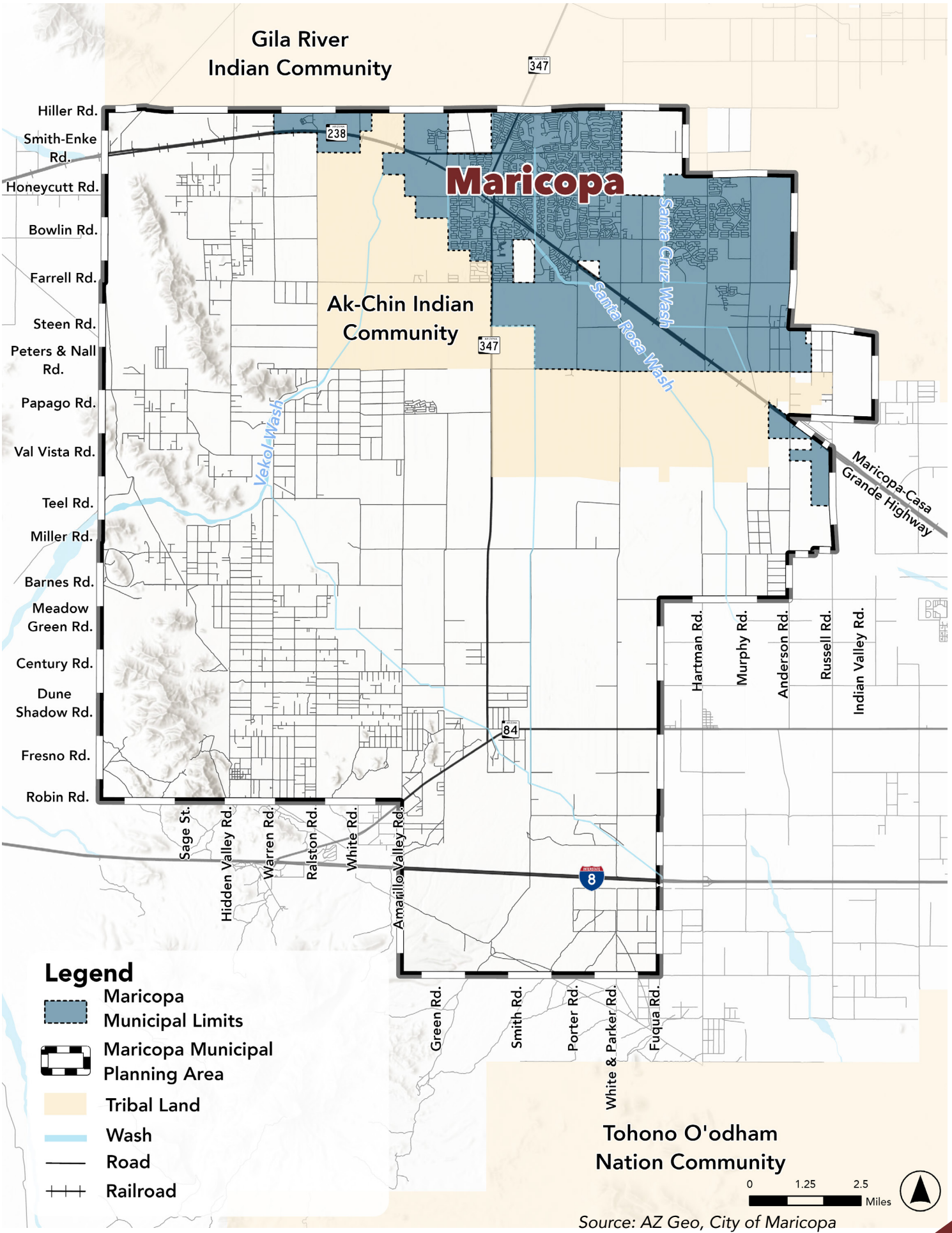
Since the last General Plan update in 2016, the MPA has undergone minor boundary adjustments. In 2019, the Ak-Chin Indian Community successfully transferred ownership of the Ak-Chin Regional Airport and surrounding parcels into federal trust land, removing approximately 1.0 square miles from the MPA. This transfer created a geographic separation between Maricopa's incorporated area and the southern portion of its planning area. However, the City retains incorporated parcels south and west of the Ak-Chin Community, preserving opportunities for future annexation should property owners or the City initiate the process.

To manage growth proactively and service delivery, the City of Maricopa has entered into pre-annexation agreements with landowners across more than 5,700 acres in the MPA south of the Ak-Chin Indian Community, particularly in Thunderbird Farms and Hidden Valley. These agreements enable the City to establish the terms and conditions for a developer to build on property located outside the city limits before it is annexed.

RELATIONSHIP TO ADJACENT NATIVE AMERICAN COMMUNITIES

The City of Maricopa recognizes the strategic importance of its geographic location, bordered by sovereign tribal lands and forged strong ties with the neighboring Gila River Indian Community to the north and east, and the Ak-Chin Indian Community to the south, as shown in **Figure 4**. These partnerships are vital to the region's shared prosperity and cultural vibrancy. The Ak-Chin Indian Community contributes significantly to the local economy through key assets such as Harrah's Ak-Chin Casino, Southern Dunes Golf Club, and extensive agricultural operations. Similarly, the Gila River Indian Community plays an essential role in shaping the cultural and economic landscape of the area. These relationships will serve as a foundation for ongoing mutual respect, coordinated planning, and regional economic development.

Figure 4: City of Maricopa Municipal Planning Area



Source: AZ Geo, City of Maricopa

MARICOPA'S VISION

Maricopa is growing, and with that growth comes exciting opportunities. Public services and facilities are actively evolving to meet the needs of new neighborhoods, while commercial, retail, and employment development are poised to follow with further momentum. Residents recognize that growth is a regional reality, and they share an outlook that a future Maricopa can continue to meet the high levels of overall community quality of life through advancing the local planning framework based on Maricopa's identity in balancing new opportunities from growth and development with the long-held community values for the rural heritage, family-oriented atmosphere, safe neighborhoods, and cherished civic traditions.

The City of Maricopa's Vision Statement for the *Advancing Maricopa* General Plan articulates the community's long-term aspirations and guides future development and decision-making in a unified, strategic direction. It also sets the tone for the elements in this General Plan and provides a forward-looking direction for the City. The Vision Statement was shaped through thoughtful and enthusiastic public participation during the General Plan Update process.

ADVANCING MARICOPA GENERAL PLAN VISION STATEMENT:

The City of Maricopa is a family friendly, vibrant community where opportunity can thrive. From business, entrepreneurship, education, transportation, technology, recreation, entertainment, and culture, Maricopa offers something for everyone, at any stage of life. Our close-knit community is built on strong leadership, active citizen engagement, and meaningful partnerships. We take pride in our rich history and share a bold and unified vision for a prosperous future.

PUBLIC ENGAGEMENT

Public engagement is the cornerstone of a successful General Plan, ensuring that community voices shape the vision and priorities of the future. As part of the A*dvancing Maricopa* General Plan, a comprehensive outreach effort was conducted, offering a variety of opportunities for residents and stakeholders to participate and provide input.

The engagement process occurred throughout the three phases of the project, including three in-person workshops in addition to virtual activities to maximize accessibility and participation. In-person workshops were held in an open house format, featuring interactive boards and activities designed to gather meaningful feedback and foster dialogue. These sessions created a welcoming environment for residents to share their perspectives, ask questions, and learn more about the planning process. Following the first in-person workshop, an online survey and mapping activity were utilized to evaluate resident satisfaction with existing qualities across the City in order to direct the update effort of the local priorities in this general plan.

To ensure broad awareness and participation, news articles in the InMaricopa and Pinal Post publications promoted outreach efforts to the public in the City of Maricopa and the wider region. The City also posted regular social media updates and newsletters on Maricopa eNews. The General Plan website served as a central hub for project updates, event announcements, key documents, virtual engagement tools, draft plan materials, and a subscription option for ongoing notifications.

The City of Maricopa's Development Services staff also strategically partnered with local homeowners' association (HOA) management networks. Working closely with the City's community liaison, staff engaged directly with HOA managers, including presenting at dedicated HOA Manager Meetings to preview upcoming workshops and virtual engagement opportunities.

In addition to public workshops, the project team conducted presentations and solicited feedback from various community organizations and stakeholder agencies, including the General Plan Advisory Committee (GPAC) and youth council. Informational pop-up and mobile booths were also featured at major City and local events, such as Stagecoach Days, to further raise awareness and encourage community involvement. These efforts ensured that engagement was not only widespread but also inclusive of diverse voices and perspectives across Maricopa.

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

The GPAC was an informal group, composed of 16 community members, including individuals who had shown interest in participating and those nominated by the City Council. This group included residents of all ages, representatives from the local school district, representatives from the local water company, business owners, the senior community, youth council members, and planning commissioners, reflecting the broad range of perspectives found across Maricopa's population.

These meetings occurred at key project milestones to review findings and/or plans, gather long-form input to inform the overall development of the General Plan, and preview information that would be later presented at public meetings and outreach events. Over a span of one year, the committee convened 6 times to contribute to the development of the General Plan. Each meeting, GPAC members engaged in focused reviews of the various components of the General Plan, offering meaningful impact that helped shape its direction. Moreover, members actively connected with the community, encouraging public involvement and fostering engagement within their networks.

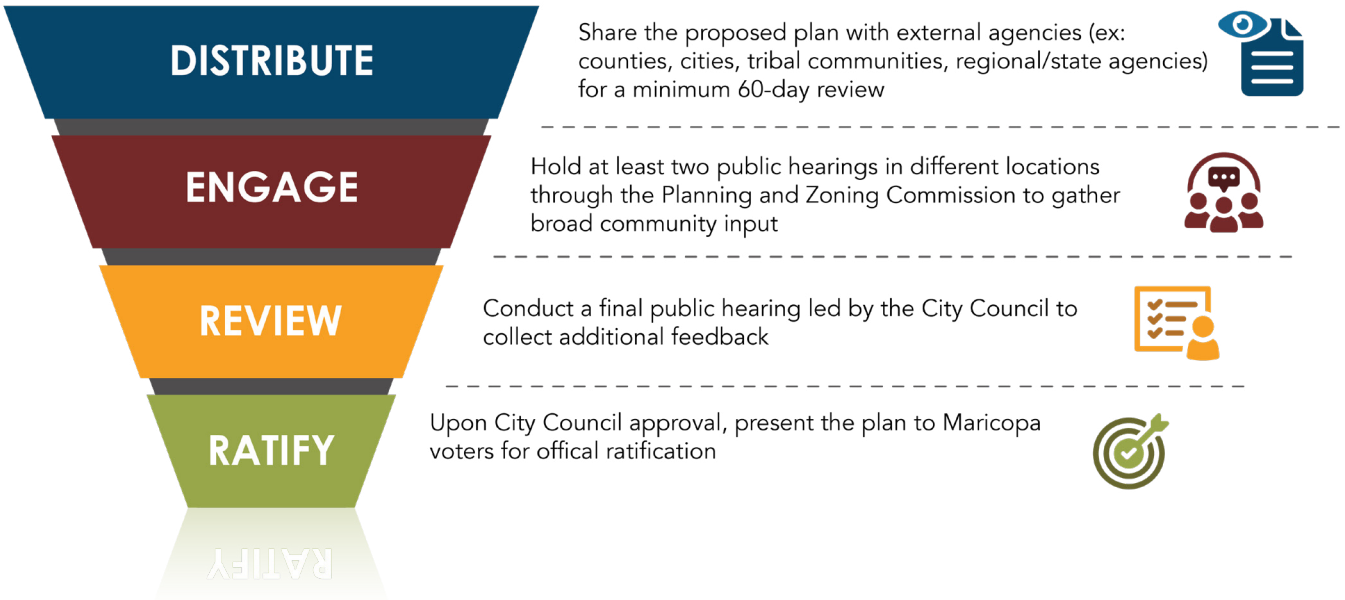
GENERAL PLAN ADOPTION & IMPLEMENTATION

In accordance with ARS § 9-461.06(K), the *Advancing Maricopa* General Plan remains effective for up to ten years from its date of adoption and ratification. While the City of Maricopa may choose to update or readopt the plan at any time, it is legally required to do so on or before the end of the ten-year window. As community conditions evolve, such as shifts in population, infrastructure needs, or economic trends, a comprehensive update to the General Plan becomes necessary to ensure continued relevance and effectiveness.

The General Plan must be adopted by a two-thirds majority vote of the Maricopa City Council and subsequently ratified by a majority of residents in a general or special election. At least once every ten years, either a new General Plan or the existing plan must be submitted for adoption or re-adoption. Major amendments, defined as substantial changes to the land use mixture or balance, also require a two-thirds vote by the City Council and must follow specific procedures outlined in the Major Amendment subsection of the plan.

The adoption process includes four key steps to ensure transparency and coordination, shown in **Figure 5**. First, the proposed plan is distributed to external agencies within or adjacent to the planning area, such as Pinal County, Maricopa County, neighboring cities, tribal communities, and regional/state agencies relevant to planning, for a minimum 60-day review period. Second, the Planning and Zoning Commission holds at least two public hearings at different locations to encourage broad citizen engagement. Third, the City Council conducts a final public hearing for additional input. Finally, upon Council approval, the plan is presented to Maricopa voters for ratification. It is important to note that statutory requirements may be updated periodically, and the City must remain in compliance with any changes.

Figure 5: General Plan Adoption & Implementation Process



GENERAL PLAN AMENDMENTS

Frequent modifications to the adopted General Plan are discouraged and subject to statutory limitations. The Plan was developed through public engagement and a thorough analysis of existing conditions and community needs. Allowing numerous, uncoordinated changes would undermine the community's investment in the planning process and hinder progress toward Maricopa's long-term, shared vision. Any change to the General Plan would be processed and enacted through the amendment process.

Amendments to the General Plan fall into two categories: Major and Minor. A Major Amendment is a revision to the Maricopa General Plan text or Land Use Map that has far-reaching consequences on the use of land areas, demand on available infrastructure, and/or substantially alters or is inconsistent with Maricopa's land use mixture or balance. A Minor Amendment is any other revision to the General Plan text or Land Use Map that does not meet the criteria for a Major Amendment as explained below.

MAJOR GENERAL PLAN AMENDMENT

Major Amendments to a municipality's General Plan in Arizona are regulated by ARS § 9-461.06. They:

- must be presented at a public hearing within twelve months of when the proposal is made and;
- must receive a two-thirds majority vote of the City Council for approval. Additionally, such Major Amendments typically require several months of public notice and participation before consideration by the City Council.

The adoption process for a Major Amendment begins with the Planning and Zoning Commission holding two public hearings on the proposed substantial change to the General Plan. These two hearings must be held at separate locations to encourage broad community participation. Following these hearings, the City Council must conduct one public hearing before making a final decision on approval of the Major Amendment.

State statute further requires that each municipality define its own criteria for distinguishing if an amendment is deemed a Major or Minor Amendment to the General Plan based on if the proposed change constitutes a substantial impact on the community's land use balance, infrastructure capacity, or overall development pattern.

MAJOR MAP AMENDMENT

The determination, if a map amendment is a General Plan Major Map Amendment, are by two criteria. The criteria include land use and infrastructure.

Land Use Criteria

A Major Map Amendment to the City of Maricopa's General Plan is defined as a proposed change that would result in a change of such significance as to impact substantial portions of the City and/or its Municipal Planning Area. Map Amendments are determined as Major based upon the relative size, in land area, and extent of change proposed, in terms of development intensity (e.g. dwelling density), as well as its relationship with surrounding land uses and impact upon public infrastructure.

Table 3 outlines the land use criteria used to determine whether a proposed amendment within the municipal limits qualifies as a Major Amendment to the Maricopa's General Plan Future Land Use Plan. These criteria are distinct from the infrastructure criteria. If the proposed changes do not exceed the thresholds below, or the proposed area of change is generally consistent and within an existing approved PAD Zoning Designation, the amendment to the General Plan is considered Minor and will be processed in accordance with the City of Maricopa's procedures for a Minor Amendment, as detailed in the Maricopa Zoning Code.

Table 3: Major Map Amendment Land Use Criteria within the Municipal Limits

Current Land Use Designation (From)	Proposed Land Use Designation (To)	Acreage Threshold for a Major Amendment
Any Residential (R, LDR, MDR, MHDR, HDR, MPC)	Commercial	80
	More Intense Residential Category (example: MDR to MPC)	80
Employment, Light Industrial, Research & Development	Residential (LDR, MDR, MHDR, HDR, MPC)	40
	Commercial	40
Mixed Use	Any	40
Commercial	Any Residential	40
Agriculture	Residential (MDR, MHDR, HDR, MPC)	80
	Commercial, Employment, Light Industrial, Research & Development	40
Open Space	Any	20
Any Land Use (other than noted above)	Any Proposed Designation	Total area of 160 acres or more

Within the unincorporated Pinal County portions of the Municipal Planning Area, the City of Maricopa serves in an advisory capacity to the County and does not hold decision-making authority over planning and zoning matters. To support this role, **Table 4** outlines the land use criteria used to determine Major Map Amendments for unincorporated areas of Maricopa's Municipal Planning Area. These criteria are intended to provide City staff with guidance for input to Pinal County reviewing land use changes in the unincorporated areas.

Table 4: Major Map Amendment Land Use Criteria Outside of the Municipal Limits

Current Land Use Designation (From)	Proposed Land Use Designation (To)	Acreage Threshold for a Major Amendment
Any Residential (R, LDR, MDR, MHDR, HDR, MPC)	Employment, Light Industrial	640
Commercial	Residential	80
Agriculture	Any	640
Open Space	Any	40
Any Land Use (other than noted above)	Any Proposed Designation	Total area of 160 acres or greater

Infrastructure Criteria

As residential development continues, the expansion of public infrastructure looks to keep up with this pace of demand. Changes in land use and amendments to the General Plan can significantly affect public infrastructure systems. A proposed map amendment or rezoning request may be classified as a Major Map Amendment when the proposed change places a substantial financial burden on regional, municipal, or private utility providers. This is particularly true in cases where existing capacity or planned capital improvements (such as roads, bridges, or overpasses) are insufficient to support the development. In such instances, the applicant may be required to fund the necessary infrastructure upgrades. A Major Amendment would be warranted when it is evident that infrastructure needs are not demonstrated to be covered under the existing proposal.

Additionally, a Major Map Amendment will be required when the infrastructure demands of a proposed development are not offset by private investment or extensions to public systems. This applies in cases where the proposed development does not meet the minimum acreage thresholds outlined in **Table 3** (first Land Use Criteria Table) to trigger a Major Map Amendment, and the proposed development does not offset infrastructure demands as determined by the Director of Development Services or designee.

General Plan Major Map Amendment Process

An application for a General Plan Map Amendment will be in accordance with City of Maricopa's policies and procedures. The City will provide the necessary forms and information in order to process the request.

Public engagement plays a critical role in the Major Map Amendment process. To ensure meaningful community engagement, a Public Participation Program, similar to the one applied to the General Plan Update process will be followed to achieve a high level of citizen participation. The aim is to encourage broad citizen input and foster transparency throughout the amendment review.

The following list outlines the basic steps for processing and approving a General Plan Major Map Amendment:

01 The applicant must attend a pre-application meeting with City staff prior to submitting their application.

02 An application will be accepted and processed all year round regardless of calendar year the application is submitted.

03 A Major Map Amendment shall be presented at a Public Hearing within twelve (12) months after the proposal is made.

04 At least 60 days prior to the initial notice for the first Planning and Zoning Commission Public Hearing of a Major Map Amendment, the City will transmit the proposal to the Planning and Zoning Commission and City Council. Furthermore, the City will also submit a copy, for review and further comment, to the Pinal County Community Development Department, the Central Arizona Association of Governments, the Maricopa Association of Governments, the Arizona Commerce Authority, the Arizona Department of Water Resources (if a Water Resources Element is included), any other jurisdictions within one mile of the subject property, and anyone who requests it.

05 A Major Map Amendment requires two Planning and Zoning Commission Public Hearings prior to the City Council Public Hearing.

06 Arizona State Statute requires a two-thirds majority vote by the City Council to approve a Major Map Amendment (ARS § 9-461.06(H)).

MINOR MAP AMENDMENT

General Plan Minor Map Amendments may be processed either independently or in conjunction with an application for rezoning subject to City policies and procedures. Minor Map Amendments are all General Plan map amendments not deemed as Major using the land use and infrastructure criteria described above.

An application for a General Plan Minor Map Amendment will be in accordance with the Maricopa Zoning Code. The City will provide the necessary forms and information and will process the amendment request.

Public engagement plays a critical role in the Minor Map Amendment process. Public participation is critical to the processing of a Minor Map Amendment. To ensure meaningful community engagement, a Public Participation Program, similar to the one applied to the General Plan Update process will be followed to achieve a high level of citizen participation. The aim is to encourage broad citizen input and foster transparency throughout the amendment review.

The following is the basic process for a General Plan Minor Map Amendment:

01 The applicant must attend a pre-application meeting with City staff prior to submitting their application.

02 An application will be accepted and processed all year round regardless of calendar year the application is submitted.

03 A decision is rendered following completion of prescribed procedures as set forth in the Maricopa Zoning Code.

TEXT AMENDMENT

Revisions to the General Plan text that help to clarify and implement the General Plan may occur from time to time. Any addition, deletions or change in text will be considered either Minor or Major Amendment based on the following **Table 5**.

Table 5: Minor or Major Text Amendment Criteria

No Text Amendment Required	Minor Text Amendment	Major Text Amendment
Changes to correct scrivener's error	Changes to data, descriptive conditions	Changes to goals or policies
Changes to document format	Changes to the vision or fundamental strategies	Changes to development or procedural standards

A General Plan Major/Minor Text Amendment must follow the same process General Plan Major/Minor Map Amendment, as prescribed in this section.

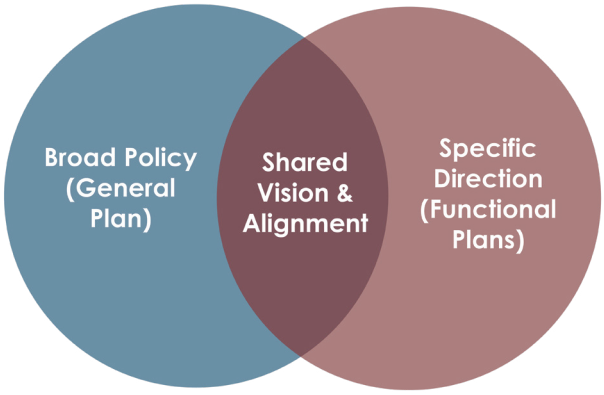
GENERAL PLAN UPDATES

In accordance with ARS § 9-461.06(K), the *Advancing Maricopa* General Plan is effective for up to ten years upon its adoption. The General Plan can be re-adopted and/or updated at any time at the discretion of the City of Maricopa, in accordance with the General Plan Major/Minor Amendment process herein. As conditions change and new data is made available (including, but not limited to, demographic, economic, and housing data), the General Plan may require a comprehensive update.

RELATIONSHIP WITH OTHER PLANS

Interrelated plans adopted by the City Council are incorporated by reference into the General Plan. These include the Master Plans or Strategic Plans for Economic Development, Emergency Services, (police, fire, emergency medical services (EMS)), Wastewater, Floodplain, Water and Reclaimed Water, Information Technologies, Smart City & Infrastructure, Transportation, Transit, Libraries, and Park, Trail and Open Space Systems. The General Plan offers comprehensive guidance across multiple elements, while existing and future functional plans are intended to implement the Vision of the General Plan. Functional plans provide more detailed refinements for specific disciplines, functions, or geographic areas within the Maricopa Municipal Planning Area and are expected to align with the General Plan. Where these plans, codes, or policies offer more specific direction, that guidance will take precedence and be followed accordingly.

Figure 6: Relationship with Other Plans



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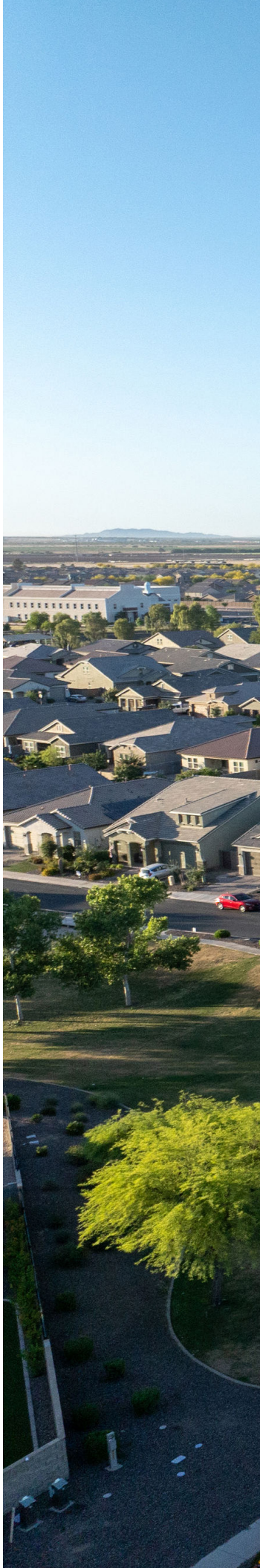
LAND USE & GROWTH

The *Advancing Maricopa* General Plan serves as the foundational guide for how growth and development will unfold over the next 10 to 20 years. This is one of the more crucial components of the General Plan as the City of Maricopa is experiencing dynamic population growth, driven by its appeal as a vibrant, affordable, and family-oriented community and its proximity to the Phoenix metropolitan area. While the City continues to grow, thoughtful land use planning becomes essential to ensure that growth is managed strategically through a long-term lens toward prosperity. This section of the General Plan outlines how Maricopa will accommodate future residents while preserving its unique character, enhancing quality of life, and promoting economic vitality.



CURRENT POPULATION, POPULATION PROJECTIONS & DEMOGRAPHICS

As illustrated in **Table 6**, 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.

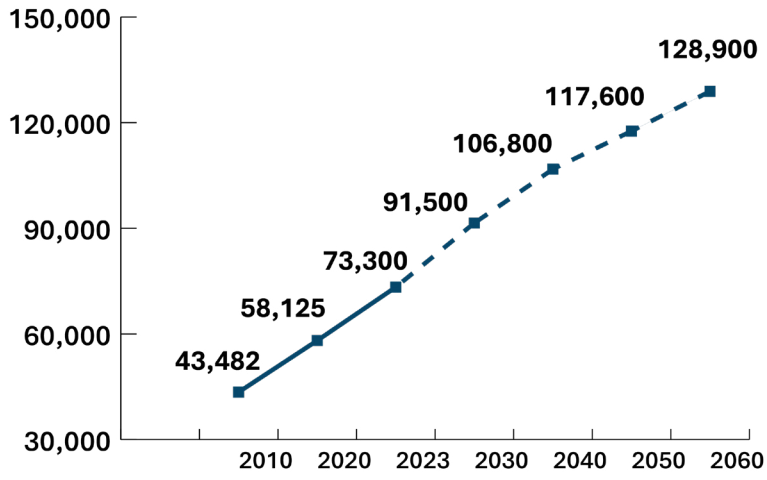
Table 6: Population Growth

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

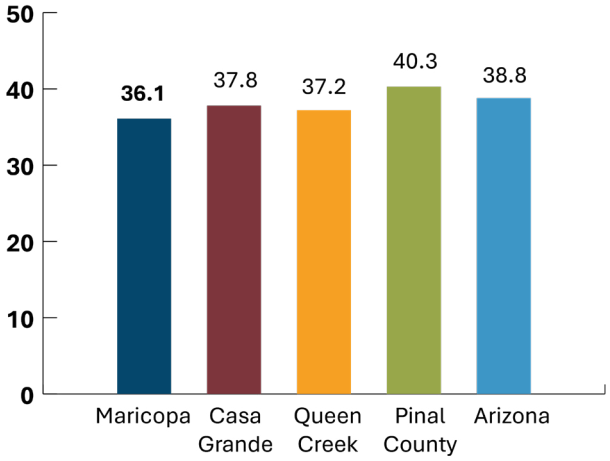


Source: U.S. Census Bureau 2010, 2020, Maricopa Association of Governments, 2023 Socioeconomic Projections

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.

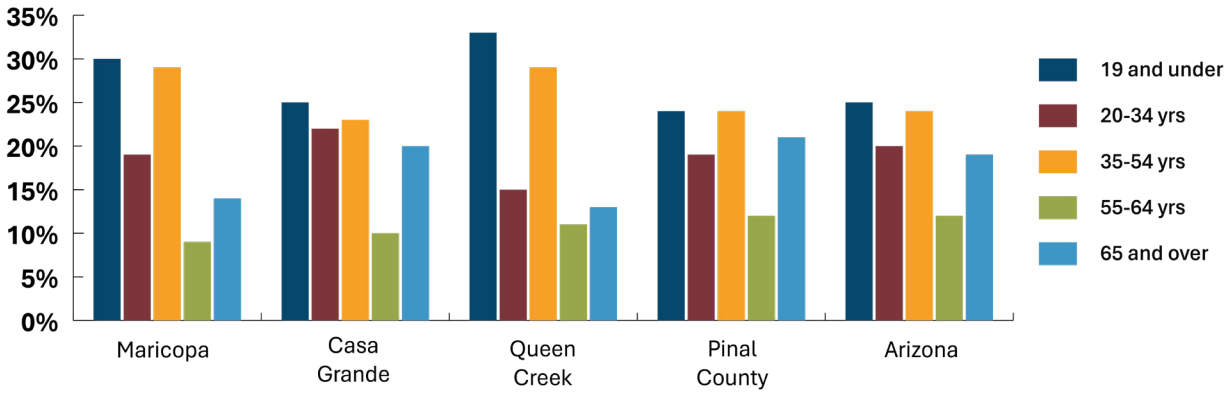
Figure 8: Median Age Comparison



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

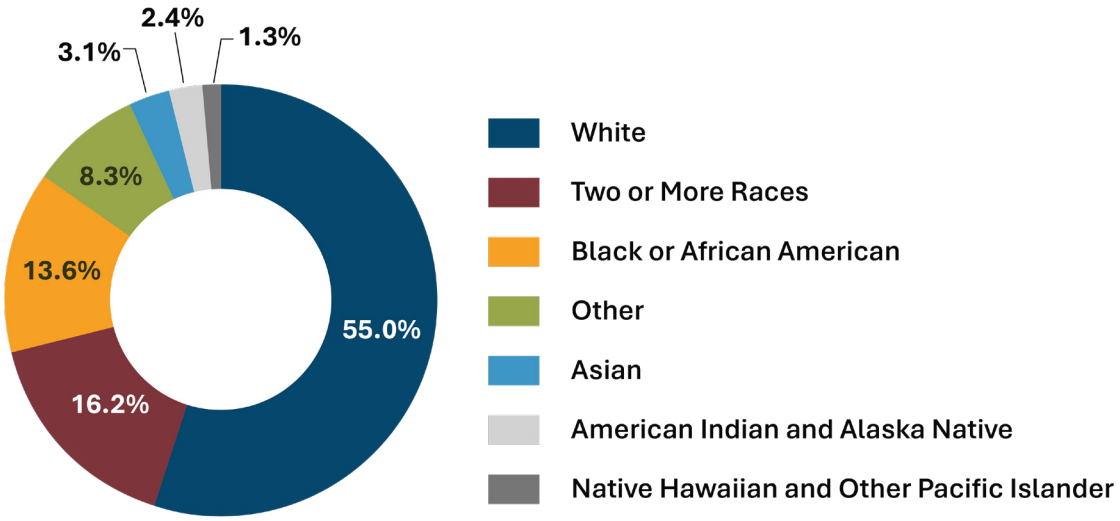


Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

Race & Ethnicity

Understanding the racial and ethnic composition of the community is essential to shaping a General Plan that is inclusive, equitable, and responsive to the needs of all residents. As illustrated in **Figure 10**, the City of Maricopa's population is predominately White, comprising 55.0% of residents. Individuals identifying as Two or More Races represent the second largest group at 16.2%, followed by Black or African American residents at 13.6%. Those identifying as Other account for 8.3% of the population. The American Indian and Alaska Native and Asian populations comprise 2.4% and 3.1% of Maricopa's total residents respectively, while Native Hawaiian and Other Pacific Islander is 1.3% of the population.

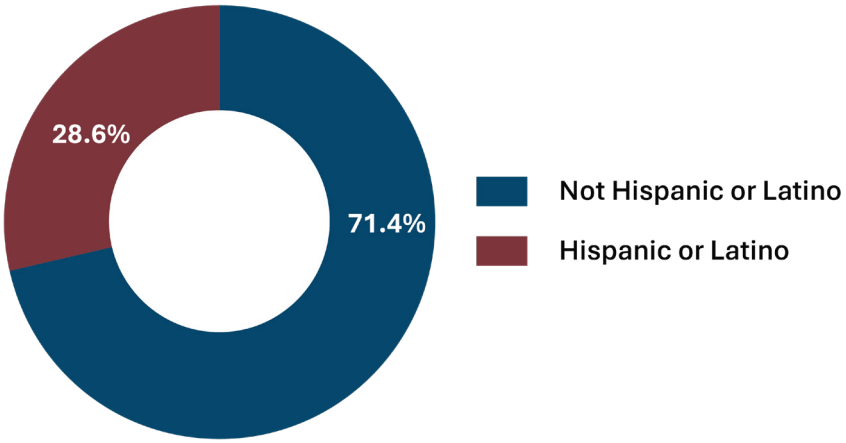
Figure 10: Race Composition



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

Ethnicity and race are distinct attributes, which has been recognized by the U.S. Census Bureau. In Maricopa, over 28% of the population is Hispanic or Latino, meaning they are of Spanish descent with roots in Cuban, Mexican, Puerto Rican, South or Central American, or other countries with Spanish cultural influences (**Figure 11**).

Figure 11: Hispanic/Latino Composition



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

LAND USE

The Land Use Plan guides a municipality's development and redevelopment in a thoughtful, orderly manner. In the City of Maricopa the focus of the Land Use Plan is balancing growth with the preservation of community assets and heritage. Through the Advancing Maricopa General Plan, land is designated for typically more private uses, such as residential, commercial, and industrial and often more public land uses, like education, government, parks, recreation, and open space. Each of these land use types have defined locations, densities, and intensities within the Land Use Plan.

The goal is to support a development pattern that enables economic growth while fostering vibrant, connected neighborhoods with access to jobs, shopping, amenities, and recreation. Furthermore, residents also desire a balanced, accessible community characterized by educational excellence, safe neighborhoods, and a robust business environment. Planning efforts focus on managing residential expansion, promoting economic development, and encouraging informed land use decisions within the City and the broader Maricopa MPA.

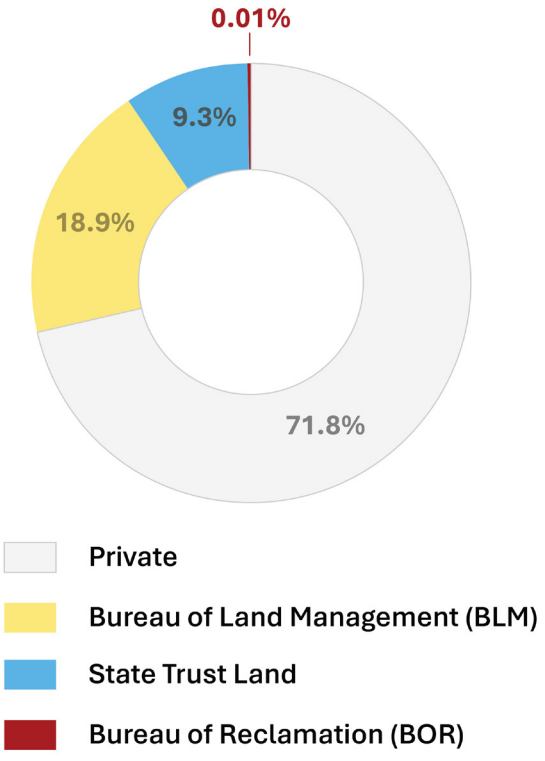
Land Ownership

Land ownership within the City of Maricopa's MPA plays a foundational role in shaping future land use, development potential, and interjurisdictional coordination. The Bureau of Land Management (BLM) oversees the surface land management program that provides data on federal, state, tribal, and private land holdings across the country, including within Maricopa's planning boundaries.

Within the Maricopa MPA, land ownership is primarily categorized into four classifications: Bureau of Land Management (BLM), Bureau of Reclamation (BOR), State Trust Land, and Private ownership. It is important to note that the Native American Communities land ownership within the boundaries are not included in the MPA total, but are reported to show the total amount of land under the jurisdiction of the Ak-Chin Indian Community.

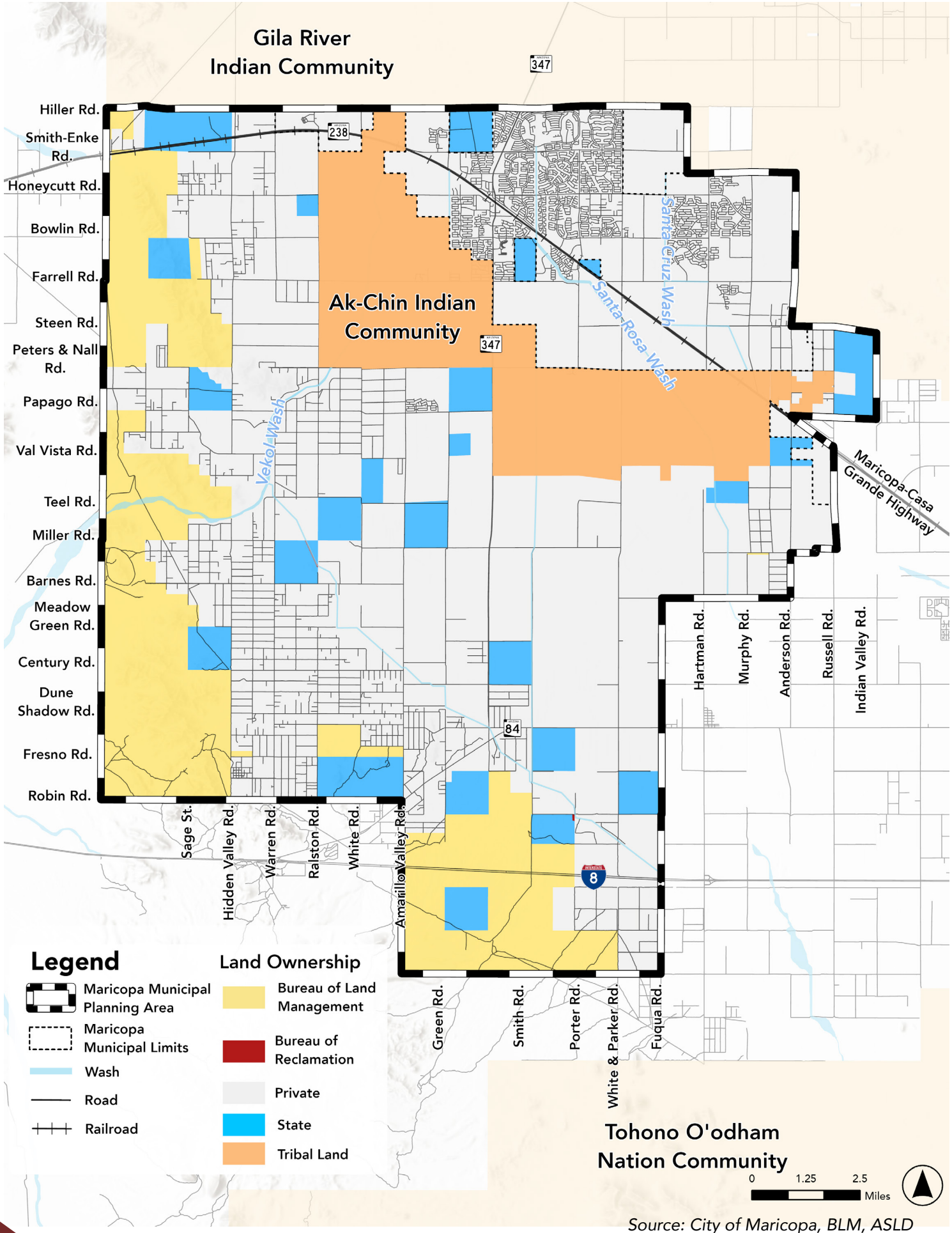
As shown in **Figure 12** and **Figure 13** private ownership constitutes the majority of land within the planning area, accounting for approximately 71.8% of the total land area. BLM-managed lands represent 18.9%, with the remaining acreage distributed among the other classifications. Understanding these ownership patterns is critical for guiding land use decisions, infrastructure investments, and conservation strategies. It also informs coordination with federal, state, and tribal entities to ensure that future growth aligns with regional priorities and respects jurisdictional boundaries.

Figure 12: Land Ownership Distribution



Source: BLM, ASLD

Figure 13: Land Ownership



Source: City of Maricopa, BLM, ASLD

Development Pattern

The City of Maricopa has experienced significant growth over the past two decades since its incorporation. Driven largely by residential demand and infrastructure expansion, development patterns have followed a suburban trajectory, with single-family subdivisions dominating the landscape. Yet, this once-uniform growth model is beginning to evolve. Emerging trends point to a growing interest in diverse housing options across all price points, as well as mixed-use development. These changes reflect shifting demographics, economic pressures, and a collective desire for more amenity-rich environments. As Maricopa enters this new phase, the transformation brings both opportunities and challenges for land use planning, infrastructure coordination, and community design.

In response to these evolving needs, a more diverse mixture of land uses is becoming essential to Maricopa's future. By integrating residential, commercial, employment, recreational, and institutional spaces within close proximity, the City can foster vibrant, connected, and resilient neighborhoods. This approach enhances accessibility, encourages multimodal transportation, and promotes physical activity in daily life, qualities that residents consistently identified as key to improving Maricopa's overall community character. Moreover, mixed-use development not only improves infrastructure efficiency and curbs overextended growth, but also strengthens community identity and sense of place. It supports economic vitality by attracting businesses and services that meet residents' everyday needs, while also encouraging public health and social interaction.

However, as the City evolves along this path, thoughtful planning still needs to occur in order to balance municipal expansion with the preservation of community character. Thus, land use planning and zoning will remain indispensable tools in shaping development decisions—ensuring alignment with the City's goals for economic vitality, housing diversity, transportation connectivity, and environmental stewardship. In support of this approach, Maricopa is embracing two key planning tools that promote intentional, integrated development patterns while preserving flexibility to reflect the City's evolving needs and aspirations as growth occurs:

Master Planned Communities

Master planned communities have been instrumental in guiding Maricopa's growth. As time progresses, this type of development will continue to offer a comprehensive framework that integrates residential, commercial, employment, mixed use, public institution, open space and can even accommodate light industrial and research and development land uses to meet and support the daily needs of the residents and neighboring communities. The master planned community development framework allows for efficient infrastructure delivery and works to achieve and maintain a high quality of life for residents. This framework also provides flexibility in land use and design standards, enabling developers and the City to tailor projects to community needs while supporting long-term planning goals of Maricopa.

Village Centers

Another instrument of Maricopa's Land Use Plan is the Village Center. Maricopa defines a Village Center as a community-oriented neighborhood character area or cluster anchored by local commercial, office, and mixed-use spaces. The development in a Village Center tends to be a higher intensity location within a distinct geographic area along a multimodal transportation corridor. A Village Center should contain at least public gathering spaces with civic uses, such as a school, library, and/or park supporting a distinct identity and village theme. Uses will be integrated to the maximum extent possible to encourage a pedestrian-oriented design and to feature accessible multimodal transportation options. A Village Center will also seek to allow a variety of housing types appealing to a broad demographic with final aim of cultivating a strong sense of community mixed with pedestrian-oriented commercial nodes, employment, entertainment, and local services. It also appeals to people who cannot or prefer not to drive as a primary means of transportation, such as the senior and youth populations or people with disabilities. With the clustering of development in a Village Center, land uses in other parts of the City can become less intense to allow for low-density, large-lot residential and agricultural uses to remain a part of the built environment and character landscape moving forward in Maricopa.

Although Village Centers may share similarities in density and their mixed-use nature, they do not all play the same role or even apply the same design themes and amenities. Generally, Village Centers fall into three primary types: Regional, Community, and Neighborhood—each operating at a different scale and contributing uniquely to the urban fabric. Understanding these distinctions is essential for guiding development of these activity nodes in the future:

- Regional Village Centers represent the largest and most economically impactful hubs. These areas serve as anchors for cultural amenities, employment, and housing, driving the regional economy through a diverse mix of commercial and office uses. Their urban character supports high-intensity development and broad geographic influence.

- Community Village Centers function as mid-sized hubs that meet daily needs and offer specialized services that support multiple neighborhoods. These centers typically include a balanced mix of retail with service-sector employment and office space. It is critical that these uses integrate seamlessly with the surrounding suburban environment to maintain the character and cohesion of adjacent neighborhoods. Uses that conflict with the spatial or aesthetic qualities of Community Village Centers are better located in land use or special planning areas designed for such purposes.

- Neighborhood Village Centers are the most localized of the three types, serving nearby residents with essential goods and services. These centers often feature small-scale retail, restaurants, and convenience-oriented businesses like drugstores. Their primary focus is on residential proximity and walkability, making them vital components of a complete neighborhood.

The intensity and mix of uses within each Village Center type will vary according to their scale and purpose. Regional Village Centers emphasize employment and urban activity, while Neighborhood Village Centers prioritize housing and local services. Community Village Centers strike a balance between the two, offering both residential and employment opportunities. Regardless of type, the inclusion of housing is fundamental to creating vibrant Village Centers.

Design also plays a pivotal role in the success of each Village Center. Key considerations include architectural style, building height and placement, active ground-floor uses, block size, parking configuration, and the quality of street design. These elements collectively shape the experience and functionality of each Village Centers.

An individual Village Center should be implemented incrementally, with initial phases focusing on establishing a compact commercial or civic core supported by essential services, public spaces, and multimodal access. Later phases can look to add further mixed use, commercial, employment, and residential development as infrastructure capacity and community needs expand, while ensuring coordinated public investment in infrastructure, and amenities that support a cohesive and functional Village Center as it develops.

While the General Plan Land Use Plan identifies locations for proposed Village Centers, additional or alternative locations may be considered as change occurs in the future. The following locational criteria should be considered when such conditions occur:

- The ability to create a compact, walkable structure
- Capacity for employment and economic vitality
- The ability to provide housing in close proximity to jobs
- Access to alternative modes of transportation

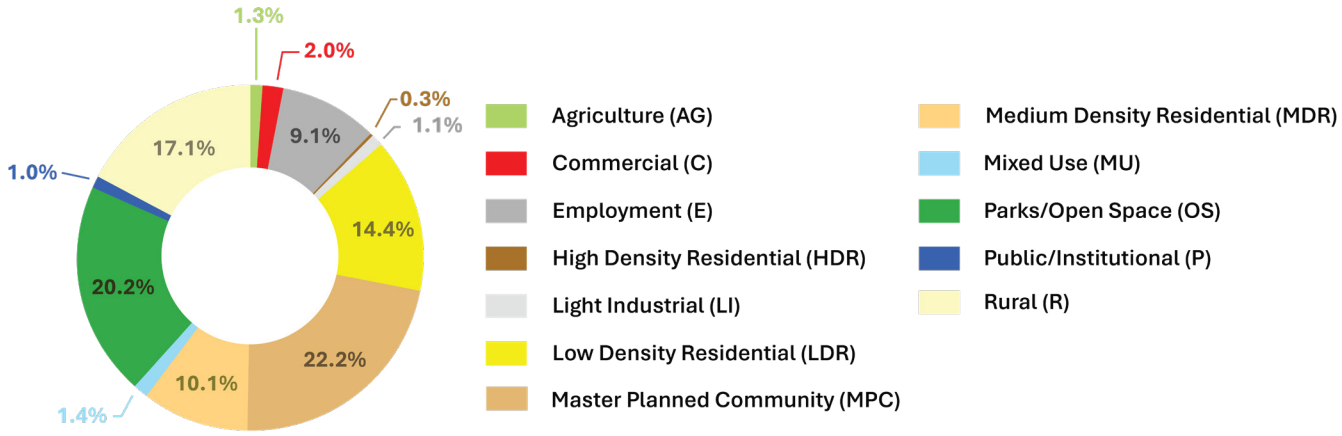
Figure 14: Village Center Types

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 15 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 22.2%, followed closely by Parks/Open Space (OS) at 20.2% and Rural (R) at 17.1%. These three land uses account for 60% of the total area of the MPA. Specific residential land uses total over 24% 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 36% is comprised of the Employment (E), Light Industrial (LI), Commercial (C), Mixed Use (MU), and Master Planned Community (MPC) land uses, all of which allow for commercial or employment uses. Categories such as Mixed Use (MU), Public/Institutional (P), and Agriculture (AG) each occupy less than 4% of the land in the MPA.

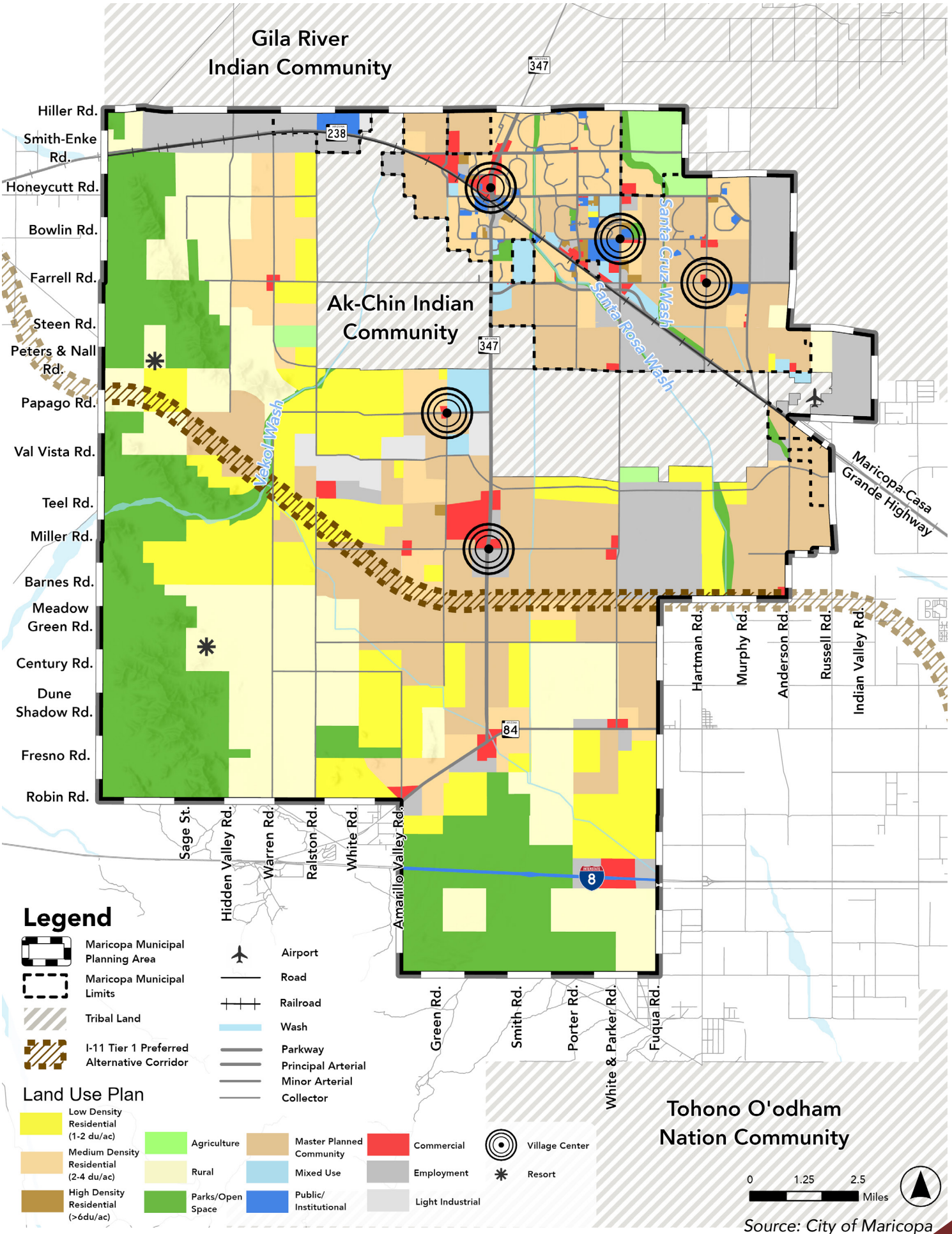
Figure 15: Land Use Distributions



Source: City of Maricopa

Figure 16 displays the General Plan Land Use Plan Map, containing land use designations, transportation corridors, village center, and resort designations.

Figure 16: Land Use Plan



Source: City of Maricopa

Table 7: Future Land Use Distribution

Future Land Use Designation	Percent of Total Land	Acreage	Square Miles
Agriculture (AG)	1.34%	1,984.22	3.10
Commercial (C)	1.98%	2,935.11	4.59
Employment (E)	9.10%	13,510.55	21.11
High Density Residential (HDR)	0.25%	375.11	0.59
Light Industrial (LI)	1.07%	1,588.93	2.48
Low Density Residential (LDR)	14.37%	21,321.28	33.31
Master Planned Community (MPC)	22.17%	32,896.32	51.40
Medium Density Residential (MDR)	10.10%	14,991.44	23.42
Mixed Use (MU)	1.37%	2,034.64	3.18
Parks/Open Space (OS)	20.18%	29,950.59	46.81
Public/Institutional (P)	0.95%	1,416.94	2.21
Rural (R)	17.12%	25,409.99	39.70
TOTAL	100.0%	148,415.12	231.90

Source: City of Maricopa

Land Use Designations

AG – AGRICULTURE

Purpose: The Agriculture land use designation 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 designation, in accordance with statutory requirements, is up to 1 dwelling unit per acre (du/ac); however, the continuation of lower densities as required by existing zoning is supported. (Compatible Zoning: RA, GR, GR-10*, GR-5*, SR*, SR-1*)

C – COMMERCIAL

Purpose: The Commercial land use designation provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, and subordinate multifamily 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. (Compatible Zoning: NC, GC, SC, GO, CB-1*, CB-2*)

E – EMPLOYMENT

Purpose: The Employment land use designation is broad and is intended to accommodate numerous types of development including office, industrial and supporting commercial services, 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. Standalone residential uses apart from the primary Employment use are not intended in this designation. Employment sites are to be integrated, through design, buffering, and siting, with adjacent residential or other activities. (Compatible Zoning: GO, GC, LI, GI, IP, CB-1*, CB-2*, CI-B*, CI-1*, CI-2*)

HDR – HIGH DENSITY RESIDENTIAL

Purpose: The High Density Residential designation provides for multifamily dwellings that may be multi-story buildings. This designation also provides 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 designation. The density range of this land use designation is 14.0 to 26.0 du/ac. (Compatible Zoning: RM, RH, RMHP, CR-4*, CR-5*, TR*)

LDR – LOW DENSITY RESIDENTIAL

Purpose: 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 designation are generally larger lots with accessory structures that may be used for animals. The maximum density for this land use designation is 2.0 du/ac. (Compatible Zoning: RS-1, RS-2, CR-1A*, CR-1*)

LI – LIGHT INDUSTRIAL

Purpose: The Light Industrial 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. (Compatible Zoning: GO, GC, LI, IP)

MDR – MEDIUM DENSITY RESIDENTIAL

Purpose: The Medium Density Residential designation 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 designation is between 2.0 to 6.0 du/ac. The target density within this range shall be 4.0 du/ac. Development that desires to exceed this target shall demonstrate how proposed amenities and design features offset potential compatibility or capacity impacts. (Compatible Zoning: RS-2, RS-3, RS-4, RS-5, CR-1*, CR-2*, CR-3*)

MHDR – MEDIUM HIGH DENSITY RESIDENTIAL

Purpose: The Medium-High Density Residential designation involves compact single-family housing that may be detached or attached such as duplexes, townhomes, court homes, triplexes, and fourplexes. Offering more housing choices, these homes fit between lower density single-family detached homes and higher density multifamily homes, serving as a transition zone with supporting walkable areas and amenities. The density of this land use designation is between 6.0 and 14 du/ac. (Compatible Zoning: RS-4, RS-5, RM, RH, CR-4*, CR-5*)

MPC – MASTER PLANNED COMMUNITY

Purpose: The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments consisting of integrated residential, commercial, employment, mixed use, public institution, open space and can even accommodate light industrial and research and development land uses to meet and support the daily needs of the residents and neighboring communities. 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. MPC 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 MPCs without a Village Center designation can range from 3.0 to 10.0 du/ac. The target density within this range shall be 4.5 du/ac. Development that desires to exceed this target shall demonstrate how proposed amenities and design features offset potential compatibility or capacity impacts. (Compatible Zoning: ALL)

MU – MIXED USE

Purpose: The Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. These projects could include both vertical and horizontal mixed-use developments. Single use projects are discouraged in the MU designation. Proposed mixed-use 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 to a maximum of 26 du/ac, are expected in mixed-use projects. (Compatible Zoning: MU-N, MU-G, MU-H, TOD'S, TR*, CB-1*, CB-2*)

OS – PARKS/OPEN SPACE

Purpose: The Parks and Open Space designation identifies open-space sites and corridors intended for public recreation and resource conservation. The General Plan 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 & Open Space Chapter of the Advancing Maricopa 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 OS 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 du/ac. (Compatible Zoning: OS, GR*)

P – PUBLIC/INSTITUTIONAL

Purpose: The Public/Institutional designation provides for public or institutional uses such as school campuses and their attendant open spaces (playgrounds, ball fields, hard courts, etc.), hospitals, churches, water treatment facilities, landfill sites, public library facilities, municipal offices, public cemeteries, and infrastructure and utility sites. (Compatible Zoning: PI, GR*)

R – RURAL

Purpose: The Rural designation 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 maximum density for this land use designation is 1.0 du/ac. (Compatible Zoning: GR, GR-10*, GR-5*, SR*, SR-1*, SH*)

R&D – RESEARCH AND DEVELOPMENT

Purpose: The Research and Development designation 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. (Compatible Zoning: GO, GC, LI, IP)

VC – VILLAGE CENTER

Purpose: A Village Center is a higher intensity urban area of the City, generally developing near intersections with regional importance for transit and connectivity. It is characterized by an active and integrated cluster of regional, community, and neighborhood-oriented areas with local commercial, office, entertainment, recreation, and mixed uses serving the day-to-day needs of surrounding groups of neighborhoods. A Village Center 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 du/ac, especially when located within a 1⁄4 mile walk to a transit station or stop. (Compatible Zoning: MU-G, MU-H, TOD'S)

Other Plan Designations

In addition to land use categories, the Land Use Map indicates 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 MPA by indicating several potential locations. Other Resort locations are anticipated to be identified as community and market development continues.

HOUSING

As Maricopa grows, addressing housing needs across income levels and life stages is also a top priority. The City strives to promote a diverse housing stock, including executive level housing, single-family home communities, and other attainable-level housing options, to create a City where all those who desire to live and contribute to Maricopa have that ability. This section also highlights strategies for making accessible the attaining of housing and homeownership, supporting infill development, and coordinating with regional partners to meet long-term demand. Together, these efforts will help shape a resilient and thriving future for Maricopa.

2025 Housing Needs Assessment Update

The City of Maricopa published a Housing Needs Assessment Update in 2025 in compliance with ARS 9-469. The 2025 Housing Needs Assessment Update for Maricopa highlights rapid population growth and a shifting housing landscape. Maricopa's housing stock is still overwhelmingly composed of a majority of single-family detached homes. New single-family detached homes typically range between 1,400-3,000 square feet. Multifamily units are also expanding quickly, with over 2,600 new apartment units under construction at the time of the report's publishing. However, housing diversity, for both multifamily units and large lot homes, remains limited. Housing affordability and homeownership attainability have also become a growing concern. Home prices have increased by 58% since 2019, and incomes have not kept pace. Similarly, monthly rental costs have also risen, making them unaffordable for many single earners.

1,400-3,000
square feet range for typical new build home

58%
surge in home prices since 2019

30%+
of income spent on housing for 30% of owners and over 50% of renters

7,772
units in an affordability gap, with demand projected for 12,000 to 35,400 new units over the next 15 years

Although the City has achieved some home price affordability relative to median incomes, the 2025 Housing Needs Assessment Update finds that significant gaps persist. The current housing affordability gap is estimated at 7,772 units, with 30% of owner households and over 50% of renter households are cost-burdened, spending more than 30% of their income on housing. The City's recent accommodation of multifamily development, including subsidized rental units, have helped address some needs. However, additional affordable and attainable housing is required, particularly for service workers and vulnerable populations. The assessment projects demand for 12,000 to 35,400 new housing units over the next 15 years, driven by continued population growth.

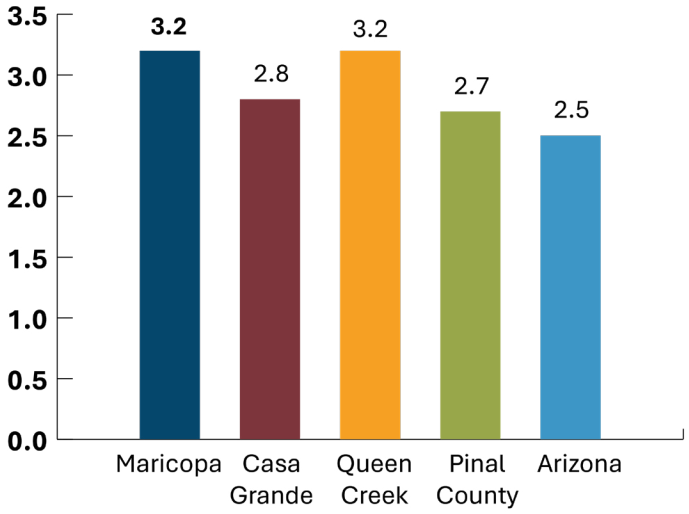
To address these observed housing challenges, the assessment recommends encouraging small-lot and attached ownership development, expanding higher-density rental products, allowing secondary dwelling

units, and supporting more subsidized housing programs. It also calls for targeted senior living options and the expansion of government voucher programs. To complement these findings, there is also a feeling that the development of large lot housing options is needed in the community in order to attract more career-advancing job opportunities and more mature local services, such as more specialized healthcare options. With ample land and major employment centers on the horizon, Maricopa is well-positioned to meet future housing needs, but strategic planning and policy action are essential to ensure affordability and support the City's diverse and growing population.

Household Size & Characteristics

Planning for Maricopa's future requires an understanding of its evolving household dynamics. The City's average household size of 3.18 reflects a community with larger family units compared to regional and state averages, including Casa Grande (2.75), Pinal County (2.74), and Arizona (2.54), though slightly smaller than Queen Creek (3.2), as shown in **Figure 17**. Approximately 42.3% of households include children under the age of 18, while 28.7% include individuals aged 65 and older. These figures underscore the diversity of household types in Maricopa, highlighting the need for strategies that support a range of family structures, multigenerational living arrangements, and age-specific services.

Figure 17: Average Household Size

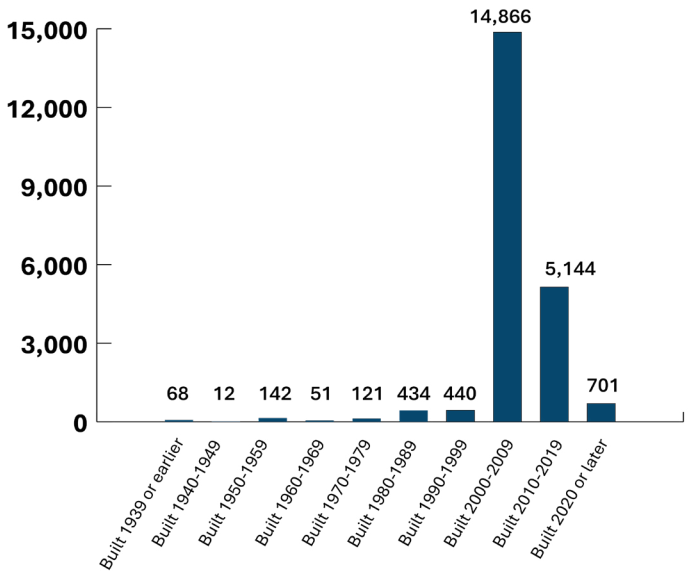


Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

Housing Stock Age

The City of Maricopa's housing stock reflects a period of rapid residential development that followed its incorporation in 2003. As shown in **Figure 18**, approximately 67.6% of the City's 21,979 housing units were constructed between 2000 and 2009, with an additional 23.4% built between 2010 and 2019.

Figure 18: Housing Age



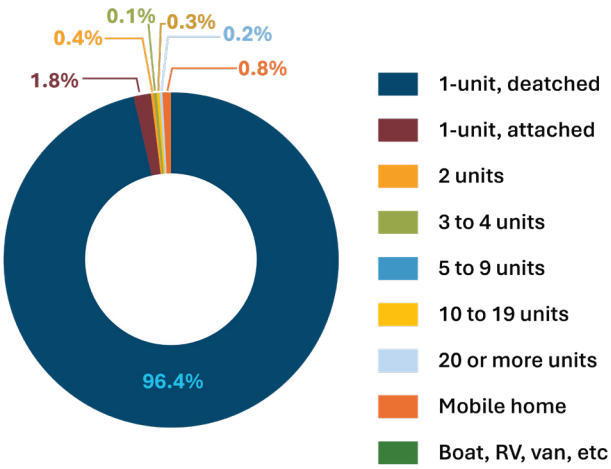
Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

This surge in housing development corresponds with significant population growth and increased demand for residential options. Moving forward, the City will build upon this foundation by promoting balanced growth, ensuring housing diversity, and aligning future development with community needs, economic opportunities, and long-term sustainability goals.

Housing Stock Type

To support a resilient and inclusive housing strategy, the City of Maricopa needs to evaluate the composition of its housing stock. Currently, the housing portfolio is predominately composed of single-family detached homes, which account for 96.4% of all units, as illustrated in **Figure 19**. Single-family attached units represent 1.8%, while multi-unit housing (three or more units) comprises only 0.6% of the total.

Figure 19: Housing Stock Type



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

Housing Occupancy

Maintaining a balanced housing market is essential to Maricopa's long-term livability and economic resilient. The City's housing vacancy rate of 9.9%, compared to Pinal County's average of 12.6%, suggests a relatively healthy alignment between housing supply and demand, as shown in **Figure 20**.

Among the 90.1% of occupied units, a strong majority – 83.0% - are owner-occupied, while 17.0% are renter-occupied (**Figure 21**). This distribution reflects a stable residential base and long-term investment in the community. As Maricopa continues to grow, future efforts may focus on maintaining this balance while expanding housing options that meet the needs of both homeowners and renters across all income levels and life stages.

Figure 20: Housing Occupancy

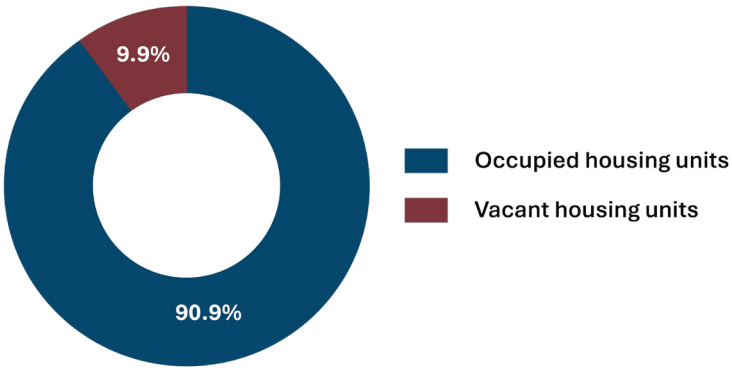
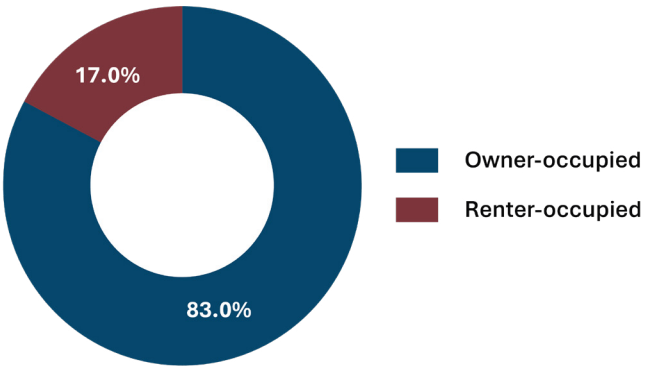


Figure 21: Housing Tenure

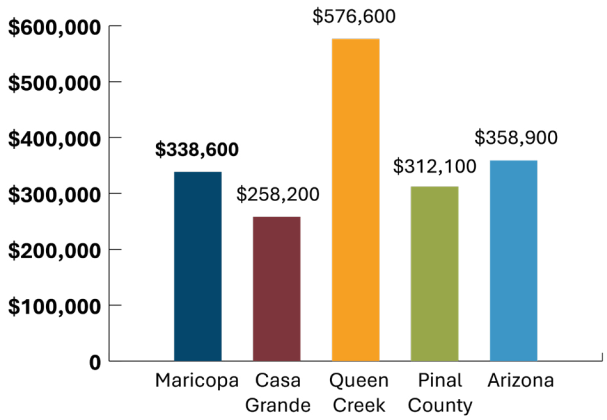


Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

Median Home Value & Median

As Maricopa continues to grow, understanding its housing market is essential for guiding future affordability and development strategies. The City's median home value of $338,600 positions it above Casa Grande ($258,200) and Pinal County ($312,100), yet below Queen Creek ($576,600) and the statewide median of $358,900, as shown in **Figure 22**.

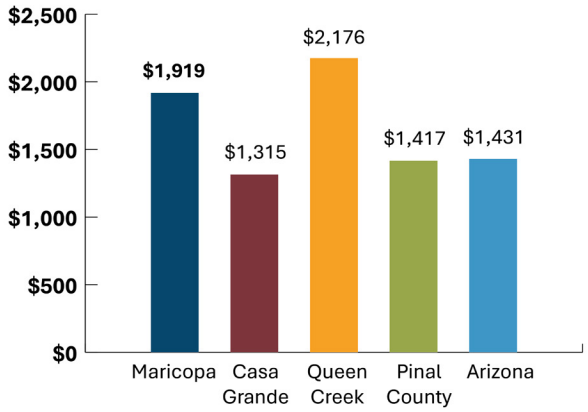
Figure 22: Median Home Value



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

Similarly, Maricopa's median rent of $1,919 exceeds that of Casa Grande ($1,315), Pinal County ($1,417), and Arizona overall ($1,431), while remaining more affordable than Queen Creek ($2,176), as illustrated in **Figure 23**. These figures reflect Maricopa's growing appeal and underscore the importance of proactive planning to ensure housing remains accessible to a broad range of residents, including first-time buyers, renters, and workforce households.

Figure 23: Median Rent



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

REHABILITATION & REDEVELOPMENT

The City of Maricopa has highlighted Redevelopment and Revitalization Areas in previous plans, along with Special Planning Areas, as key zones within the municipal limits that offer a range of development and redevelopment possibilities. These efforts aim to enhance the built environment, foster appreciation for the City's historical and cultural assets, preserve community identity, and support economic growth. In some locations, planning studies have already been conducted and are recommended as a foundation for future rezoning or development approvals.

To accommodate the distinct opportunities each area presents, a flexible approach to land use is encouraged. Suitable land uses are those that align with the Vision, Goals, Policies, and Recommendations outlined in the General Plan. This flexibility allows for innovative and context-sensitive development that reflects the unique character and potential of each designated area.

Heritage District

Maricopa's Heritage District, represents the City's historical core and is central to its identity and revitalization efforts. The City originally established as a Redevelopment Area (RDA) in 2009, which designated the Heritage District as an area in need of revitalization to preserve its cultural significance and stimulate economic growth. The redevelopment planning area is 0.36 square miles at the crossroads of the SR 347/John Wayne Parkway overpass and the UPRR. The area contains the original Maricopa Townsite, which was the commercial, industrial, agricultural, and residential center for the larger community prior to incorporation. Today, the Maricopa Townsite is anchored by landmarks like the Maricopa Museum and Visitor Center and the historic California Zephyr railcar, the central portion of the district celebrates Maricopa's railroad heritage. The Maricopa Historical Society plays a key role in preserving this legacy, hosting events and maintaining exhibits that showcase the City's rich past. The district's design guidelines and adaptive reuse programs aim to blend historic preservation with modern development, encouraging private investment while maintaining the area's unique character. The broader Heritage District area has developed gradually over many years and contains many of the community's identifying markers, historic properties, cultural resources, and oldest structures.

Following the completion of the SR 347 overpass, the City revisited and updated the Heritage District Area Plan in 2023 as part of the plan for redevelopment and investment in the Heritage District. The plan update set goals for balancing existing neighborhood protection and infrastructure improvements while continuing to foster downtown destination character with a wider variety of land uses. Recent and planned developments in the Heritage District reflect the Heritage District Plan a strong push toward community engagement and placemaking. A major transformation was recently completed at Mike Ingram Heritage Park, featuring a new amphitheater-style performance stage, a railroad-themed playground, and enhanced landscaping. These upgrades are part of a broader vision that includes improved pedestrian connectivity, such as a footbridge linking the Heritage District over the UPRR, and new dining and nightlife options like Duke's Roadhouse. Additionally, rezoning efforts have relaxed development standards to promote mixed-use, pedestrian-friendly neighborhoods. Infrastructure improvements, including sewer system upgrades, are also being planned to support long-term growth and sustainability. Together, these initiatives aim to transform the Heritage District into a vibrant hub for culture, commerce, and community life.

Seven Ranches Area & Saddleback Estates

The previous General Plan called out two other Redevelopment and Revitalization Areas. The first is the Seven Ranches area, located south of Honeycutt Road between Porter and White and Parker Roads. The City seeks to explore opportunities for organized, higher-quality development in this area as development has crept around it. Some of the new surrounding development includes projects that signal a shift from rural and fragmented land use toward more cohesive, planned residential neighborhoods. Historically characterized by rural zoning and scattered single-family homes, the Seven Ranches area has recently attracted interest from developers aiming to introduce new residential communities. Any proposed development reflects a broader vision for Seven Ranches, aligning with the City of Maricopa's General Plan goals to upgrade underutilized land and expand the local tax base. The 2021 Seven Ranches Land Use Study envisions the community here to resemble developments found in other Phoenix area jurisdictions that integrate elegant rural character, such as allowing for equestrian-friendly features, while still keeping a mixed-use, pedestrian friendly design central to the vision. This concept recognizes that Seven Ranches is one of only two large lot residential enclaves in Maricopa that offer an alternative housing choice to conventional single family production home sites. As development continues, Maricopa is expected to guide growth through strategic rezoning and infrastructure planning, ensuring that new communities contribute to community's long-term vision for livability, connectivity, and economic vitality.

The other Redevelopment and Revitalization Area is the Saddleback Estates area, located in southeastern Maricopa, south of Farrell Road and east of Murphy Road. This area is 160 acres and is the second large lot enclave in Maricopa, consisting of approximately 60 home sites on one-acre minimum lots. Travel to Saddleback Estates is by way of unimproved dirt roads, some through private access easement agreements which have posed access issues in the past. The area is generally characterized by an aging housing stock with many unmaintained properties, outdoor storage and some land uses that appear commercial or light industrial in nature. The roadways in this area have at-grade wash crossings and are subject to flooding, limiting the access during times of inclement weather. As new developments expand into eastern Maricopa, road alignments are being paved and brought up to municipal standards to provide City services to the existing and future homes in this area. Saddleback Estates could see improvements and solutions to access issues as land is dedicated for road right-of-way.

SPECIAL PLANNING AREAS

In the *Advancing Maricopa* General Plan, Special Planning Areas (SPAs) are designated zones that allow for tailored planning approaches due to their unique characteristics, strategic importance, or potential for transformative development. These areas often include key corridors, future growth centers, or environmentally sensitive lands where conventional zoning may not fully support the City's long-term vision. SPAs allow for flexible land use strategies, coordinated infrastructure investments, and community-driven design principles. By identifying SPAs, the City ensures that development in these locations aligns with broader goals such as economic vitality, multimodal transportation, and preservation of local character and heritage, while also responding to evolving market conditions and community needs.

Estrella Gin Site

The Estrella Gin Site, located northwest of the Heritage District, is undergoing a significant transformation after years of stalled development. Originally envisioned as a major mixed-use business park, the 70-acre site at the northwest corner of Estrella Parkway and Edison Road is now seeing renewed momentum. Plans include ten new buildings totaling 123,000 square feet, designed to accommodate 82 units—60 for office or storage and 22 for retail. The site is intended to support small businesses such as boutique retailers, artisan showrooms, and light industrial operations. Despite its promising start in 2016, earlier efforts by developers stalled. Recent activity, including a proposed multifamily development and a new flex space project that looks to serve as a cost-effective option for small businesses, suggests a revitalized interest in the area. The City of Maricopa has also invested in infrastructure, including a fire station and plans for public service buildings, further supporting the site's potential as a commercial hub.

Copper Sky Mixed Use

The Copper Sky Mixed-Use Development is a multi-phase project designed to transform the area surrounding the Copper Sky Regional Park into a vibrant hub of residential, commercial, and recreational activity. It has also been key to Maricopa's aspirations to create a mixed-use community district. Plans have included a medical and innovation campus with a hospital, emergency services, medical offices, and residential units, alongside proposals for hotels, retail, and restaurants designed to foster walkability and vibrancy. The City has also explored opportunities for a family entertainment center adjacent to the park, aiming to satisfy demand for more leisure and social spaces. The City of Maricopa has actively facilitated the project through land sales and zoning adjustments. Although some portions, such as the medical campus, have experienced delays and changes in development plans. Overall, the Copper Sky District is envisioned as a cornerstone of Maricopa's growth, blending housing, healthcare, hospitality, and retail in a walkable, integrated environment.

Meanwhile, Copper Sky Park itself is undergoing exciting enhancements to further establish its role as a regional recreational destination. Recent upgrades include the construction of a scenic pier on the lake and a climate-controlled patio adjacent to the recreation center, both aimed at improving visitor experience and expanding year-round usability. Additionally, the City broke ground on a new 44,000-square-foot Field House on the site of a previous police substation that will feature courts for basketball, volleyball, and pickleball, along with lounges and assembly spaces for tournaments and community events. These investments reflect Maricopa's commitment to quality-of-life improvements and are expected to attract both residents and visitors. The park's proximity to the mixed-use development and future medical campus further positions Copper Sky as a central node in the City's long-term planning for economic vitality and community engagement.

City Center Complex

For the last 15 years, the City of Maricopa has conceptualized, designed, planned, and developed its Civic Center. While the whole site has yet to be built out fully, the goal is for the Civic Center complex at this site to capture the aspirations of the residents for a centralized location that would house key public services and cultural amenities. Working off of the 145-acre mixed-use development conceptual plan for the Civic Center the first 28 acres of the complex were developed with the opening of City Hall and a Police Station in 2013.

In recent years, the Maricopa Library & Cultural Center opened in 2021, offering over 25,000 square feet of space dedicated to learning, creativity, and community engagement. The facility includes specialized areas for children, teens, and adults, such as a story-time zone, craft rooms, study spaces, and a technology lab. It also features a large atrium and meeting rooms for cultural events and public programming. Completed in 2024, the Maricopa Municipal Court is a 6,300-square-foot facility that is located adjacent to City Hall and complements the existing Civic Center complex. The court building features a 2,000-square-foot courtroom and nearly 3,000 square feet of office space for judges and staff, with built-in capacity for future expansion. The project was funded through development impact fees, ensuring that the cost burden did not fall on existing taxpayers, which the City leadership praised as a responsible approach to growth. At the southern edge of the site, the new Maricopa police headquarters was also opened in 2024. This modern facility serves as both the administrative center and emergency communications hub for Maricopa's growing law enforcement needs. Together, the buildings at the Civic Center reflect the City's commitment to providing high-quality public services and fostering a vibrant, well-supported community.

State Land Development

Within the MPA, there is a mix of land ownership including Arizona State Land Department (ASLD) holdings (See **"Land Ownership"** Map). Since ASLD's inception in 1912, its mission has been to manage the Land Trust and to maximize its revenues for the 13 public service beneficiaries of the trust. All uses of the land must benefit the Trust, a fact that distinguishes it from the way public land, such as parks or national forests, may be used. Use of Trust land is regulated to ensure protection of the land and compensation for the Trust. The public can apply for an ASLD recreation permit for recreational use of Trust land.

ASLD held land may eventually transfer to private interests, through sale or lease, for residential, commercial, or employment development, or for agricultural or natural resource extraction uses. State land parcels with high scenic or habitat attributes may be designated or otherwise preserved for conservation pursuant to applicable State laws. The City of Maricopa actively pursues the planning of State Trust Lands located within the planning area and will continue to work closely with the ASLD. It is the intent of the City to work in cooperation with the ASLD to design successful land use plans for State Land parcels.

GROWTH AREAS

To guide future development, Maricopa has recognized areas of the City where future growth is likely to occur based on the alignment of existing and planned infrastructure systems, environmental constraints, and long-term community objectives. These areas are also identified to support growth based on their available capacity for new development without overburdening municipal services, utilities, or the transportation network. By planning for growth to come to these locations, the City can more efficiently allocate resources, install infrastructure efficiently, and promote cohesive community form.

Recent Growth Patterns

Over the past decade, the City of Maricopa has experienced a steady and strategic pattern of physical development, transitioning from rapid expansion to more managed growth. Following the explosive population increase from about 1,000 residents to over 43,000 residents in the 2000s, the City's growth rate stabilized at approximately 4% annually, with projections estimating the population within the municipal limits to eclipse 100,000 just before 2040. This shift to a more stable and predictable growth rate has allowed Maricopa to balance considerate land use planning, integrating transportation improvements, and infrastructure development in the incremental buildout of the City. The Advancing Maricopa General Plan emphasizes a balanced approach to development, ensuring that residential, commercial, and industrial uses are properly situated to support quality of life, public safety, and economic vitality and reducing public service burdens.

Residential development has been and remains a dominant force in Maricopa's growth since incorporation. While single-family home communities are a large portion of residential development, the City has focused on strategic planning to guide an additional variety of residential opportunities beyond single-family homes, particularly around key transportation corridors like SR 347 and the Maricopa-Casa Grande Highway. These areas have been targeted for mixed-use development, retail growth, and job creation with pedestrian-friendly and multimodal transportation options.

Furthering the push for more local job creation, the City of Maricopa's desire to attract and foster businesses and industries that create and grow career-advancing employment opportunities. This initiative reflects the City's commitment to reducing its reliance on outbound commuting by creating well-paying jobs within its own boundaries. By investing in infrastructure and land use planning, Maricopa is positioning itself as a competitive destination for businesses seeking access to a growing workforce and strategic location between Phoenix and Tucson.

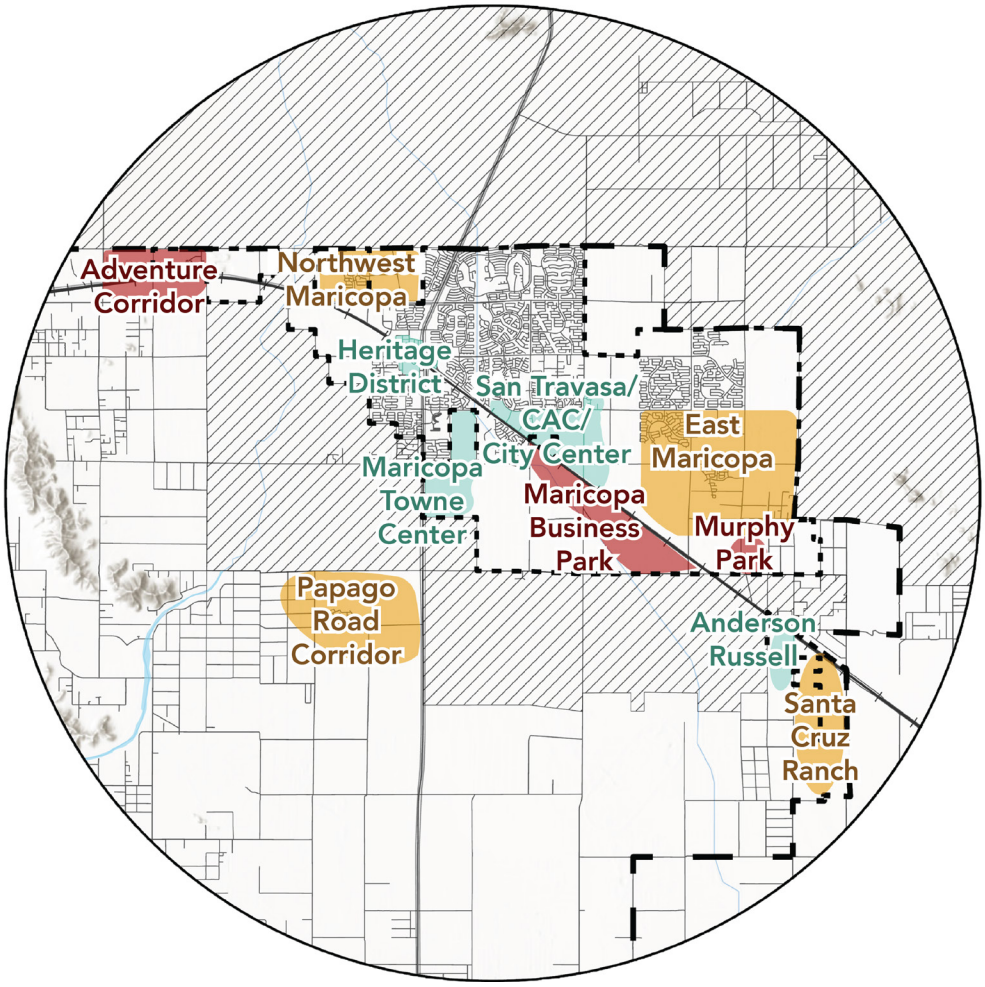
Growth Areas Framework

Where and when growth is accommodated has major implications for the outlay of infrastructure, service levels and on the costs to maintain City operations and infrastructure. Therefore, the ability to wisely manage and direct growth to key strategic locations is critical for Maricopa's continued success and prosperity. In accordance with Arizona state statutes, the General Plan identifies growth areas that are suitable and likely areas to see or allow for the development of a variety of planned residential, employment, or mixed-use development and for multimodal transportation and infrastructure expansion.

Maricopa residents envision growth in the future shaped by development patterns that adapt to emerging trends within the broader context of the community's heritage. The City of Maricopa's long-term growth and development strategy enacts this outlook through a focus on adapting to both current and future demands from shifting demographics, evolving community needs, and finite land resources in the community. This overall strategy underscores the importance of promoting a balanced mix of land uses, ensuring adequate support services, maintaining an appropriate jobs-to-population ratio, and integrating fiscally responsible and environmentally sound practices.

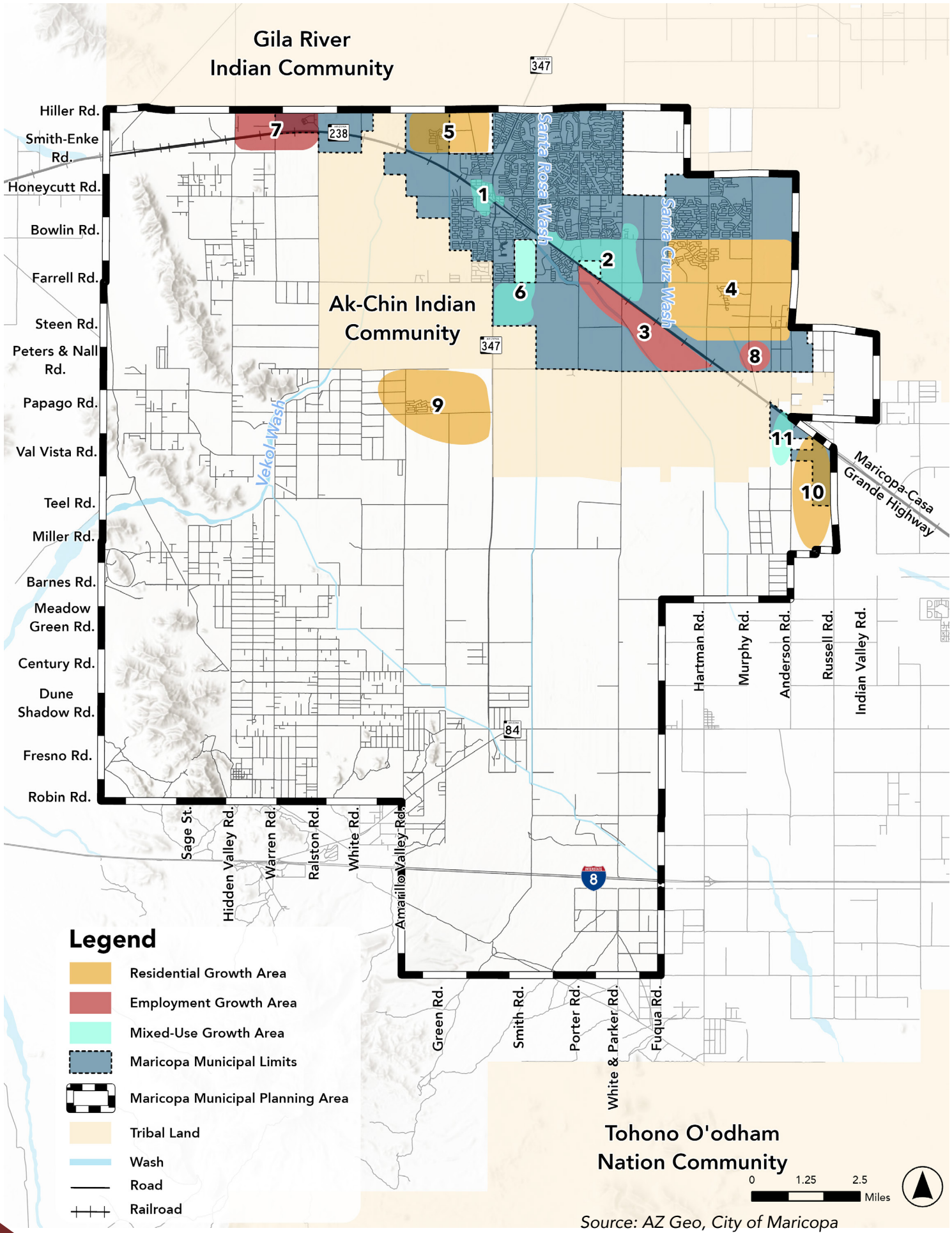
IDENTIFIED GROWTH AREAS

With a municipal planning area of almost 232 square miles, growth in the City of Maricopa and in the surrounding area can occur in different forms and locations. The Growth Area Map shows where growth is anticipated and encouraged in the City based on balancing land use planning and infrastructure investment. These growth areas are categorized by type of development that are likely to occur based on the land use plan and existing context. The eleven growth areas in the Maricopa MPA are shown below and depicted in **Figure 24**. Three of the identified growth areas also align with the planned locations of Village Centers in the Land Use Plan.



The growth area descriptions identify a general narrative of each growth area's future development characteristics based on existing trends and desired results. The intent is to provide a more enhanced picture of these areas that is in keeping with the recommended land uses identified in the Land Use Plan. Land use decisions affecting property within these growth areas should not only consider these general descriptions but should also be based upon future area-specific planning recommendations and appropriate design principles that may relate to future requests for development. Note that growth could also occur outside the illustrated growth areas.

Figure 24: Growth Areas



Source: AZ Geo, City of Maricopa

RESIDENTIAL GROWTH AREAS

4 East Maricopa

The East Maricopa growth area is experiencing a wave of planned residential growth that reflects the City's broader aim to accommodate those moving to Maricopa in search of a community with a high quality of life. This area is set to welcome at least four new master-planned communities to start that will offer a mix of housing types, including single-family homes and medium-density options, designed to accommodate a diverse range of residents. The developments will incorporate open spaces, pedestrian-friendly infrastructure, and connectivity to nearby roads and amenities, aligning with Maricopa's goals for livability and planned growth. As infrastructure improvements continue in the area, these new neighborhoods are expected to play a key role in shaping the future of East Maricopa as a vibrant residential district.

5 Northwest Maricopa

Northwest Maricopa is seeing significant residential growth, particularly around SR 238 near Smith-Enke Road and Green Road. One of the major projects in this area is Moonlight, a master-planned community that includes a blend of residential and commercial zoning. This area is envisioned to support medium- and high-density housing, along with neighborhood-scale commercial services, contributing to a walkable and well-connected urban environment. The full vision of the community is to create a "Home under the Stars" with an atmosphere that blends desert beauty and suburban sophistication. Future residential development in this growth area anticipates planned community developments that will transform long-vacant industrial site into a vibrant residential neighborhood, offering a mix of single-family homes, townhouses, and cluster housing, designed to meet the growing demand for diverse housing options. Features such as open space amenities such as parks, pedestrian trails, and greenbelts, with traffic-calming infrastructure and multiple access points are also envisioned. These residential developments reflect Maricopa's strategic push to expand housing availability while preserving community character and enhancing livability.

9 Papago Road Corridor*

The Papago Road Corridor growth area is south of the Ak-Chin Indian Community along Papago Road near SR 347. It is the only growth area entirely outside of the Maricopa municipal limits. Residential development here along Papago Road is part of a broader expansion into the southern and western portions of Maricopa's Planning Area. This area is seeing increased interest from developers due to its proximity to major transportation routes and available land. Planned communities in this area aim to offer a mix of housing types, including single-family homes, designed to accommodate a growing population with diverse needs. These developments are expected to include open spaces, pedestrian-friendly layouts, and connections to nearby employment and commercial centers. As infrastructure continues to improve, the Papago Road corridor is positioned to become a key residential zone contributing to Maricopa's long-term growth strategy.

10 Santa Cruz Ranch

The Santa Cruz Ranch growth area is positioned for substantial residential growth, with multiple master-planned communities in development. Located near Anderson Road south of the Maricopa-Casa Grande Highway, these residential developments are designed to offer a mix of housing types, open space amenities, and integrated infrastructure to support a growing population. The Santa Cruz Ranch development, one of the largest in Maricopa's history, spans nearly 1,900 acres and is planned to include a variety of residential neighborhoods, parks, and community features. While these developments in the growth area promise to bring new opportunities and services to the area, there are community thoughts and dialogue around infrastructure needs, environmental impacts, and the preservation of Maricopa's rural character.

EMPLOYMENT GROWTH AREAS

3 Maricopa Business Park

The Maricopa Business Park Growth Area encapsulates the central component of the City's broader Industrial Triangle initiative, aimed at transforming over 680 acres of former agricultural land into a major industrial and logistics hub. Strategically located near the Maricopa-Casa Grande Highway and White & Parker Road, the park is planned to include millions of square feet of industrial space, with both rail-accessible and non-rail-accessible facilities. The development is projected to generate between 18,000 and 36,000 jobs, offering significant employment opportunities for local residents and helping to retain workforce within the community. The site will support a range of industries, including manufacturing, logistics, and advanced materials, and is expected to attract both domestic and international business operations. While construction timelines are still being finalized, local officials anticipate that initial phases could begin in the near-term future, marking a major step forward in Maricopa's economic expansion.

7 Adventure Corridor

The Adventure Corridor in Maricopa along SR 238 is rapidly emerging as a focal point for future commercial and industrial development. With strategic infrastructure improvements, that include the planned widening of SR 238 from SR 347 to the municipal limits, the area is being positioned to support large-scale industrial parks, logistics hubs, and commercial centers. The corridor benefits from available land, favorable zoning, and proximity to existing utilities, making it ideal for uses such as corporate headquarters, manufacturing, and distribution facilities. Several parcels along the corridor are already being marketed for commercial and industrial investment for mixed-use development, including office, retail, and tourism-related businesses. These efforts are part of Maricopa's broader strategy to diversify its economy, attract new employers, and reduce the need for residents to commute long distances to work.

8 Murphy Park

Located near Steen and Murphy Roads, the Murphy Park growth area has a proposed master-planned community that looks to include business park and employment zones alongside residential areas in East Maricopa. The commercial and industrial components are designed to support office space, light manufacturing, data centers, distribution facilities, and laboratories, creating a diverse employment base. A 260-acre parcel in the growth area has been earmarked for a new business park, further expanding opportunities for job creation and economic development. With flexible zoning and access to major vehicular and rail freight transportation routes, Murphy Park is positioned to attract a wide range of businesses and contribute significantly to Maricopa's long-term growth strategy.

MIXED-USE GROWTH AREAS

1 Heritage District*

The Heritage District Growth Area highlights the strategic revitalization aimed at transforming it into a vibrant, pedestrian-oriented urban core that reflects the community's rich cultural and historical character. Designated as a Redevelopment Area, the Heritage District benefits from targeted planning tools and incentives to encourage private investment and adaptive reuse of existing structures. Maricopa's Mixed Use-Heritage Overlay District is an available planning tool that promotes infill development, mixed residential and commercial uses, and walkable streetscapes, all aligned with the Heritage District Redevelopment Area Plan. Recent rezoning efforts have relaxed development standards and updated design requirements to support housing options, retail, and community spaces. A new, fully accessible, pedestrian bridge over the rail line looks to extend the walkability of the Heritage District and connect students of Maricopa High School to the CAVIT campus expansion. The overarching goal is to create a dynamic neighborhood that balances historic preservation with modern living, fostering economic growth and a strong sense of place for residents and visitors alike.

2 San Travasa/CAC/City Center*

The San Travasa/CAC/City Center mixed-use growth area is a combination of three different parts of Maricopa that are experiencing development and are adjacent. In the San Travasa portion, plans are in motion for a mixed-use community that will include residential neighborhoods, commercial spaces, and a pedestrian- friendly environment contributing to the City's expanding suburban landscape. Near Central Arizona College (CAC), growth is centered around educational infrastructure and adjacent commercial development, supporting both student needs and broader community engagement. At the City Center Municipal Complex, Maricopa is investing in civic infrastructure, including public safety facilities and transportation improvements, as part of a long-term capital improvement strategy. These developments reflect Maricopa's commitment to balanced growth, enhancing livability while preparing for future population and economic expansion.

6 Maricopa Towne Center

The development linked to the Maricopa Towne Center growth area is set to become a transformative mixed-use development in the heart of Maricopa, located near John Wayne Parkway and Farrell Road south of the Sonoran Desert Parkway. The 195-acre project will feature a blend of retail, dining, office space, and residential options. While the exact mix of housing types is still being finalized, the plan allows flexibility to respond to market demand. The development aims to create a vibrant commercial and residential hub that meets evolving community needs. Over 300 acres of State Trust Land is also in this growth area ,north of Sonoran Desert Parkway. It is anticipated to include mixed-use development.

11 Anderson Russell

The Anderson Russell growth area is composed of a major mixed-use development that looks to significantly contribute to Maricopa's growth and local economic opportunities. Spanning approximately 776 acres near Anderson Road and the Maricopa-Casa Grande Highway, the growth includes a blend of residential neighborhoods, commercial centers, and light industrial zones. These developments are designed to support a range of housing types alongside business park uses, retail spaces, and employment opportunities, creating a balanced live-work environment. With zoning already approved, the project will also feature community amenities such as parks, trails, and open spaces, enhancing connectivity and quality of life for future residents.

Annexation Process

The City of Maricopa's annexation process follows a structure defined by Arizona law and local ordinances. Under state law, greater than one-half of the owners of property within a an area considered for annexation must agree to municipal incorporation as part of the much larger formal annexation process. Within this structure from state law, the City also uses pre-annexation agreements that aim to manage growth in a planned and phased manner. These agreements have become a central tool for managing growth and municipal expansion by allowing the City to negotiate with developers and landowners in advance, establishing terms for zoning, infrastructure, and service provision before land is formally brought into the limits of the City. It is also important to note that under Arizona State Statute, a municipality may only annex unincorporated land that is contiguous to its existing boundaries, meaning the land must share a border with the municipality and not create isolated "county islands" with agreement from the owner(s) of the unincorporated land.

Many residents in the rural unincorporated Pinal County areas of Maricopa's MPA place high value on their rural lifestyle. While an emphasis on preserving open space and the rural character of unincorporated Pinal County is put forth in the County's 2019 Comprehensive Plan, there do exist approved developments at densities requiring municipal level services have been approved by the County in the unincorporated portions of Maricopa's MPA. Critics of these new developments argue that they increase density, decrease commercial space, and strain existing infrastructure, particularly transportation corridors like State Route 347. The City of Maricopa does recognize these concerns from the residents of unincorporated Pinal County and can consider development measures that seek to respect the rural lifestyle in future annexation agreements.

What is Annexation?

Annexation is the process by which the City of Maricopa incorporates adjacent unincorporated land into its municipal boundaries, allowing for better service delivery and planned growth.

Why Majority Agreement Matters

Annexation of unincorporated land can only occur with more than one-half of property owners agreeing to the municipal incorporation.

Arizona Law

Arizona State Statute requires annexed land to be contiguous to existing city boundaries and prohibits the creation of isolated "county islands".

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	Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

LU & G GOAL #2

Promote development patterns that allow for efficient and complementary, yet distinct, land uses that align with the overall long-term goals of the community.

Goal Statement: Encourage thoughtfully planned development that harmonizes land use, transportation, and infrastructure in a way that ensures growth is efficiently distributed across the City and supports long-term community resilience, economic vitality, and environmental stewardship.

LU & G POLICY #2.1	Design the built environment to interact with, respond to, and maintain compatibility with adjacent land uses and with the surrounding natural environment.
LU & G POLICY #2.2	Manage future development proactively and partner with developers to create distinctive communities.
LU & G POLICY #2.3	Mitigate incompatible land uses from encroaching areas designated for business and employment.
LU & G POLICY #2.4	Encourage compatibility between adjacent residential neighborhoods by applying complementary development and landscaping regulations.
LU & G POLICY #2.5	Create logical boundaries between land use districts that consider as existing land uses, redevelopment potential, access, property lines, and natural features.
LU & G POLICY #2.6	Coordinate public and private planning of sufficient infrastructure that is adequately funded and in place so that planned uses may develop and grow.
LU & G POLICY #2.7	Support new development that includes convenient access to routes and paths that provide multimodal connectivity to nearby employment, commercial centers, and recreational opportunities.

LU & G GOAL #3

Identify and implement multiple mixed-use village centers with residential, commercial and employment centers served by restaurants, retail shopping, and cultural opportunities.

Goal Statement: Establish plans and policies that support the creation and implementation of multiple village centers where the co-location and proximity of residential, commercial, employment, restaurants, retail shopping, entertainment, and cultural centers promote vibrant and accessible community hubs.

LU & G POLICY #3.1

Create village center plans with design standards that address the unique needs and desires of the area residents surrounding the village centers and implement strategies to prepare the sites for allowed development.

LU & G POLICY #3.2

Allow for appropriate village center development within the various community Master Plans.

LU & G POLICY #3.3

Support walkable communities with commercial nodes and amenities for residents in targeted areas of current and future density as feasible.

LU & G POLICY #3.4

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

LU & G POLICY #3.5

Where appropriate, establish entryways, gateways, streetscapes and other features that distinctively delineate the various village neighborhoods.

LU & G GOAL #4

Encourage a mix of housing types throughout the City to meet the needs of all economic segments of the community consistent with land constraints and changing market demographics and preferences.

Goal Statement: Foster a variety of housing choices throughout the City that reflect the needs of all income levels while considering land availability, evolving market trends, and changing community preferences to support inclusive and adaptable neighborhoods.

LU & G POLICY #4.1	Provide a development environment that encourages a diversity of housing types to meet the housing needs of all economic segments of the community.
LU & G POLICY #4.2	Encourage working partnerships with public, private, and non-profit groups, and developers to plan and develop a wide range of housing choices.
LU & G POLICY #4.3	Establish adequate standards and programs to address housing needs in designated redevelopment areas.
LU & G POLICY #4.4	Evaluate aesthetic design standards for housing to assure the provision of unique and quality housing choices.
LU & G POLICY #4.5	Allow higher density infill housing, live/work, and mixed uses in proximity to commercial districts close to employment, cultural, shopping opportunities, parks, schools, high-volume transportation corridors, and other appropriate locations consistent with Master Plans, Strategic Plans, and the Village Center planning concept.
LU & G POLICY #4.6	Promote the development of executive-level housing in strategically located areas to further diversify the City's residential offerings and as a supporting policy for overall economic development.
LU & G POLICY #4.7	Encourage the development of senior and multigenerational living options such as home modification and assistance programs for aging in-place and the development of communities offering independent living, assisted living, skilled nursing care, and memory care.
LU & G POLICY #4.8	Provide opportunities and incentives through the Master Planned Community process for emerging or future housing types and site planning techniques that can achieve the maximum housing potential of the site while providing quality-of-life amenities and preserving open space.

LU & G GOAL #5

Support the redevelopment of the Heritage District.

Goal Statement: Seek out redevelopment opportunities for the Heritage District that reflect Maricopa's cultural identity, support economic development, and enhance quality of life through strategic land use, infrastructure investment, and community engagement.

LU & G POLICY #5.1	Implement the goals and objectives of the most recently approved Heritage District Area Plan.
LU & G POLICY #5.2	Have the most recently approved Heritage District Area Plan also serve as the foundation for a Village Center Area Specific Plan for the Heritage District.
LU & G POLICY #5.3	Allow for the preservation and incorporation historic properties and historically significant structures and cultural assets within the Heritage District as part of redevelopment efforts.
LU & G POLICY #5.4	Encourage a mix of housing types and affordability levels in the Heritage District that support measured neighborhood growth.
LU & G POLICY #5.5	Incorporate strategies to improve streetscapes, lighting, landscaping, and public spaces to enhance the district's appeal and walkability.
LU & G POLICY #5.6	Enhance the appeal of the Heritage District by integrating accessible recreational amenities—such as parks, trails, plazas, and community gathering spaces—into redevelopment efforts to reflect the needs and identity of local residents
LU & G POLICY #5.7	Collaborate with local organizations, developers, and regional agencies to leverage resources and align redevelopment efforts.
LU & G POLICY #5.8	Investigate, identify, and secure funding sources, including partnerships, for grants and loans that support economic development programs for redevelopment and revitalization.
LU & G POLICY #5.9	Periodically review and update the Redevelopment Area Plan for the Heritage District.

LU & G GOAL #6

Guide future development through Specific Area Plans that align with the General Plan where appropriate, ensuring coordinated land use, infrastructure, and community design tailored to distinct geographic areas.

Goal Statement: Direct future development in a particular geographic area using Specific Area Plans that are consistent with the General Plan to ensure coordinated land use, infrastructure planning, detailed guidance, and community design that reflect the unique needs and characteristics of the area.

LU & G POLICY #6.1

Work with appropriate Boards, Committees and the Planning & Zoning Commission to create design guidelines that implement distinct local architecture within the portions that the City of Maricopa has identified for Specific Area Plans.

LU & G POLICY #6.2

Assess future development proposals and capital improvements where the City of Maricopa has identified for Specific Area Plans.

LU & G GOAL #7

Continue to achieve neighborhood preservation and revitalization.

Goal Statement: Advance the preservation and revitalization of neighborhoods throughout the City which support the long term health, safety, and vibrancy of neighborhoods through strategic investment, community engagement, and thoughtful planning.

LU & G POLICY #7.1

Streamline procedures for code compliance to maximize the effectiveness of both City and HOA resources and reduce unnecessary redundancy.

LU & G POLICY #7.2

Enforce the specific timeframes, policies, and responsibilities in the City's CIP and the City Council's Strategic Plan to achieve neighborhood preservation and revitalization.

LU & G POLICY #7.3

Implement rehabilitation, revitalization, and redevelopment for older neighborhoods.

LU & G GOAL #8

Allow for the preservation of rural areas within the Municipal Planning Area to maintain and enhance their unique character.

Goal Statement: Support the preservation and thoughtful stewardship of rural areas within the Maricopa Municipal Planning Area through the protection of the community's distinctive landscapes, cultural heritage, and agricultural functions to ensure these communities retain their unique identity while contributing to the region's overall diversity and sustainability.

LU & G POLICY #8.1

Coordinate the City of Maricopa's land use and infrastructure planning efforts with Pinal County, state agencies, other municipalities, relevant utilities, federal agencies, and other regulatory bodies.

LU & G POLICY #8.2

Consider establishing rural preservation overlays as feasible that allows for defined development expectations in rural areas.

LU & G POLICY #8.3

Develop a comprehensive annexation evaluation policy for the City of Maricopa to accommodate the City's projected growth within its Municipal Planning Area that is in accordance with the Arizona Revised Statutes.

LU & G GOAL #9

Coordinate land management and planning activities with neighboring Native American Communities, Federal, State, County, and private interests.

Goal Statement: Promote collaboration in land management and planning efforts with neighboring Native American Communities as well as Federal, State, County, and private entities to ensure coordinated growth, mutual respect, and shared benefits across jurisdictional boundaries.

LU & G POLICY #9.1

Participate in regular meetings with the Ak-Chin Indian Community and the Gila River Indian Community to address land use and transportation issues and concerns.

LU & G POLICY #9.2

Communicate general development priorities and goals of the City of Maricopa when working with developers, landowners, Pinal County, and State of Arizona officials.

LU & G POLICY #9.3

Monitor development applications in the unincorporated portions of Pinal County within the Maricopa Municipal Planning Area.

LU & G POLICY #9.4

Facilitate the coordinated planning and reasonable development of State Trust Lands in the Municipal Planning Area.

LU & G POLICY #9.5

Support the creation of functional master plans for regional systems including flood control and transportation.

LU & G POLICY #9.6

Encourage and support the development of public information materials regarding respectful interaction and travel within nearby Native American communities.

02

CONNECTIVITY & CIRCULATION

Maricopa is committed to developing a safe, functional, and regionally integrated multi-modal transportation system that aligns with the needs of the residents and businesses in the City. The Connectivity & Circulation Chapter serves as a strategic guide for creating a transportation network across the municipality that complements the land use plan, recognizing that travel demand will rise significantly over the next 20 years in response to local and regional population growth. As the backbone of the City, the circulation plan plays a vital role in shaping land use patterns and supporting economic development. While vehicular travel is on trajectory to remain the primary mode of travel, Maricopa is planning on offering opportunities for alternative modes such as bicycling, walking, and public transit. This approach aims to enhance accessibility, reduce congestion and pollution, and promote more efficient and viable land use. Achieving a multi-modal system that functions cohesively requires a coordinated approach to land use and transportation planning. Together, the land use plan and the circulation plan are the starting points for planning coordination.

Adams

REGIONAL CONNECTIONS

SR 347 functions as a critical transportation corridor linking the City of Maricopa to the Phoenix metropolitan area, approximately 20 miles to the north. The highway provides Maricopa's only direct access to I-10, facilitating regional mobility and connecting Maricopa to major urban centers. Additionally, I-10 serves as a gateway to the national interstate system and international destinations via southern Arizona's border crossings into Mexico, supporting both vehicular and freight movement.

In addition to connecting to I-10, SR 347 serves as a primary arterial route for the City of Maricopa, offering multiple junctions that enhance connectivity to the broader regional and national highway network. At the northern boundary of the City, the intersection of SR 347 and SR 238 provides access westward to SR 85 and I-8 in Gila Bend, facilitating travel toward southwestern Arizona, southern California, and Mexico. At the midpoint of the City of Maricopa, SR 347 intersects with the Maricopa-Casa Grande Highway, offering a direct southeast connection to Casa Grande that parallels the Union Pacific Railroad. South of the City, SR 347 continues through the Stanfield area, connecting to SR 84, which in turn links to I-8, enabling access to key destinations such as Yuma, San Diego, and the greater southern California region.

This General Plan identifies enhanced regional connectivity as a priority for residents, emphasizing the need for improved transportation linkages beyond the municipal limits. SR 347 is recognized as a critical corridor for economic development, regional collaboration, and access to employment centers. In alignment with this priority, the Arizona Department of Transportation (ADOT) Board made the decision to place SR 347 improvements in Pinal County on the state transportation's five-year plan at its June 2025 meeting after the City Council voted to implement a half-cent sales tax that dedicates funding from Maricopa to the SR 347 improvements and other transportation corridors. The improvements include widening SR 347 by one lane in each direction for approximately 15 miles from the I-10/ SR 347 Interchange to Lakeview Drive in Maricopa. Also included in the planned project is a grade separated overpass at Riggs Road and access improvements at Maricopa Road, Mammoth Way (Cement Plant Access) and Casa Blanca Road.

Beyond SR 347, a second connection to I-10 is seen as having beneficial implications for the City of Maricopa. The primary corridor candidate for any future consideration of

an additional connection to I-10 and the regional connections is at the current Seed Farm Road interchange. Extending Smith-Enke Road in Maricopa eastward on its current alignment to the Seed Farm Road alignment through the Gila River Indian Community would provide a direct eastward route to I-10, improving access for the neighborhoods developing in eastern Maricopa, such as Tortosa, and facilitating more efficient travel in the region.

Officially opened to the public in 2023, the Sonoran Desert Parkway is a recent addition to Maricopa's transportation network. It serves as a mobility improvement of east-west travel for the central southern portions of the City, south of the rail line. Another feature of the improvement is to reduce the reliance on SR 347. Currently, the parkway starts at SR 347 south of Farrell Road and stretches eastward to Porter Road. This extension includes a new bridge over the Santa Rosa Wash. The Sonoran Desert Parkway has been in development for more than a decade, and more extensions to the east are envisioned. The parkway looks to enhance the link between Maricopa and the Casa Grande. The entire project is seen as a gateway to Maricopa's future, supporting economic development, and improving traffic safety.

ROADWAY NETWORK

Within the incorporated limits of the City of Maricopa, roadway operations and maintenance are primarily the responsibility of the City, with the exception of privately owned roads. Beyond the municipal limits, within the broader Maricopa MPA, roadway jurisdiction is shared among Pinal County and private entities. While not part of the MPA, roadway connections through the Ak-Chin Indian Community fall under the authority of the Ak-Chin Community.

In addition to its importance to connecting Maricopa to the regions, SR 347 is also the principal transportation corridor within Maricopa, serving as a north-south arterial route through the heart of the community. This state facility is primarily four lanes, with short segments expanding to five and six lanes within the commercial core between Smith-Enke Road and the UPRR. Historically, SR 347 featured an at-grade crossing of the UPRR and an at-grade intersection with the Maricopa-Casa Grande Highway, both of which contributed to significant traffic delays at the rail crossing, which experienced train activity exceeding 60 crossings per day during peak periods. In 2019, a grade-separated overpass was constructed to eliminate the at-grade rail crossing, significantly improving safety and traffic flow. The project was funded through a combination of federal and local sources, with over 50 percent of funding provided by the Transportation Investment Generating Economic Recovery (TIGER)

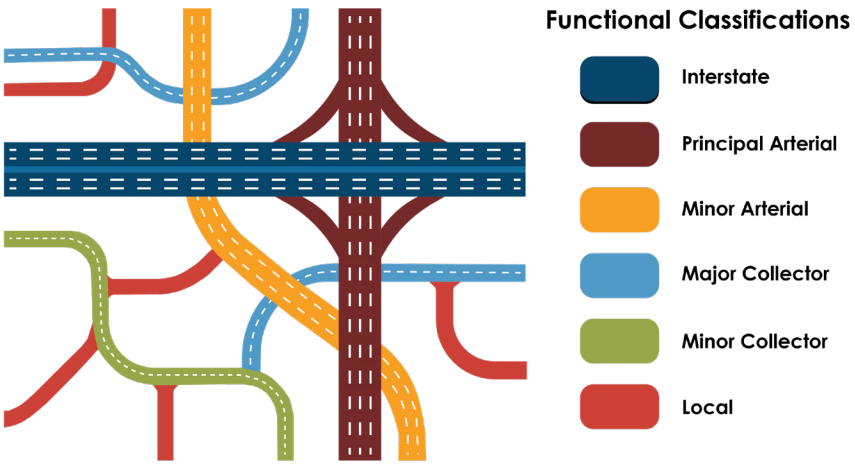
program and the remainder contributed by the City, demonstrating the strong partnerships that Maricopa can forge to implement the community's priorities. The overpass has also been widely recognized as a catalyst for growth in southeast Maricopa and along the Maricopa-Casa Grande Highway corridor. The other major regional connection roadways within the City, SR 238 and the Maricopa-Casa Grande Highway, are primarily two-lane facilities.

Within the City of Maricopa, key east-west corridors in Maricopa include Smith-Enke Road, Honeycutt Road, Bowlin Road, Farrell Road, and Peters and Nall Road. North-south mobility is supported by Green Road, Porter Road, White and Parker Road, Murphy Road, and Anderson Road. In the unincorporated portions of the MPA, a network of paved and unpaved roads provides access throughout the area. At the southern edge of the planning area, SR 84 and Interstate 8 offer high-capacity east-west connectivity to regional destinations.

Roadways within the MPA are functionally classified as Interstate, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local in the West Pinal County - City of Maricopa Area Transportation Plan (WPMATP), which serves as the functional transportation plan for Maricopa. Arterial roadways are typically four to six lanes, moderate-speed facilities located on a one-mile grid, designed to accommodate major traffic flows. Principal Arterials, such as SR 347 and the segment of SR 84 between SR 347 and I-8, feature high levels of access control due to their serving of regional travel demand. Minor Arterials, including the Maricopa-Casa Grande Highway, Honeycutt Road east of SR 347, Smith-Enke Road, and Steen Road, provide more localized access while still supporting significant traffic volumes.

Collector streets are generally two-lane, lower-speed facilities that provide internal circulation and connect local roads to the arterial network. These roads are typically located between arterial corridors and serve residential neighborhoods and local destinations. Land use along arterial corridors is encouraged to support higher-intensity and mixed-use development, while local roads are more appropriate for lower-intensity uses such as single-family residential.

Figure 25: Functional Classification Diagram



CIRCULATION FRAMEWORK

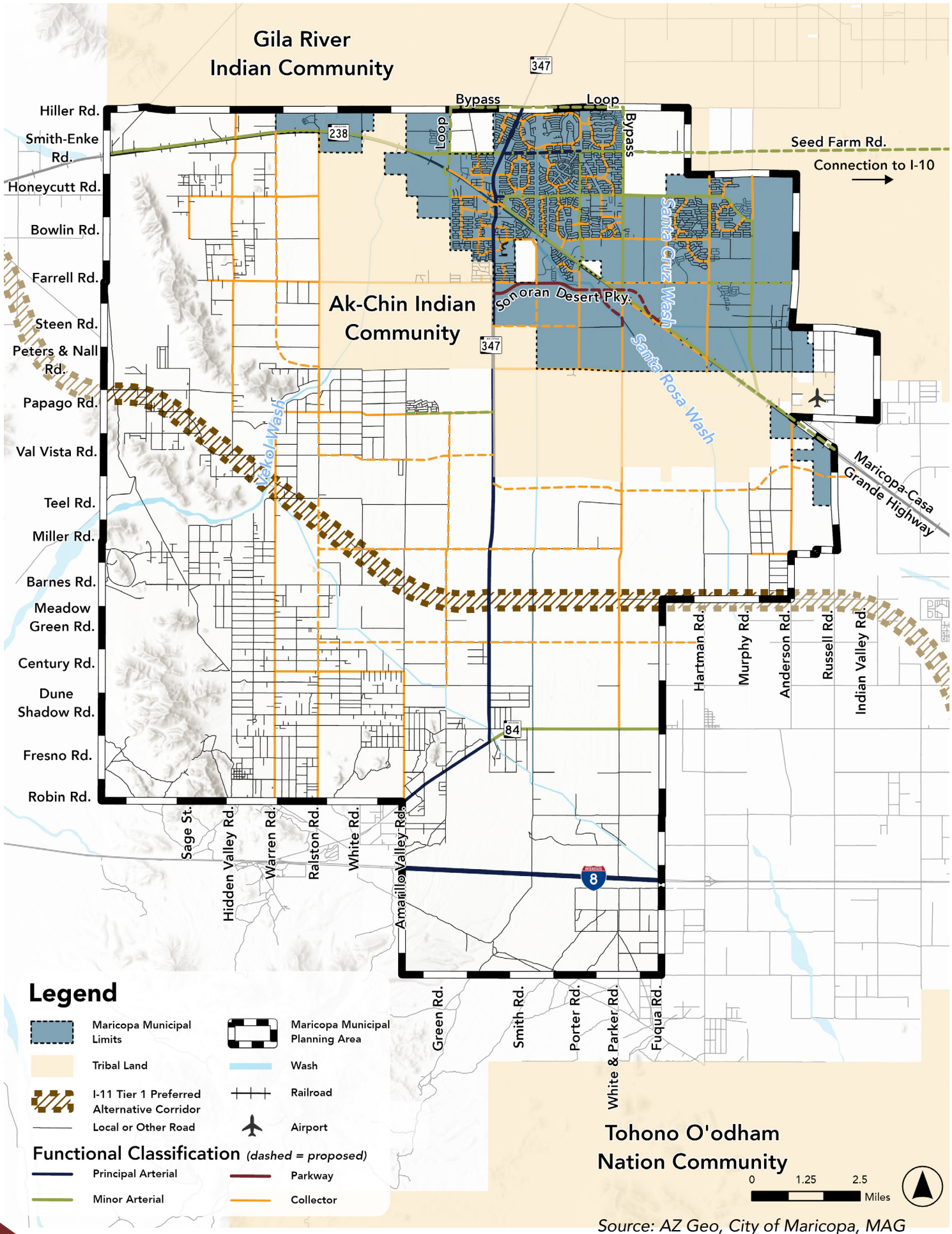
Figure 26 illustrates the City of Maricopa's circulation plan that includes both the existing functional classification roadways as well as the future functional classification roadways after implementing all of the recommended improvements from the WPMATP. Notable recommended improvements include the extension of Smith-Enke Road and Farrell Road as Minor Arterials eastward, the addition of dual loop bypasses that would allow north-south traffic to bypass SR 347 using parallel routes on either Green Road or White and Parker Road, and the extension of the Sonoran Desert Parkway and Peters and Nall Road eastward to connect with Porter Road and the Maricopa-Casa Grande Highway.

The Smith-Enke Road extension looks to connect to Seed Farm Road as discussed in the Regional Connections section. The Farrell Road extension is planned to serve future growth in eastern Maricopa. The dual loop bypasses leading to Green Road and White and Parker Road aim to relive traffic volumes and congestion on SR 347 within the City by diverting residential traffic from the commercial core to neighborhoods in west and east Maricopa. The Sonoran Desert Parkway and Peters and Nall Road fully extended to the Maricopa-Casa Grande Highway has the anticipated benefits of relieving traffic congestion, spurring economic growth, improving emergency responses, and offering opportunities for careful development planning in the southeastern areas of the Maricopa.

Outside of the Maricopa municipal limits, the key improvements to the functional classification system are on Warren Road, White and Parker Road, Val Vista Road, Miller Road, and Kortsen Road. Warren Road and White and Parker Road are recommended to see north-south enhancements to serve as Major Collectors. White and Parker Road is expected to connect to SR 84. In the east-west direction, Val Vista Road, Miller Road, and Kortsen Road are recommended for improvements. Miller Road is expected to be a Minor Arterial for the portion connecting to SR 347. Val Vista Road and Kortsen Road will be Minor Collectors that cross the MPA from the east boundary to Ralston Road.

Also included on **Figure 26** is the portion of the I-11 Preferred Corridor that traverses the MPA. I-11 aims to establish a crucial transportation link between the bustling urban centers of Phoenix, Arizona, and Las Vegas, Nevada. Starting in the east, the corridor is situated between Miller Road and Korsten Road and then makes a northwesterly turn west of SR 347 until the corridor exits the MPA. However, this preferred corridor is a Tier 1 Final Environmental Impact Statement (EIS) corridor, which is a planning-level corridor subject to final location changes. Several steps will have to progress over many years before funding is secured for construction to begin on any new freeway facility within the I-11 preferred corridor. To prepare for I-11, the City of Maricopa should coordinate with Pinal County to encourage maximal land use opportunities for the unincorporated land in Maricopa's MPA along the corridor that complement and capitalize on the corridor's regional impact.

Figure 26: Circulation Plan



Source: AZ Geo, City of Maricopa, MAG

ACTIVE TRANSPORTATION

Since its incorporation in 2003, the City of Maricopa has experienced rapid growth in both population and geographic size. In response, the City has made consistent progress in expanding bicycle and pedestrian infrastructure, particularly within its more developed areas. Much of this progress has been achieved through coordination with master-planned residential developments, which have integrated active transportation facilities into their design.

Bicycle Network and Pedestrian Paths

As of the current inventory, Maricopa's active transportation network includes approximately 41 miles of bicycle lanes and 25 miles of multi-use paths, both paved and unpaved. These facilities are primarily located along arterial and collector streets within the incorporated municipal limits, as illustrated in **Figure 27**. Outside the City, paved shoulders on SR 347 and SR 238 offer limited bicycle accommodation, though these are not designated bike lanes.

41

miles of bicycle lanes

25

miles of multi-use paths

67

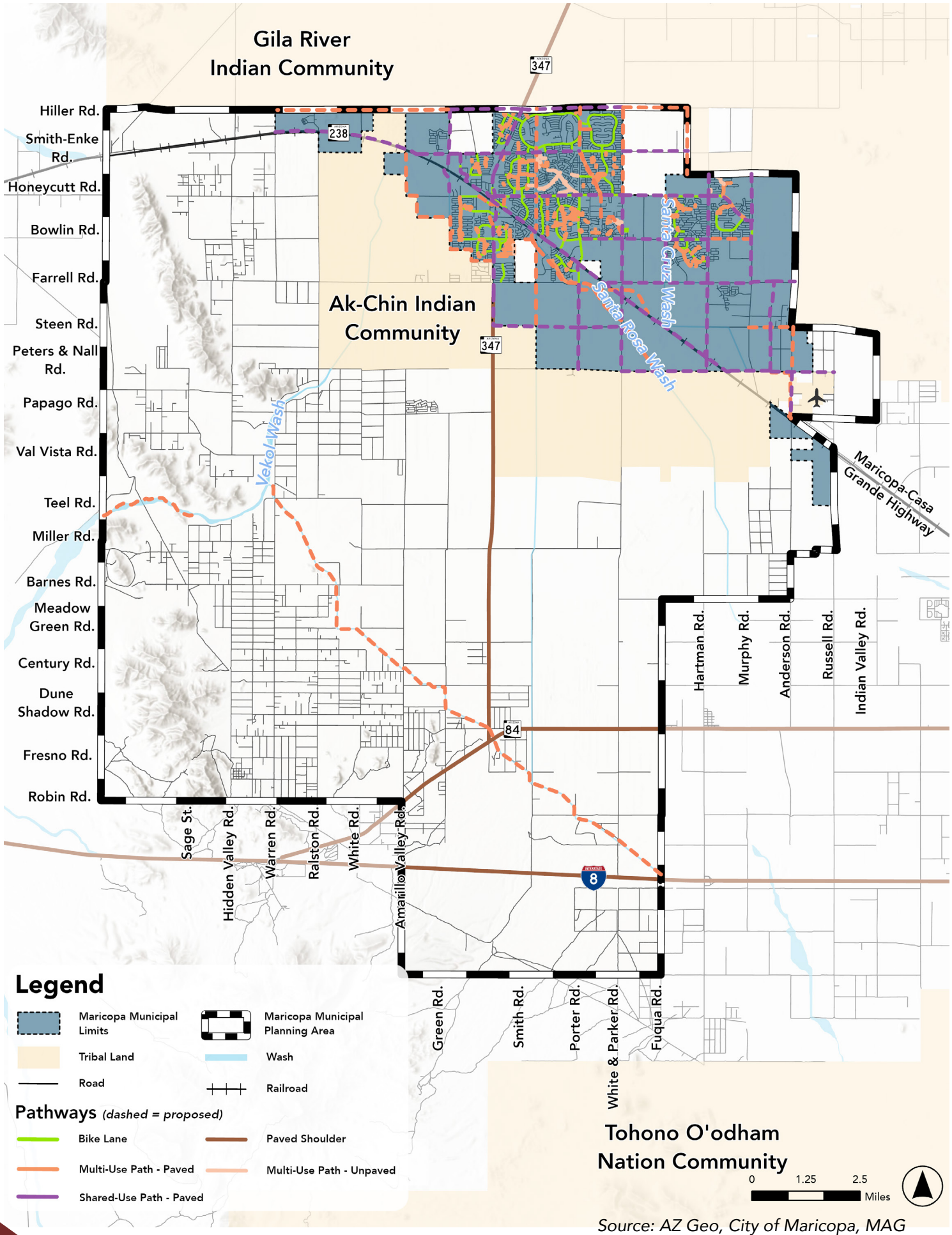
miles of recommended shared-use paths

52

miles of recommended multi-use paths

Despite these investments, the active transportation network remains discontinuous, particularly in less developed and rural areas of the City and in unincorporated portions of the Maricopa MPA. As a result, a fully connected and comprehensive system for bicycle and pedestrian travel has yet to be realized. Addressing these gaps is essential to improving multimodal mobility, safety, and accessibility throughout the region. **Figure 27** does show recommended active transportation improvements from the WPMATP. The recommended active transportation improvements result in a total of roughly 67 miles of shared-use paths and 52 miles of multi-use paths. If implemented, this would add an additional 119 total miles of nonmotorized facilities within the MPA.

Figure 27: Active Transportation



Source: AZ Geo, City of Maricopa, MAG

MASS TRANSIT

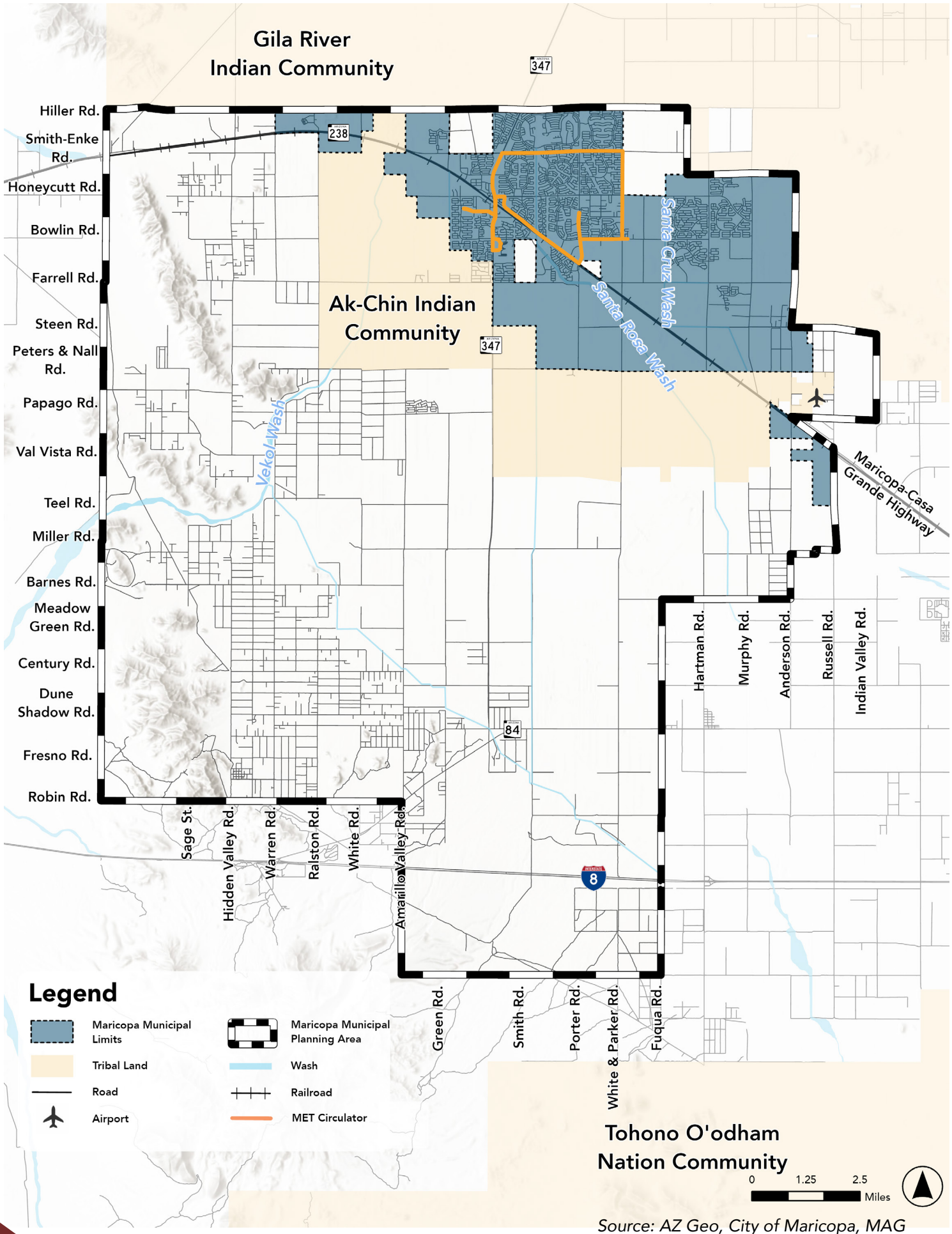
The City of Maricopa operates the Maricopa Express Transit (MET) that serves as the City's sole public transportation option. MET is a local circulator route with 10 stops in Maricopa, including the Maricopa Public Library (with co-access to City Hall), Central Arizona College, Copper Sky Park, Pacana Park, Walmart, and Bashas' Grocery. All of the vehicles are ADA accessible. The fixed route runs Monday through Friday from 8 AM – 4 PM. Microtransit services are also available in the City that offers curbside pickup. There are no weekend and evening transit services in the City of Maricopa. This service is funded through a 5307 Urbanized Area Transit Funding Grant.

The MET is the latest iteration of transit service in the City of Maricopa, shown in **Figure 28**. The present service began in 2020. Before this, the City of Maricopa ran similar transit services that included additional routes on select weekdays to regional medical facilities in Chandler and Casa Grande. Since the MET service now operates as a local, fixed route transit service within the municipal limits, residents of Maricopa now rely on private rideshare companies' non-emergency medical transportation offerings to access specialty medical services, which are unavailable in the City. Still, accessing local healthcare services is one of the highest drivers of the MET's ridership demand in Maricopa.

The first transit study in seven years began in 2025. The Maricopa Association of Governments initiated its Transit Feasibility Study to evaluate the City's transit system, collect community input, and look into how service can be improved. The purpose of this upcoming study is to gauge the need for enhanced and/or expanded transit service throughout the City of Maricopa. The study will evaluate the existing demand for transit services, identify existing service gaps, and develop route and service recommendations.

Valley Metro also operates a vanpool service for those commuting at least 30 miles with a drive of 45 minutes or longer. Vanpool riders organize their rider groups and determine parking locations, often needing permission from businesses to use private parking lots for park-and-ride.

Figure 28: Mass Transit



Source: AZ Geo, City of Maricopa, MAG

Electric Vehicles

As part of Arizona's expanding electric vehicle (EV) infrastructure initiative, ADOT has opened bids for the development of 34 new EV charging stations statewide, including a key location in the City of Maricopa at the intersection of SR 347 and Smith-Enke Road. This site was identified in ADOT's statewide plan to create a connected network of rapid-charging stations and now moves from planning into procurement. The Maricopa station is part of Phase Two of the program, which builds on the initial interstate-focused Phase One by adding 31 new sites. The program is funded through $76.5 million in federal support from the National Electric Vehicle Infrastructure initiative, with private developers contributing 20% of project costs and assuming long-term ownership and operation.

The Smith-Enke Road station will feature at least four 150-kilowatt direct-current fast chargers, capable of powering most EVs in 30 minutes or less. All new stations will support both Tesla's North American Charging Standard and the Combined Charging System, aiming for broad compatibility with the electric vehicles on the market. ADOT's goal is to place stations no more than 50 miles apart and within one mile of major highways, making long-distance EV travel more practical and reducing anxiety of having to last a long traveling duration until the next charging spot. Construction is expected to begin on this publicly funded EV charging station in 2027. This proposed station acts to complement the emerging privately developed EV charging stations that are currently located at the casino and a few local hotels. With over 800 registered EVs in Maricopa, the City is poised to benefit from this investment in its local transportation infrastructure.

Rail

The railroad infrastructure in Maricopa primarily accommodates rail freight traffic on the UPRR, running parallel on the southwest side of Maricopa-Casa Grande Highway through the Maricopa MPA, continuing to parallel SR 238 heading west. All freight trains traveling from Los Angeles to El Paso pass through the City of Maricopa on the UPRR, making this line one of Arizona's busiest rail lines in the entire state. With many of the trains operating on the railroad exceeding one-mile in length, at-grade railroad crossings can have negative impact on travel operations. The four at-grade railroad crossings in the Maricopa MPA from southeast to northwest are at Hartman Road, White and Parker Road, Porter Road, and Ralston Road.

Additionally, the UPRR accommodates the Amtrak Sunset Limited Line and Amtrak Texas Eagle passenger rail services, although the Sunset Limited route has seen a decrease in annual ridership in recent years. Maricopa's Amtrak train station, located at 19427 N. John Wayne Parkway, features an enclosed waiting area and parking lot. Rail transportation represents a small share of passenger travel in the area, with daily vehicular work commute trips significantly outnumbering rail ridership Since the closure of the UPRR Wellton Branch in 1996 caused the elimination of passenger rail service to Phoenix, the Amtrak Maricopa Station has served as the de facto passenger rail station for the entire Phoenix metropolitan area even though the station is approximately 40 miles from Downtown Phoenix. Amtrak does operate a thruway bus connecting the Maricopa station to stops in Tempe and at Phoenix Sky Harbor International Airport.

Air

The Ak-Chin Regional Airport is a public use airport located in the east-central portion of the Maricopa MPA, just eight miles east-southeast of central Maricopa. The airport is owned and operated under the authority of the Ak-Chin Indian Community. The airport was originally constructed in 1999 as a private residential airport, but it was later purchased along with surrounding parcels by the Ak-Chin Indian Community in 2006. In 2019, this land was conveyed to the trust for the Ak-Chin Indian Community, removing this area from the Maricopa MPA. Currently, the airport is solely available for general aviation operations including personal and business transportation, flight training, and recreational aircraft operations.

The City of Maricopa is strategically located for air travel, sitting approximately 30 miles south of Phoenix Sky Harbor International Airport, which ranks as one of the busiest airports in the United States. Additionally, Phoenix-Mesa Gateway Airport, located in southeast Mesa, serves as a growing regional hub for domestic flights and cargo operations. This proximity provides residents and businesses in Maricopa with convenient access to national and international air travel. The airport's accessibility via SR 347 and I-10, especially after the upcoming improvements are implemented, enhances Maricopa's regional connectivity and positions the City as a viable location for future growth and investment.

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 fully implementing the recommendations of the West Pinal County - City of Maricopa Area Transportation Plan (and subsequently adopted transportation functional plans).
C & C POLICY #1.2	Foster strategic regional transportation partnerships with other jurisdictions and agencies (ADOT, Pinal County, ASLD, MAG, Gila River Indian Community, Ak-Chin Community, utility providers, Maricopa County, Valley Metro RPTA, Sun Corridor MPO, CAG, and Amtrak) to plan, design, and construct local and regional transportation improvements.
C & C POLICY #1.3	Support all jurisdictions efforts to implement regional roadway improvements that align the outcomes and recommendations of the West Pinal County - City of Maricopa Area Transportation Plan (and subsequently adopted transportation functional plans).
C & C POLICY #1.4	Plan for roadway corridors to improve local circulation and regional connections, such as north/south travel routes in addition to SR-347, and high capacity east/west regional travel routes.
C & C POLICY #1.5	Consider implementing the recommended policies for freight corridors in the West Pinal County - City of Maricopa Area Transportation Plan (and subsequently adopted transportation functional plans) to prevent freight logistics from conflicting with the safe and efficient operation of the overall transportation and connectivity system in the City of Maricopa.
C & C POLICY #1.6	Plan, design, and improve heavy rail track spurs to promote industrial development and related economic opportunities within the City of Maricopa.

C & C GOAL #2

Develop an efficient and safe intra-city road network, including a hierarchy of roadways, which meets the long-term vision of the citizens.

Goal Statement: Create a safe and efficient road network within the City that includes a clear hierarchy of streets and supports the long-term vision of the community by improving mobility, reducing congestion, and enhancing overall connectivity.

C & C POLICY #2.1	Identify Capital Improvement Projects to improve major rail-crossings and deficient roadway intersections in the designated growth areas.
C & C POLICY #2.2	Improve secondary public safety access to all existing developed residential areas.
C & C POLICY #2.3	Integrate Intelligent Traffic System technology infrastructure to signalized arterial intersections as appropriate for increased traffic efficiency and safety.
C & C POLICY #2.4	Design, improve, and maintain existing and new transportation facilities within the designated growth areas in accordance with adopted codes, safety standards, and design details including landscaping and aesthetic standards.
C & C POLICY #2.5	Encourage that collector roads and higher functional classification roadways identified be constructed to their full planned design standards at the time of development of master planned communities.

C & C GOAL #3

Ensure fair and adequate financing to meet transportation needs.

Goal Statement: Ensure that transportation needs are met through fair and reliable funding strategies that support the development and maintenance of a safe, efficient, and accessible transportation system for all users.

C & C POLICY #3.1

Pursue dedicated funding sources for transportation improvements in the City of Maricopa and region as feasible.

C & C POLICY #3.2

Assess future development proposals and capital improvements where the City of Maricopa has identified for Specific Area Plans.

C & C POLICY #3.3

Assess and regularly update development impact fees for transportation improvements in the City of Maricopa and region.

C & C GOAL #4

Create safe and functional active transportation network throughout Maricopa.

Goal Statement: Develop a safe and effective active transportation network throughout the City of Maricopa that supports walking, biking, and other non-motorized travel options to enhance mobility, support healthy lifestyles, and connect neighborhoods, schools, parks, and key destinations.

C & C POLICY #4.1	Work toward fully implementing the active transportation recommendations of the West Pinal County - City of Maricopa Area Transportation Plan (and subsequently adopted transportation functional plans) within the City.
C & C POLICY #4.2	Update the existing Parks, Trails, and Open Space Master Plan for the City to support the development of pedestrian trails and bikeways connecting all development, parks, greenways, and commercial areas within the City.
C & C POLICY #4.3	Work to improve pedestrian safety and accessibility along, across, and around SR-347/John Wayne Parkway in the City of Maricopa.
C & C POLICY #4.4	Identify and implement initiatives that bring older sites up to date with the municipal codes and standards for sidewalk connectivity.
C & C POLICY #4.5	Consider the need for shade and other heat mitigation techniques and strategies when recommending and implementing active transportation improvements.

C & C GOAL #5

Create greater, more efficient mobility through a multi-modal transportation system, including transit, to, from, and within Maricopa.

Goal Statement: Effectuate a transportation system that improves mobility through a variety of travel options including public transit and other modes that connect people to, from, and within the City of Maricopa in an efficient and reliable manner.

C & C POLICY #5.1	Optimize and enhance the current use of fixed-route transit within the City of Maricopa to key commercial developments, civic areas, and village centers.
C & C POLICY #5.2	Use the recommendations from the MAG Maricopa Transit Feasibility Study to determine the appropriate placement high volume transit service and mobility corridors to support existing and expanded local commercial and employment opportunities in the City of Maricopa.
C & C POLICY #5.3	Use the recommendations from the MAG Maricopa Transit Feasibility Study to determine the level of need for microtransit, mobility on-demand transit services, and potential partnerships with ridesharing companies.
C & C POLICY #5.4	Use the recommendations from the MAG Maricopa Transit Feasibility Study to determine the level of need and feasibility of transit connections to the Phoenix metro area.
C & C POLICY #5.5	Support continued Amtrak passenger service in Maricopa as Amtrak directs and remove barriers to the operations of the Amtrak Maricopa Station.
C & C POLICY #5.6	Evaluate and update current municipal transportation needs to accommodate independent living options for the aging and special needs populations through federal grants and other external funding opportunities for transit.

03

ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION

Environmental planning and resource conservation are essential to sustaining Maricopa's natural systems, supporting long-term community health, and guiding responsible growth. As development continues, the City must balance urban expansion with the protection of air, water, soil, and biological resources. This element establishes a framework for understanding current environmental conditions and identifying opportunities to preserve ecological integrity, promote resilience, and ensure the availability of natural resources for future generations. Through coordinated efforts, Maricopa can safeguard its environmental assets and maintain a high quality of life.

AIR QUALITY

Air quality is a critical component of public health, environmental sustainability, and overall quality of life. The Arizona Department of Environmental Quality (ADEQ) monitors and forecasts air quality conditions in West Pinal County, which includes the Maricopa MPA. This monitoring provides residents with timely information and supports local efforts to mitigate air pollution.

The region faces persistent air quality challenges due to a combination of natural and human-made factors, including industrial activity, vehicular emissions, construction, agricultural operations, and dust storms. These sources contribute to elevated levels of ozone, fine particulate matter ($PM_{2.5}$), and coarse particulate matter (PM_{10}), which can pose health risks, particularly for sensitive populations such as children, seniors, and individuals with respiratory conditions.

Ozone pollution is most prevalent during the warmer months, typically from April through September, when sunlight accelerates its formation. Particulate matter, composed of dust, soot, smoke, and liquid droplets, originates from a wide range of sources and is regulated based on particle size due to its varying health impacts.

In October 2024, ADEQ began providing daily air quality forecasts for West Pinal County, including Maricopa. These forecasts use the Air Quality Index (AQI) to communicate pollution levels and health risks, ranging from "Good" to "Hazardous". AQI values fluctuate due to weather, soil conditions, and human activity. When levels exceed 100, ADEQ issues High Pollution Advisories to encourage emission reductions and limit outdoor exposure, especially for sensitive populations.

To address these concerns, the City of Maricopa cooperates with ADEQ and the Pinal County Air Quality Control District to monitor conditions and implement mitigation strategies. The City also participates in regional programs such as the Congestion Mitigation and Air Quality (CMAQ) Improvement Program through MAG, and actively seeks federal funding to support local air quality initiatives.

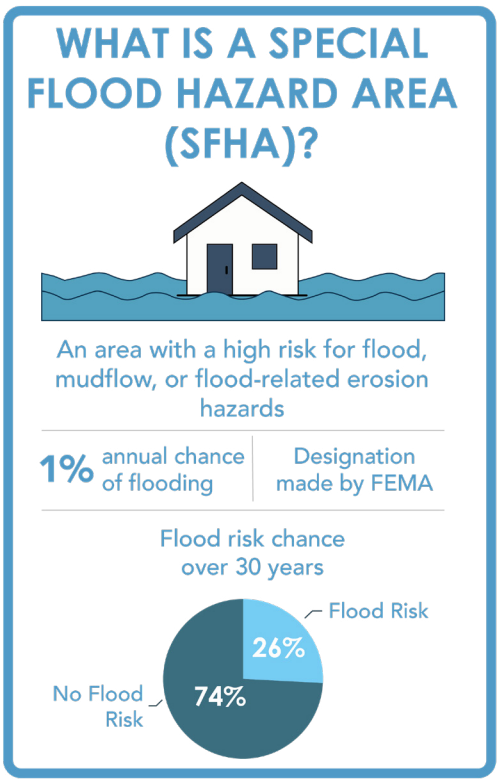
Maricopa has adopted proactive policies to reduce airborne pollutants, including dust control measures for new development and researching clean fuel technologies for municipal vehicles, reflecting the City's commitment to environmental stewardship and aligning with broader goals of public health, and interjurisdictional cooperation.

Floodways & Washes/Flood Control

Flood control is a critical component in the City of Maricopa, despite its location in a predominantly arid region. Natural drainage features such as washes and floodways play a vital role in managing stormwater and mitigating flood risks across the community. As the City continues to grow, proactive floodplain management and infrastructure planning are essential to protect public safety, reduce property damage, and support sustainable development. Coordinated efforts between local, state, and federal agencies help ensure that flood control strategies align with long-term goals and environmental stewardship.

Although the City of Maricopa is located in the Sonoran Desert, which receives approximately 8 inches of rainfall annually, it remains vulnerable to flooding due to its unique geography and drainage patterns. Maricopa is one of over 22,000 communities nationwide participating in the National Flood Insurance Program (NFIP). As part of this program, the City is required to adopt and enforce a floodplain management ordinance aimed at minimizing future flood damage. In return, residents and businesses within Maricopa have access to federally backed flood insurance.

Flood risk in NFIP communities is assessed by the Federal Emergency Management Agency (FEMA), which designates areas with varying levels of flood hazard. The most severe classification is the Special Flood Hazard Area (SFHA), commonly referred to as the 100-year floodplain. This designation indicates a 1% annual change of flooding, meaning such events can occur more than once within a short timeframe. Structures within SFHAs face a 26% chance of flooding over a typical 30-year mortgage.



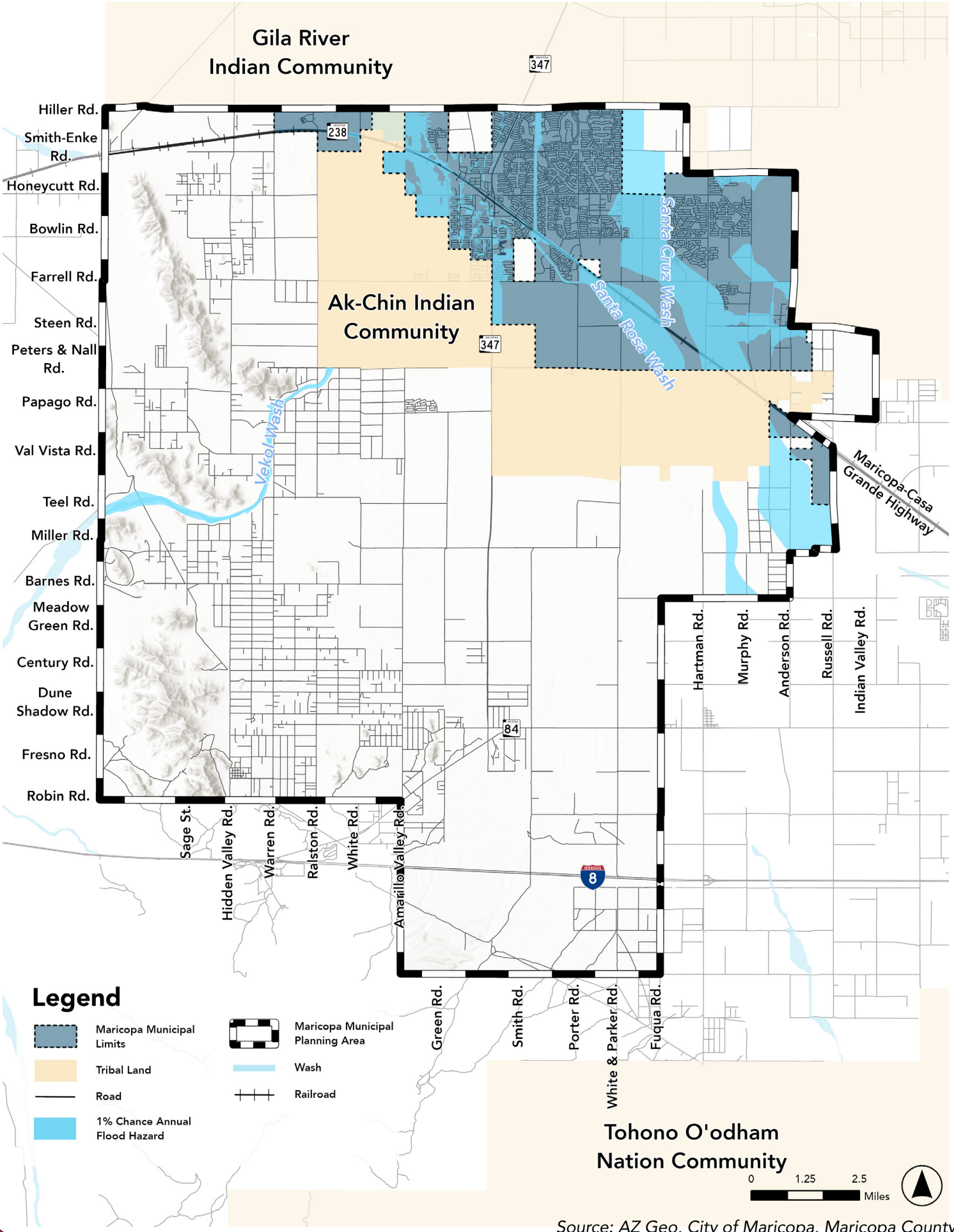
In Maricopa, SFHAs are primarily associated with three major washes: Santa Cruz, Santa Rosa, and Vekol, as shown in Figure 28. These washes traverse the City from south to north, ultimately draining toward the Gila River. FEMA has identified portions of these washes as floodplains, impacting both residential and commercial properties.

In Summer 2024, FEMA issued a Conditional Letter of Map Revision (CLOMR) for approximately 5,000 acres adjacent to the Santa Cruz Wash. This designation signals that, upon completion of approximately 20 miles worth of planned channel infrastructure improvements and a large regional detention basin, the area will no longer be considered part of the floodplain. These improvements are expected to facilitate future residential and commercial development without the burden of mandatory flood insurance.

Along the Santa Rosa Wash , a major drainage channel has been constructed in coordination with new development. In 2025, crews completed erosion control and grading work to restore the wash's function and reduce long-term maintenance costs. A new 20-foot-wide V-ditch was created to confine water flow and prevent erosion.

The Vekol Wash floodplain continues to affect properties west of the SR 347 corridor, a key growth area for the City. Given the strategic importance of SR 347 for regional connectivity and economic development, floodplain mitigation in this area remains a high priority. Planned infrastructure upgrades along SR 347, including bridge widening at Santa Rosa and Santa Cruz washes, are expected to support both flood control and transportation improvements.

Figure 29: 1% Chance Annual Flood Hazard



Source: AZ Geo, City of Maricopa, Maricopa County

WATER RESOURCES/WATER QUALITY

Water plays a vital role in shaping the physical, environmental, and economic landscape of the City of Maricopa. As a desert community, the availability and management of water resources are key considerations in planning for future growth and development. The City's water resources and water quality are influenced by a combination of natural conditions, infrastructure, and regional coordination.

Water Resources

The City of Maricopa relies on a combination of groundwater and surface water to meet its water supply needs. A key source is the Maricopa Stanfield Sub-basin aquifer, located within the Pinal Active Management Area (AMA). Water service within the Maricopa planning area is provided by two main utilities:

- Global Water – Santa Cruz Water Company (a subsidiary of Global Water Resources)
- Maricopa Consolidated Domestic Water Improvement District (MCDWID)

Of these two providers, Global Water is the primary water utility for the Maricopa MPA. The MCDWID serves a small portion of Maricopa mainly in the Heritage District and Saddleback Vista neighborhoods.

Global Water – Santa Cruz (GW-Santa Cruz) has a Designation of Assured Water Supply (DAWS) for groundwater in the Maricopa Stanfield Sub-basin aquifer totaling 22,914 acre-feet per year, 17,782.25 acre-feet per year is groundwater and about 5,137.87 acre-feet per year is recycled water. Additionally, GW-Santa Cruz proved up the physical availability of 42,382 acre feet of groundwater in the above-mentioned DAWS as the aquifer is deep and plentiful, however the final DAWS permit was for a smaller amount due to the growth projections at the time of issuance. This groundwater source is especially critical in a desert climate that receives an average of 8 inches of rainfall annually.

The Pinal AMA's Fourth Management Plan reports that GW-Santa Cruz's five-year average water use is 116 gallons per capita per day (GPCD). The annual future water demand in Maricopa can be estimated based on

the reported GPCD and MAG's population projections. The annual future water demand (in gallons per year) is calculated by multiplying the GPCD, the projected population, and 365; divide the initial product by 325,851 to convert the result to acre-feet per year. With a projected population of 91,500 in 2030, the future water demand estimates to 11,889 acre-feet per year. With a projected population of 106,800 by 2040, the water demand increases to 13,877 acre-feet per year. Even farthest out population projection in 2060 results in an annual future water demand less than the reported annual supply of the Maricopa Stanfield Sub-basin aquifer. The projected demand supply balance is good as demand is less than the supply. However, drought, uncertainty and regulatory changes continue year after year, and water availability may change. GW-Santa Cruz is taking steps to ameliorate these ongoing challenges through a supply diversity approach. This approach includes strong conservation programs, managed aquifer recharge, "Ag-to-Urban" conversions, and participation in the modified Bartlett Dam process. To ensure long-term water reliability even further, the City of Maricopa and GW-Santa Cruz have maintained a 100-year assured water supply designation. This designation is supported by a diversified water portfolio that includes reclaimed water and conservation practices.

In 2022, GW-Santa Cruz reported that only about one-third of the Maricopa Stanfield Sub-basin aquifer's water supply was utilized. While this means that there is room for the City of Maricopa to grow in the foreseeable future, groundwater is a finite resource. Recognizing this fact, the City of Maricopa and GW-Santa Cruz have partnered together to ensure a robust water rights portfolio for the service area for Maricopa through attaining and maintaining a 100-year DAWS for the service area based on the Maricopa Stanfield Sub-basin aquifer. To keep the water supply balanced with the demand of the current and future growth, Maricopa and GW-Santa Cruz have implemented various water conservation strategies, including:

- Smart metering and automated leak detection
- Residential conservation rebate programs
- Infrastructure upgrades
- Use of reclaimed water for irrigation and community lakes
- Public education and proactive monitoring systems

GW-Santa Cruz has developed a comprehensive potable water system guided by a regional master plan to support Maricopa's long-term water needs and goals. This system includes transmission and distribution pipelines, groundwater wells, treatment facilities, storage tanks, and booster stations.

A major initiative underway is the development of the Maricopa Aquifer Recharge Facility, located next to GW-Santa Cruz's Campus 1 wastewater treatment facility in the City near the Lakes at Rancho El Dorado community. This facility will return 400-600 million gallons per year of highly treated Class A+ recycled water to the aquifer, enhancing long-term groundwater sustainability.

GW-Santa Cruz holds Certificates of Convenience and Necessity (CC&Ns) covering approximately 30 square miles within City limits and has entered into over 45 off-site development agreements to plan and construct regional infrastructure. SCWC also holds an approved CC&N covering 43 square miles beyond City limits and has secured 106 off-site development agreements in Maricopa's MPA.

All of these initiatives headed by GW-Santa Cruz and the City, have led Maricopa to having the second lowest water usage per capita in the Greater Phoenix and Pinal County area. As the City continues to grow, these measures and further innovations will be essential in ensuring a reliable water future for the community.

Water Quality

The ADEQ monitors surface water in Pinal County to ensure compliance with regulatory standards. Parameters such as dissolved oxygen, E. coli, pesticides, metals, inorganics, and nutrients are regularly assessed. Exceedances are typically attributed to runoff from agriculture, mining, livestock operations, failing septic systems, or wildlife.

In the Maricopa MPA, groundwater quality will remain a focus, particularly in areas where residents rely on private wells. ADEQ's Ambient Groundwater Monitoring Program has identified elevated levels of arsenic and nitrates in some locations. Moving forward, the plan will support public outreach and education initiatives to encourage private well owners to routinely test their water and take appropriate measures to ensure its safety. Coordination with water utilities will also continue to ensure that delivered potable water consistently meets drinking water standards.

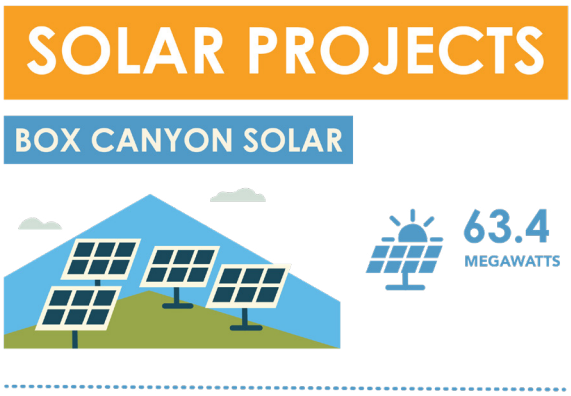
ENERGY

Energy plays a critical role in shaping the built environment, supporting economic activity, and maintaining the quality of life for residents. As communities grow and evolve, energy systems must adapt to meet increasing demand while minimizing environmental impacts. This section provides an overview of current energy-related conditions, including regulatory framework and emerging opportunities for energy development.

As such, the City of Maricopa actively coordinates with Electrical District No. 3 (ED3), the sole local power utility, to ensure the utility's energy supply keeps pace with the growing population and infrastructure needs. Historically, ED3 has purchased power from other utilities and agencies, including the Arizona Power Authority. ED3's energy source portfolio is currently from a diverse mix of resources including hydroelectric power, natural gas, and solar energy, consistent with the State of Arizona's overall energy profile. It is one of only a few portfolios in Arizona that do not include coal sources. From time to time, ED3 supplements its power supply with market purchases for hedging and peak demand purposes.

From a power supply perspective, ED3 is adding new technologies to its power supply portfolio such as significant utility-scale solar and battery storage projects. Historically, ED3's portfolio included federal hydroelectric generation which has provided a renewable source of energy. In 2025, ED3 added 101.2 MW of new renewable solar resources as part of its energy goal for its 100th anniversary. These new solar sources came from 63.4 MW originating from Box Canyon Solar starting in June 2025, and 37.8 MW originating from the Apache Solar II project in December 2025. For ED3, Apache Solar II also includes 38 MW of 4-hour battery energy storage to enhance reliability and dispatch solar in shoulder hours. Currently, three different solar projects already in operation or approved will add 138 megawatts of solar capacity and 340 megawatt hours of battery storage. The Box Canyon Project is expected to generate 185,000 megawatt-hours annually, enough to power about 16,000 homes in the City of Maricopa. It is also the first non-hydro power renewable project for the utility.

Figure 30: Ongoing Solar Projects

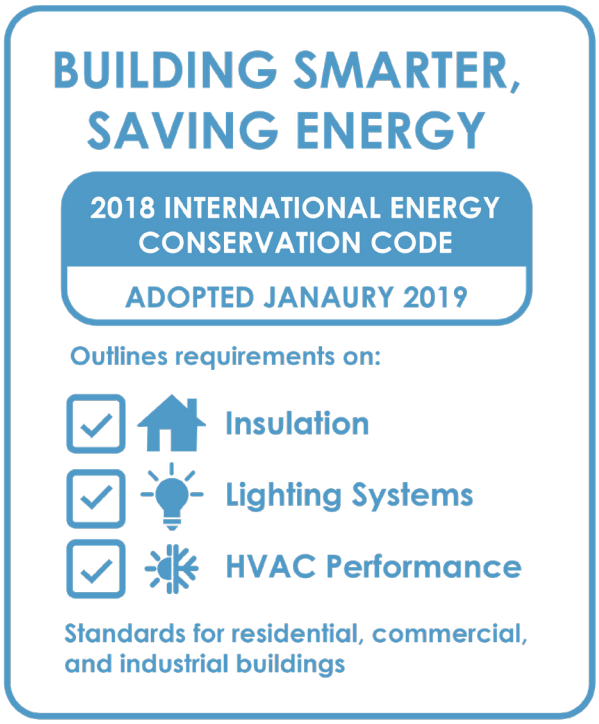


ED3, in partnership with other electrical cooperatives and public power entities, has plans to continue advancing large-scale renewable energy projects to strengthen grid resilience and meet growing demand. At least two more major solar developments are projected to combine significant solar generation capacity with extensive utility-scale battery storage to capture excess energy for use during peak and nighttime hours. These projects also position ED3 as a leader in regional grid resiliency efforts, ensuring that renewable energy plays a central role in meeting future residential, commercial, and industrial demand. By integrating advanced storage technologies, ED3 can increase power generation sources beyond traditional sources and improve reliability during periods of high consumption or grid stress. Based on existing power supply agreements and current growth projections, ED3 anticipates that the percentage of renewable energy in its portfolio will range between 45% to 60% in the 2026-2029 time-period with the remaining portion served with natural gas sources and market purchases.

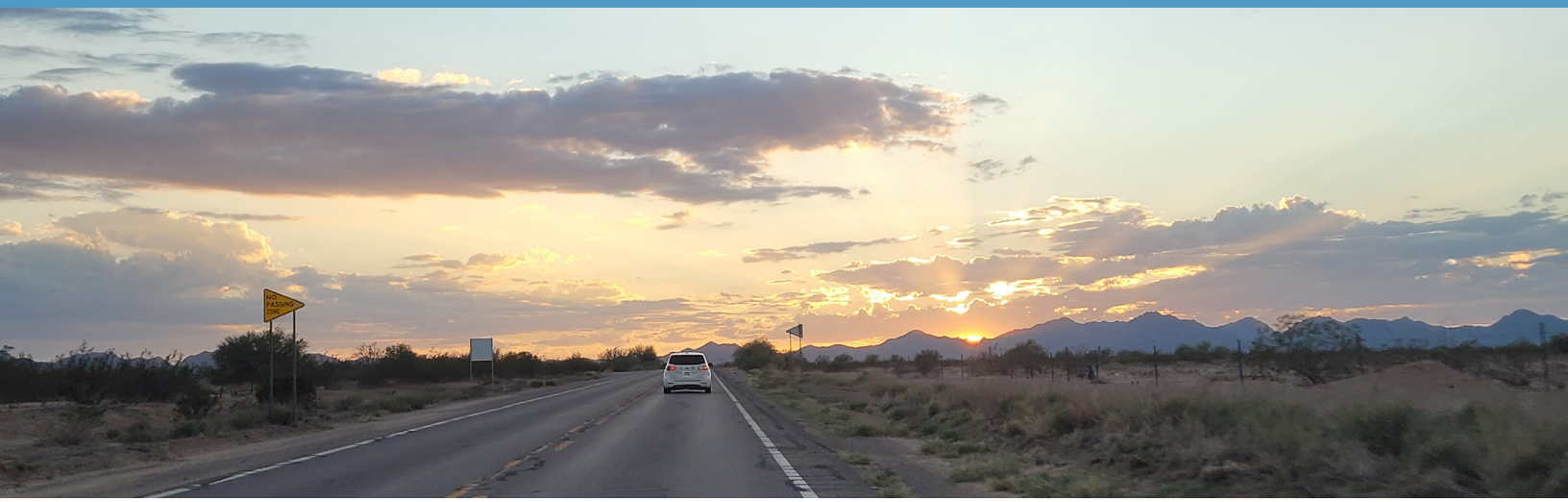
Similar to the State of Arizona overall, Maricopa's continued growth in population and community development drives a significant rise in energy demand. As Maricopa likely

continues this trend and its economy diversifies, the need for a reliable and scalable energy supply becomes critical. This is particularly true in supporting any desired expansion of high-tech manufacturing and data centers, which has been a significant economic growth catalyst in Arizona. Additionally, the state's extreme summer temperatures heavily strains the electrical grid due to high air conditioning usage. To meet the growing energy demand, Arizona must invest in expanding its energy sources infrastructure across the board, including traditional, clean emission, and reliable renewable sources, while also modernizing the grid to improve efficiency and resilience. Proactive planning and investment can work to limit the risk of energy shortages that have the potential to hinder economic growth and compromise public well-being.

While the need is very much apparent to increase the supply of energy sources to meet the ever-growing demand, the residents of the City of Maricopa and the broader region overall are approaching the rise of data centers with caution. While data centers promise economic benefits and technological advancement, they also pose significant challenges to energy infrastructure. A single large-scale data center can consume between 50 to 100 megawatts of electricity, which is enough to power tens of thousands of homes. As the number of data centers operating in Arizona continues to increase rapidly with additional centers coming on-line, larger utilities have faced mounting pressure to expand grid capacity. This has led to concerns about whether residential ratepayers will bear the cost of infrastructure upgrades, especially as utilities seek rate increases to fund new power plants and transmission lines. ED3 is likely not immune to such pressures as the development of data centers does not appear to slow in the near future. While data center facilities support artificial intelligence (AI) and cloud computing, they also demand vast amounts of electricity and water, which would then not be available for other residential, commercial, or industrial use. As Maricopa continues to grow, balancing economic development with environmental considerations and energy access will be critical to ensure that technological progress does not come at the expense of public health, affordability, quality of life, or resource stewardship.



In addition to working with ED3 to expand the renewable component of its energy source portfolio, Pinal Energy LLC, a privately held company, is located in Maricopa along the Maricopa-Casa Grande Highway. This was the first ethanol production facility in Arizona.



The plant has the capacity to produce approximately 50 million gallons of ethanol annually from around 18 million bushels of grain sourced both locally and nationally. In the past, the ethanol produced here was primarily used in fuel blends such as E10 and E85, contributing to cleaner air and reduced dependence on fossil fuels. Beyond ethanol production, the facility also has the ability to generate valuable by-products like distillers grain, which is used as livestock feed, and carbon dioxide, which is recycled for use in industries such as soft drinks, dry ice, and hydroponics.

The City of Maricopa has implemented several measures to promote energy conservation. One key initiative is the adoption of the 2024 International Conservation Code (ICC) as its official energy code. This code establishes minimum standards for energy efficiency in building design and construction, including requirements for insulation, lighting systems, and heating, ventilation, and air conditioning (HVAC) performance. These standards apply to residential, commercial, and industrial buildings, helping to reduce energy consumption in new and recent developments.

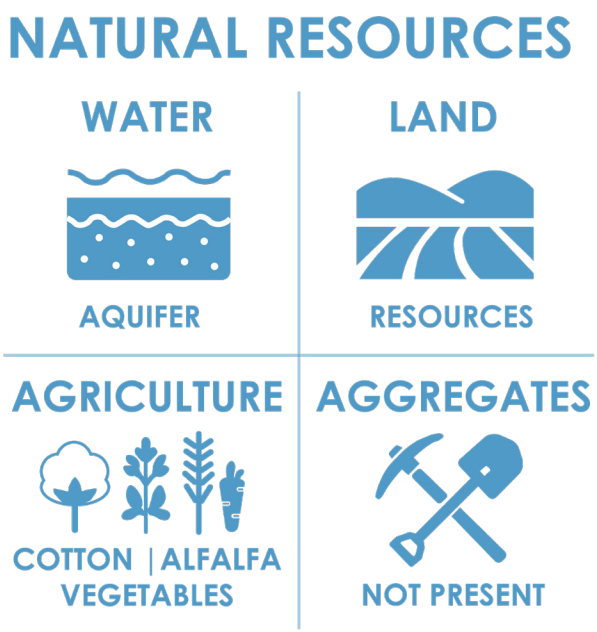
In the broader MPA, portions of unincorporated Pinal County have been identified as suitable for solar energy production. While the county has used its identified areas in the MPA to approve land use changes in the unincorporated area to allow for solar production sites, the City of Maricopa has formally raised concerns regarding planning amendments that allow for such developments. The City has cited concerns that changes like this in its MPA conflict with its existing land use designations, which envisioned a master-planned community including residential, commercial, educational, and recreational uses.

NATURAL RESOURCES

Maricopa's natural environment plays a vital role in shaping the City's character, supporting its economy, and enhancing the quality of life for its residents. As the community grows, the thoughtful stewardship of natural resources becomes increasingly important to ensure long-term sustainability, resilience, and ecological balance. The City's land and water

assets offer both opportunities and responsibilities, requiring coordinated planning effort that balance development with conservation.

Maricopa is rich in natural resources, particularly water and land. The Maricopa-Stanfield Sub-basin aquifer serves as a critical groundwater resource, supporting both municipal water needs and agricultural operations. Ensuring the long-term sustainability of this aquifer is essential to maintaining Maricopa's quality of life and economic vitality.



In addition to water resources, the region's fertile soils and favorable climate conditions support a robust agricultural sector, including the production of cotton, alfalfa, and a variety of vegetables. These land resources contribute to Maricopa's identity as an agricultural hub within Pinal County. Through coordinated planning, conservation strategies, and best practices, the City will continue to protect and enhance these natural assets for future generations.

Aggregates

It is required that the General Plan identify known "sources of aggregates from maps that are available from state agencies, information from the Arizona Geological Survey on how to locate existing mines," according to ARS § 9-461.05.C.1(g). These sources of aggregate materials include extraction resources such as crushed rock, stone, decomposed granite, granite, cinder, pumice, and sand. At this time, no aggregate resource extraction activities by the State of Arizona definition are present within the limits of the Maricopa MPA.

Based on review of the Arizona Geological Survey, soil types that are conducive to being sources of aggregates do exist within the Maricopa Planning Area. The City of Maricopa will consider these aggregate areas as future development occurs.

ENVIRONMENTAL PLANNING & RESOURCE CONSERVATION GOALS

EP & RC GOAL #1

Promote local and regional efforts to improve air quality.

Goal Statement: Support efforts at both the local and regional levels to improve air quality through collaborative planning, sustainable practices, and policies that reduce pollution and protect public health and the environment.

EP & RC POLICY #1.1	Identify and improve unpaved roads and areas that contribute to dust pollution as feasible.
EP & RC POLICY #1.2	Continue to participate in the MAG Congestion Mitigation and Air Quality Improvement Program.
EP & RC POLICY #1.3	Continue the cooperative effort with ADEQ and the Pinal County Air Quality Control District to monitor and institute policy to reduce air contaminants.
EP & RC POLICY #1.4	Encourage the growth and development of jobs, entertainment, recreation, and commercial destinations in the City limits to reduce the pace of growth of transportation emissions resulting from commuting on SR-347.
EP & RC POLICY #1.5	Identify and secure funding for air quality related programs and improvements.

EP & RC GOAL #2

Promote local and regional efforts to maintain a high level of local water quality.

Goal Statement: Support efforts at the local and regional levels to improve local water quality through responsible planning, resource management, and collaboration that protects public health and preserves natural ecosystems.

EP & RC POLICY #2.1

Work with the Arizona Department of Environmental Quality to monitor and comply with the Surface Water Quality Standards (SWQS).

EP & RC POLICY #2.2

Support the Arizona Department of Environmental Quality's Ambient Groundwater Monitoring Program within the Municipal Planning Area.

EP & RC POLICY #2.3

Encourage private well owners to self-test the quality of groundwater they pump and monitor the safety of their wells under their responsibility.

EP & RC GOAL #3

Strengthen and continue the City of Maricopa's partnership with Global Water.

Goal Statement: Strengthen and continue the partnership between the City of Maricopa and Global Water by fostering collaboration, improving service delivery, and supporting long term planning efforts that benefit the community and ensure reliable water management.

EP & RC POLICY #3.1

Maintain regular coordination with Global Water Resources to ensure that water and wastewater infrastructure planning aligns with the City's land use, growth, and conservation aims.

EP & RC POLICY #3.2

Require that all new development proposals demonstrate consistency with Global Water Resources' certified Certificate of Convenience and Necessity (CC&N) service area and infrastructure capacity.

EP & RC POLICY #3.3

Work with Global Water Resources to develop and maintain emergency response protocols for water and wastewater service disruptions.

EP & RC POLICY #3.4

Support the pursuit of federal grants and fostering of public-private partnerships in an effort to improve quality and reduce costs of water and wastewater utilities.

EP & RC GOAL #4

Support the long-term stability of the Stanfield Sub-basin aquifer water supply.

Goal Statement: Work to ensure the long-term stability of the Stanfield Sub basin aquifer by implementing sustainable water management practices, protecting groundwater resources, and supporting policies that secure a reliable water supply for future generations.

EP & RC POLICY #4.1

Collaborate with the local water provider to promote water conservation, reclaimed water use, and long-term aquifer sustainability through joint public education and infrastructure investment.

EP & RC POLICY #4.2

Support the expansion of reclaimed water infrastructure for landscape irrigation, industrial uses, and groundwater recharge.

EP & RC POLICY #4.3

Encourage graywater reuse systems in residential and commercial developments where feasible.

EP & RC POLICY #4.4

Partner municipal departments and local utilities together to provide workshops, rebates, and conservation toolkits.

EP & RC GOAL #5

Support the development of the energy grid in the Municipal Planning Area and enhance its overall stability.

Goal Statement: Further the growth and improvement of the energy grid within the Municipal Planning Area by encouraging infrastructure development and enhancing overall system reliability to meet current and future community needs.

EP & RC POLICY #5.1

Establish a partnership with utility providers to align priorities, incorporating both traditional and alternative sources of energy to ensure supply meets demand.

EP & RC POLICY #5.2

Support the local power utility provider in seeking increased energy supply and capacity to meet the increased power needs resulting from future growth.

EP & RC POLICY #5.3

Encourage utility providers to bolster the share of their total energy portfolio from alternative, renewable, and clean emission energy sources as part of a comprehensive effort to increase energy supply overall.

EP & RC POLICY #5.4

Implement substantial setbacks and buffers for energy generation and/or storage facilities from residential uses through the Zoning Code and development codes to prevent or lessen the impact from potential fires and other potential hazards.

EP & RC POLICY #5.5

Develop energy infrastructure in the Municipal Planning Area using low-impact construction techniques for the benefit of the local ecosystem.

EP & RC GOAL #6

Provide equal protection for residential development and aggregate mining operations.

Goal Statement: Ensure consistent protection for both residential development and aggregate mining operations without one impeding on the other through policies that balance community wellbeing with the responsible use of natural resources.

EP & RC POLICY #6.1

Discourage new residential zoning where future residences would be adjacent to an existing or planned aggregate / mineral mining operation.

EP & RC POLICY #6.2

Promote non-residential development such as business park and industrial uses adjacent to planned mining operations.

04

PARKS, RECREATION & OPEN SPACE

The City of Maricopa recognizes the importance of parks, recreational amenities, and open space as integral components of a livable and resilient community. These elements contribute to the physical, social, and environmental health of the City, offering opportunities for recreation, ecological preservation, and community connectivity. As Maricopa continues to grow, its open space network presents a framework for enhancing quality of life, supporting enduring development patterns, and fostering a sense of place. Natural features, washes, and trail corridors offer potential to shape a cohesive system that reflects the City's values and long-term vision.

NEEDS ANALYSIS AND STANDARDS

As Maricopa continues to grow, the demand for accessible, high-quality parks, recreational facilities, and open space becomes increasingly vital to the community's health, identity, and overall quality of life. A robust and equitable parks and recreation system not only supports physical and mental well-being but also strengthens social connections, environmental resilience, and economic development.

To ensure that future investments align with community needs and national best practices, the City of Maricopa Parks & Recreation Department conducts ongoing needs assessments and applies recognized standards to guide planning and development. As a member of the National Recreation and Park Association (NRPA), the City aligns its planning efforts with the Commission for Accreditation of Park and Recreation Agencies (CAPRA) standards, and evolving framework that sets the benchmark for excellence in parks and recreation management.

To maintain the City's current level of service, 11.9 acres of parks and recreation land per 1,000 residents, for the projected population growth by 2030, an additional 215.9 acres of developed parks and recreation land will be required. At the current 11.9 acres per 1,000 residents service level, the City surpasses the NRPA median standard of 10.6 acres of parkland per 1,000 residents within its limits, whether publicly or privately owned.

In 2025, CAPRA introduced a reimagined set of accreditation standards, reducing the total number of standards from 154 to 68, while emphasizing clarity, equity, and continuous improvement. These updated standards are designed to be more adaptable for communities of all sizes and are currently being beta-tested nationwide, with full compliance expected by 2027. The City of Maricopa Parks & Recreation Department is committed to integrating these updated CAPRA standards into future Master Plan updates and operational practices.

In addition to CAPRA, the City utilizes NRPA Park Metrics, formerly known as PRORAGIS, as a key benchmarking tool. Park Metrics provides a comprehensive, data-driven platform that allows Maricopa to compare its park and recreation services with peer agencies across the country. This includes metrics such as park acreage per 1,000 residents, facility distribution, staffing levels, and budget allocations. These insights help identify service gaps, prioritize capital improvements, and support data-informed decision-making.

Maricopa adopted NRPA standards in its 2008 Parks, Trails, and Open Space (PTOS) Master Plan. As the City's population and development patterns have shifted, an update to the PTOS Master Plan is highly recommended and needed to refine Level of Service (LOS) criteria based on current projected needs and ensure that recreational spaces and amenities have a renewed framework for implementation.

By combining national standards, local data, and community input, Maricopa is positioned to deliver a parks and recreation system that not only meets today's needs but also anticipates tomorrow's opportunities, ensuring that every resident has access to spaces that enrich and connect.

OPEN SPACE FRAMEWORK

A well-connected and thoughtfully designed open space network is essential to fostering a high quality of life, promoting environmental stewardship, and supporting resilient urban development. Open spaces, including natural corridors, parks, and trails, serve multiple functions, from providing recreational opportunities and enhancing community connectivity to supporting ecological health and stormwater management. These areas contribute to the overall character of the community, offering both active and passive experiences to meet the needs of residents.

The City of Maricopa's Parks, Trails, and Open Space Master Plan, shown in **Figure 31**, integrates existing natural washes, parks, and multi-use trails to form a cohesive and connected landscape that enhances community well-being and supports maintainable development. Proposed trails are also shown in the Parks, Trails, and Open Space Master Plan as well.

Key natural corridors such as the Santa Rosa Wash, Santa Cruz Wash, and Vekol Wash serve as critical corridors, providing connectivity and recreational opportunities. Together, these washes are incorporated into the Parks, Trails, and Open Space Master Plan, which outlines a 20-year strategy to create a balanced system of active and passive parks, interconnected trails, and preserved open space.

1

SANTA ROSA WASH

The Santa Rosa Wash has undergone erosion control and channel reshaping to improve the water flow management and reduce long-term maintenance costs. It also functions as a major alignment for multi-use trails, offering connectivity between neighborhoods and recreational amenities.

2

SANTA CRUZ WASH

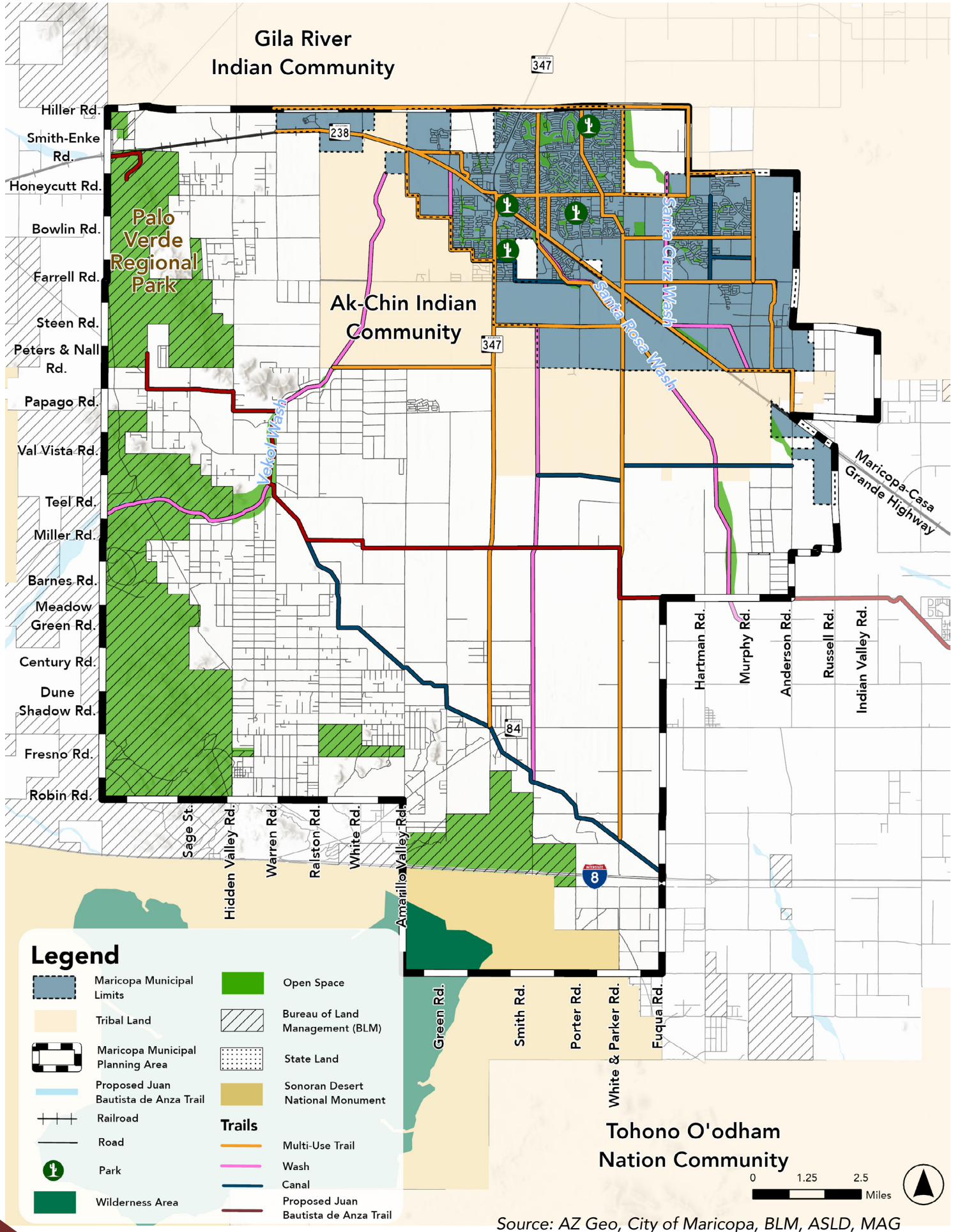
The Santa Cruz Wash is central to Maricopa's regional flood control strategy. The City is advancing a major infrastructure initiative, the North Santa Cruz Wash Regional Flood Control Project, to mitigate flood risks and unlock development potential. This wash also supports recreational trails and ecological corridors, contributing to both public safety and quality of life.

3

VEKOL WASH

The Vekol Wash, remains a vital natural feature, highlighted for its natural riparian areas and is important for community connectivity, biodiversity, and landscape aesthetics. It also plays a role in stormwater management and offers opportunities for future trail integration and habitat preservation.

Figure 31: Parks, Trails, and Open Space Master Plan



Source: AZ Geo, City of Maricopa, BLM, ASLD, MAG

Future Conditions

Maricopa's open space system is poised for significant enhancement through planned improvements that support connectivity, recreation, and environmental stewardship. A comprehensive multi-use trail network is being developed to link neighborhoods with open spaces, along the Santa Rosa Wash. These trails are designed to promote active transportation, outdoor recreation, and community interaction.

Cultural heritage will be celebrated through interpretive elements and trailheads along the Juan Bautista de Anza National Historic Trail alignment in addition to infrastructure upgrades along the Vekol Wash and Santa Cruz Wash to improve flood management, reduce long-term maintenance costs, and preserve ecological functions.

Collectively, these initiatives aim to create a cohesive and resilient open space network that supports outdoor activity, strengthens community identity, and contributes to the long-term health and vitality of the urban environment.

PARKS

Parks and recreational spaces play a vital role in shaping the character and livability of a community. They provide opportunities for leisure, physical activity, social interaction, and connection with nature. As the City continues to develop, the parks system is expected to adapt to changing needs, preferences, and land use patterns.

City Parks & Regional Parks

The City of Maricopa currently maintains three major city and regional parks within its municipal boundaries: Pacana Park, Copper Sky Regional Park and Lake View Park. These facilities serve as key recreational assets and community gathering spaces, supporting both daily leisure activities and large-scale public events.

COPPER SKY REGIONAL PARK

Copper Sky Regional Park is the City's flagship recreational facility, encompassing approximately 98 acres. It is a vibrant recreational hub offering a wide array of amenities for residents and visitors alike. Spanning over 98 acres, the park features a five-acre fishing lake stocked with bass, trout, and catfish, as well as multiple sports fields, including lighted softball and baseball diamonds, tennis courts, sand volleyball courts, and basketball courts. Families can enjoy two interactive playgrounds, and shaded picnic ramadas with BBQ grills. The adjacent Copper Sky Multigenerational Center enhances the experience with indoor amenities such as a fitness floor, walking track, aquatic center, and over 45 weekly group exercise classes. Since its opening in 2014, Copper Sky has

become a focal point for regional athletic tournaments, cultural celebrations, and citywide events. The facility was developed with significant community input and continues to reflect the recreational priorities of Maricopa residents. The entire Copper Sky park complex has become a cornerstone of community wellness and recreation in Maricopa.

COPPER SKY REGIONAL PARK

The City of Maricopa is taking great pride in the offerings of recent Copper Sky expansion including the state-of-the-art Fieldhouse at Copper Sky. This 44,088-square-foot facility has transformed a former police substation into a dynamic indoor sports venue featuring space for four full-size basketball courts, six volleyball courts, or twelve pickleball courts. The Fieldhouse at Copper Sky includes a 1,680-square-foot lounge and tournament hub, a flexible assembly room for meetings and events, modern restrooms, and staff offices. Designed to host local leagues, tournaments, and community gatherings, the Fieldhouse is poised to elevate Copper Sky's role as a regional destination for recreation and connection.

PACANA PARK

Pacana Park is a well-established 28-acre community park and offers a mix of active and passive recreational opportunities. The park serves as a central venue for community events and informal recreation. Its accessible location and diverse amenities make it a vital component of the City's park system, supporting social interaction, outdoor activity, and neighborhood cohesion.

LAKE VIEW PARK

Lake View Park is a community park with 8 acres of outdoor recreational space in the northeast portion of the City. It features two youth-sized baseball fields, a playground with swings and imaginative equipment, and two shaded picnic ramadas. The park is open daily, offering residents a welcoming spot for recreation and family gatherings. Its grand opening was celebrated in March 2024. Shortly after its opening, Lake View Park hosted the 2025 Arizona State Little League World Series for the first time in Maricopa's history. The City is planning to add more baseball fields to increase facilities and consolidate little league games to a single site, in addition to. a new basketball court, more parking, and another play space slated for construction in the near future..

MIKE INGRAM HERITAGE PARK

Mike Ingram Heritage Park, located in the heart of Maricopa's Heritage District along the Maricopa-Casa Grande Highway, recently received a transformative upgrade that celebrates the City's rich railroad history while enhancing its role as a vibrant community gathering space. Already home to the Maricopa Museum and Visitor Center, the iconic California Zephyr railcar, and the Historic Timeline Walk, the park has been reimagined with several new features. These include an expanded performance stage set against the railcar backdrop, amphitheater-style seating designed to accommodate up to 400 guests, and a signature railroad-themed playground that invites imaginative play for children.

The park also includes new landscaping that seamlessly integrates the space into the broader Heritage District, further developing a cultural and social hub for the City. With the addition of a pedestrian bridge connecting to Southbridge's retail and dining options and nearby nightlife at Duke's Roadhouse, the City has positioned the park to host concerts, celebrations, and community events, and other civic festivities in a uniquely Maricopa setting, complete with passing trains and skyline views.

The Future for Local Parks & Regional Parks

Park 48

The Maricopa City Council and the Parks and Recreation Committee previewed a conceptual plan for Park 48, a proposed 55-acre park to the east of City Center Complex. The initial design concepts feature a lake, surrounded by splash pads, playgrounds, rock-climbing areas, an amphitheater, an event lawn, a plaza, a zip line, a dog park, and courts for volleyball, pickleball, and basketball. The hope is to create a unique destination unlike any other in the state. However, City officials have emphasized the proposal is still conceptual. City staff looks to continue refining the master plan through more gathering of public input and feedback.

Palo Verde Regional Park

Palo Verde Regional Park is a planned 23,000-acre regional park located in western Pinal County, stretching from State Route 238 to Interstate 8. The park encompasses parts of the Palo Verde Mountains and offers connectivity to the Table Top Wilderness Area and the Sonoran Desert National Monument. Pinal County is leading the planning and development process, with collaboration from the City of Maricopa and local stakeholders. The park is designed to preserve natural habitats while enhancing regional connectivity and providing valuable open space for Maricopa and surrounding communities. The project has progressed through environmental assessments and received a Recreation and Public Purposes lease from the BLM for approximately 497 acres.

Neighborhood & HOA Parks

The City of Maricopa benefits from a wide network of parks and open spaces that contribute to the community's quality of life. In addition to City-owned facilities, numerous private parks and open spaces are maintained by HOAs throughout residential neighborhoods. These smaller-scale parks, also known as Pocket Parks, Tot Lots, or Mini parks, are typically integrated into new residential developments or retrofitted into older neighborhoods to address localized recreational needs. These spaces offer walkable access to recreation, promote community cohesion, and often serve dual purposes such as centralized stormwater retention and enhanced safety for children.

In 2025, the City of Maricopa also unveiled its first Veterans Memorial, located near Copper Sky along M.L.K Jr. Boulevard and Greythorn Drive. This City-owned site includes a granite memorial wall, bronze Battle Cross monument, benches, and poles bearing the military service flags. The memorial was developed in collaboration with local veterans and community members to honor the service and sacrifice of Maricopa's military personnel. This park site includes a permanent Veterans Memorial, dedicated to remembering the contributions of the City's brave men and women who have served in the nation's military.

As Maricopa continues to expand, the City remains committed to expanding access to parks and open spaces through strategic planning, community partnerships, and responsive design that reflects the needs of all residents.

RECREATION

Recreation plays a vital role in enhancing the quality of life for residents, promoting public health, and fostering a sense of community. As the region continues to grow, the demand for accessible recreational opportunities becomes increasingly important.

Recreational opportunities in Maricopa are anchored by the Copper Sky Recreation Complex, a multigenerational facility that includes a fitness center, aquatics center, indoor track, and over 45 weekly group exercise classes. In 2026, Copper Sky underwent a major expansion with the construction of the Field House at Copper Sky, a new facility which will add over 44,0000 square feet of indoor space for basketball, volleyball, pickleball, and community events.

The Parks and Recreation Department offers year-round programming that includes youth sports, fitness activities, adult leagues, and specialized programs for teens, seniors, and individuals with special needs.

Pacana Park and Lake View Park complement Copper Sky as key destinations for sports tournaments and community events. Pacana Park hosts signature events such as Stagecoach Days, a revived citywide celebration featuring live music, carnival rides, and cultural programming. Both parks also provide opportunities for youth engagement by supporting baseball and softball through Maricopa Little League.

Together, these facilities and programs reflect Maricopa's commitment to fostering community engagement, promoting wellness, and ensuring equitable access to recreational opportunities.

Trails (Paved and Unpaved)

The City of Maricopa's trail system is a defining feature of its open space and mobility framework, offering a diverse range of recreational and transportation opportunities for residents and visitors. The system includes both paved shared-use paths and unpaved trails, designed to accommodate a variety of uses.

Shared-use paths, also referred to as multi-use trials, are the predominant trail type within the City's master-planned network. These facilities typically feature a dual-surface design, with a paved portion and an adjacent unpaved shoulder. They are constructed to meet accessibility standards and include features that promote safety and wayfinding. These trails are strategically located to connect neighborhoods with parks, schools, commercial centers, and open space areas, and may also support small maintenance and emergency vehicles depending on right-of-way and usage conditions.

Unpaved trails complement the paved network and are often situated within utility corridors and canal easements, providing both recreational access and utility maintenance routes. The City's PTOS Master Plan identifies several types of unpaved trails, including back country trails, rural neighborhood trails, and community trails.

SANTA CRUZ WASH GREEN BELT

The Santa Cruz Wash Green Belt serves as a key component of Maricopa's off-street pedestrian and bicycle network. The corridor uses unpaved paths resulting from the development of regional flood control improvements to provide connectivity between neighborhoods and arterial roadways. In addition to its recreational function, the wash continues to operate as a vital stormwater conveyance system.

JUAN BAUTISTA DE ANZA NATIONAL HISTORIC TRAIL

Additionally, the Juan Bautista de Anza National Historic Trail traverses through the center of the Maricopa MPA, crossing from east to west along Barnes Road and Louis Johnson Drive. The trail then turns north just west of Warren Road traveling through Hidden Valley. This federally designated trail commemorates the 1775-1776 Spanish expedition and spans over 1,200 miles from Nogales, Arizona to San Francisco, California. The segment within Maricopa passes through lands managed by the BLM, including the North Maricopa Mountains Wilderness Area, and offers opportunities for hiking, biking, and equestrian use, contributing to the area's cultural heritage and enhances its recreational landscape.

Future Conditions

The Santa Rosa Wash traverses the City of Maricopa in a broad, natural corridor that remains largely undeveloped in terms of formal recreation infrastructure, though adjacent lands are increasingly urbanized. The wash presents a significant opportunity for the City to establish a continuous greenbelt that integrates open space, ecological function, and recreational access. Current flood control efforts are underway to stabilize the channel and improve erosion control.

The City of Maricopa has identified the Santa Rosa Wash as a priority location for a multi-use trail system that would extend from the Gila River Indian Community boundary to the Ak-Chin Indian Community. This proposed trail corridor would require the acquisition of easements and rights-of-way to ensure continuity and accessibility. A loop trail concept is under consideration, with a potential connection westward along Bowlin Road to Copper Sky Regional Park, enhancing regional connectivity and access to existing recreational amenities.

Future improvements to the wash are envisioned as integrated open space elements within the surrounding development. These enhancements aim to support ecological functions, provide wildlife habitat, and offer passive and active recreational opportunities.

Maricopa's broader parks and recreation system continues to evolve in response to population growth and community needs. The City is actively working to expand recreational programming and infrastructure, with a focus on equitable access. Strategies include the development of pocket parks on small parcels, geographic analysis to identify service gaps, and the establishment of standards for parks, trails, and open spaces.

"The vision for the Santa Rosa Wash is verdant corridor that residents can walk or bike through via access from their neighborhoods or parking lots at arterial roads. The site would include recreation activities such as picnicking, open multi-use turf, dog parks, basketball courts, and children's playgrounds located along the way. The wash will continue to serve as a storm water conveyance but will be transformed into a community multi-use area. The wash is a critical corridor for multi-use paths and trails and is vital in providing a connected off-street pedestrian and bicycle network."

-PTOS Master Plan (2009)

Accessibility remains a key priority. The City is incorporating ADA-compliant playground equipment and updating design standards to reflect community expectations and federal guidelines. Public facilities and parks are being planned to function synergistically, fostering community interaction and enhancing the quality of life for residents.

Community Events

The City of Maricopa hosts a dynamic calendar of community events that reflect its cultural identity, foster civic pride, and activate public spaces throughout the year. These events each contribute to the City's vibrancy and sense of place, and are organized across three tiers: community events, signature events, and event tourism experiences.

Signature events such as Merry Copa, the Great American Fourth Celebration, Copa Cultural Night Market, Senior Info/Expo, and Stagecoach Days are cornerstones of Maricopa's annual festivities. Merry Copa, held at Copper Sky Regional Park, features food trucks, artisan vendors, and a tree-lighting ceremony that draws families from across the region. Stagecoach Days, a multi-day celebration of Maricopa's heritage, includes activities such as historical tours, art receptions, and the Family Fishing Derby, which promotes outdoor recreation and family bonding.

As part of its event tourism strategy, Maricopa hosts the Wild West Music Fest, a multi-day festival that draws regional visitors and showcases national and local music talent.

Other recurring events provide accessible, family-friendly programming that supports educational engagement, recreation, and social connection. These events are often hosted in parks and open spaces, reinforcing the role of Maricopa's recreational infrastructure as a platform for community interaction and cultural expression.

Figure 32: Community Event Tiers

ARTS & CULTURE

A comprehensive outlook for the City must recognize that place is shaped not only by buildings and parks, but equally by artistic, cultural, and creative activity. Maricopa is home to an active and engaged creative arts community that seeks meaningful opportunities to connect with the public, and this capacity should be recognized as a foundational component of placemaking and community well-being. Ongoing planning efforts have acknowledged this value by exploring demand for centralized cultural amenities such as a performing arts center, museums, galleries, and civic gathering spaces. Continuing to advance these efforts would align with the community's preferences to emphasize arts and cultural enrichment as an important part of civic identity in Maricopa. Local creative and artistic stakeholders, including volunteer driven organizations such as the Maricopa Cultural Affairs and Arts Advisory Committee, play a critical role in guiding the thoughtful integration of arts and culture into planning that reinforces Maricopa's identity as a complete, vibrant, and dynamic community.

Public Art

In Maricopa, public art and culturally rooted design elements are increasingly recognized as essential components of the built environment. These features support placemaking, foster civic pride, and enhance the aesthetic quality of public spaces. As the City continues to develop, integrating artistic expression and cultural references contribute to the City's visual identity, cultural expression, and placemaking efforts.

In 2025, the Development Services Department proposed a code amendment to the City's commercial districts land use regulations. The amendment would require new commercial developments of 50,000 square feet or more to incorporate at least one pedestrian-oriented art feature, such as murals, sculptures, fountains, or other recognized forms of public art. This initiative is intended to elevate the aesthetic quality of large-scale developments and align with broader goals for cultural vibrancy and public space activation.

WILD HORSES PUBLIC ART PROJECT

Among the City's most celebrated recent initiatives is the Wild Horses public art project, which features a series of horse sculptures installed throughout key civic and recreational areas. Each sculpture is uniquely designed by Arizona-based artists, contributing to a diverse and dynamic representation of the community's identity.

The City also launched several grant programs to support local artists and organizations, including the Celebration of the Arts Grant and the Vibrant City Art Grant, which provide funding for installations, performances, and workshops in public facilities and opens spaces. These programs reflect Maricopa's growing investment in arts and culture as tools for community building and economic development.

Cultural Heritage

Cultural heritage is a cornerstone of Maricopa's evolving identity, shaping the character and sense of place that define the community today. Rooted in the ancestral lands of the Akimel O'odham (Pima) and Tohono O'odham peoples, Maricopa's cultural landscape reflects centuries of indigenous stewardship, agricultural ingenuity, and connection to the Sonoran Desert. These traditions continue to influence local values, design, and community life.

The historic sites Maricopa Wells, once a vital water source and trading post, and Maricopaville serve as enduring symbols to the City's role in regional development and intercultural exchange. Permission is necessary from the Gila River Indian Community to visit the Maricopa Wells area. Maricopaville is farmland off SR 238. The legacy of the Southern Pacific Railroad and early agricultural settlements further contribute to Maricopa's unique narrative, connecting past infrastructure and innovation to present-day growth.

As Maricopa continues to develop, the integration of cultural references into public spaces, architecture, and community programming remains essential. These elements not only celebrate the City's history, but also supports placemaking, foster civic pride, and reinforce a shared identity.

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 and work with stakeholders 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.

PR & OS GOAL #2

Promote accessibility to parks, recreation, and open space through coordination with new development.

Goal Statement: Ensure fair and inclusive access to parks, recreation, and open space by working with new private development to provide well located and high-quality neighborhood amenities that serve all members of the community.

PR & OS POLICY #2.1	Facilitate future developments to incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.
PR & OS POLICY #2.2	Take full inventory of park, recreation, and open space amenities with geographic analysis to ensure adequate levels of service is provided equitably throughout the City.
PR & OS POLICY #2.3	Work with local master planned communities and established HOAs to dedicate land or provide easements where planned trails cross or run adjacent to established communities.
PR & OS POLICY #2.4	Create public and private partnerships, where appropriate, for funding and maintenance agreements of public spaces heavily relied upon by private development.
PR & OS POLICY #2.5	Encourage village centers to provide opportunities for parks and open space that can be utilized for community events and gatherings.

PR & OS GOAL #3

Activate Washes as Multi-Use Greenways.

Goal Statement: Transform washes into vibrant greenways that support multiple uses such as recreation, connectivity, and habitat preservation while enhancing the natural character and resilience of the community.

PR & OS POLICY #3.1	Advance the integration of wash corridors as a functional design component with accessible paths and/or trails abutting or including washes in the design of communities and neighborhoods.
PR & OS POLICY #3.2	Continue to have the washes to serve as valuable wildlife habitat and corridors for native plant and animal species.
PR & OS POLICY #3.3	Coordinate with the Maricopa Flood Control District in formulating standards for designing washes that provide direct and frequent access from trails to abutting neighborhoods and roadways.
PR & OS POLICY #3.4	Continue to update codes and ordinances governing wash and drainage channel improvements, in coordination with the Maricopa Flood Control District and Federal Emergency Management Agency.

PR & OS GOAL #4

Collaborate and support Pinal County and other jurisdictions efforts to advance the recreation and open space opportunities in the Municipal Planning Area.

Goal Statement: Encourage collaboration with Pinal County and other jurisdictions to expand recreation and open space opportunities within the Municipal Planning Area, ensuring coordinated efforts that enhance quality of life and regional connectivity.

PR & OS POLICY #4.1

Evaluate opportunities for open space, amenities, and connectivity to the elements of the Pinal County Open Space and Trails Master Plan and other features, including but not limited to, the Juan Batista De Anza National Historic Trail, Sonoran National Monument, Palo Verde Regional Park, and Thunderbird Equestrian Arena.

PR & OS POLICY #4.2

Verify planned multi-use paths, trails, and open space corridors are to connect the community and make connections with neighboring jurisdictions, especially with the nearby open space efforts of Pinal County.

PR & OS GOAL #5

Emphasize the local cultural heritage.

Goal Statement: Celebrate the cultural heritage of the community by preserving local traditions, landmarks, and stories that reflect the identity and history of Maricopa while fostering pride and connection among residents.

PR & OS POLICY #5.1	Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.
PR & OS POLICY #5.2	Seek to provide affordable meeting space within parks and public buildings as project opportunities arise.
PR & OS POLICY #5.3	Have parks serve as spill-over space for functional expansion for signature events or unique settings.
PR & OS POLICY #5.4	Adopt unified municipal signage and wayfinding standards for parks, paths, trails, and other City recreational amenities.
PR & OS POLICY #5.5	Use public and private facilities to preserve history and culture through the use of museums, auditoriums, and cultural center.

PR & OS GOAL #6

Create and maintain a responsibly connected system of open spaces throughout the City.

Goal Statement: Establish a thoughtfully connected network of open spaces across the City that supports recreation, environmental health, and community wellbeing while reflecting responsible planning and long-term sustainability.

PR & OS POLICY #6.1	Develop and implement programs related to landscaping open spaces that utilize water conservation and other resources.
PR & OS POLICY #6.2	Utilize landscaping and hardscaping design that provides shade and supports the use of open spaces.
PR & OS POLICY #6.3	Analyze and improve the ambient lighting levels utilized at City Parks and open spaces.
PR & OS POLICY #6.4	Review and evaluate the use of City parks and open spaces to determine the level of service need to maintain and provide new facilities.
PR & OS POLICY #6.5	Identify and develop relationships with public and private entities in order to develop multi-use recreational facilities to promote physical fitness for all ages.
PR & OS POLICY #6.6	Designate and implement the use of the green belts and other open spaces to provide diverse options for all ages.
PR & OS POLICY #6.7	Consider performing a needs assessment for special needs and ADA requirements to provide accessible facilities for all age groups with special needs.
PR & OS POLICY #6.8	Prioritize improvements of planned trails that will have the greatest accessibility to established neighborhoods.
PR & OS POLICY #6.9	Prioritize the paving of planned trails that will connect residential land uses with other developments, such as schools, retail, services and employment, which can reduce dependence on motorized transport.

PR & OS GOAL #7

Implement and sustain community and signature events that maintain our heritage while engaging the citizens of Maricopa.

Goal Statement: Support the continuation and growth of community events that celebrate local heritage and actively engage Maricopa residents in meaningful and inclusive experiences.

PR & OS POLICY #7.1	Identify the traditional community and signature events that are vital to sustaining the heritage of Maricopa.
PR & OS POLICY #7.2	Create opportunities to enhance citizen participation in community and signature events.
PR & OS POLICY #7.3	Leverage these civic events to foster our relationships with external agencies and vendors.
PR & OS POLICY #7.4	Identify and implement opportunities to share Maricopa's cultural signature events and tourism events with neighboring cities and throughout the region.
PR & OS POLICY #7.5	Identify venues such as resorts, hotels, convention facilities, and other public or private spaces to accommodate a variety of events, art education and exhibits, music institutions, and opportunities for performing arts.

PR & OS GOAL #8

Support the local community arts groups to guide and promote arts and culture in Maricopa.

Goal Statement: Encourage the efforts of the Maricopa Cultural Affairs and Arts Advisory Committee and other local community arts groups to lead and promote artistic and cultural expression throughout the community, enriching the City's identity and enhancing quality of life for all residents.

PR & OS POLICY #8.1	Develop a comprehensive program for encouraging art in Maricopa.
PR & OS POLICY #8.2	Seek funding sources to offset expenses associated with public arts initiatives and project construction.
PR & OS POLICY #8.3	Identify possible partnerships to facilitate programs and locate venues to accommodate art education and exhibits, music institutions, and opportunities for performing arts.
PR & OS POLICY #8.4	Evaluate the opportunities for a public Performing Arts Center.
PR & OS POLICY #8.5	Incorporate the Maricopa Cultural Affairs and Arts Advisory Committee into a strategy to attract resorts, hotels, convention facilities, and other venues to accommodate a variety of events, art education and exhibits, music institutions and opportunities for performing arts.
PR & OS POLICY #8.6	Ensure that Village Centers are served by arts and cultural locations.

05

LOCAL BUSINESS & ECONOMIC DEVELOPMENT

The Economic Development Element outlines the City of Maricopa's commitment to building a vibrant, resilient, and inclusive economy that expands access to local living wage jobs and long-term career advancing employment opportunities. It supports the community's vision of a place where residents can live, work, and play and where businesses of all sizes can thrive, strengthening the connection between housing, jobs, and amenities in Maricopa. As local emplyment options grow, there is a hope of easing commute times and travel demands beyond the Maricopa's municipal limits.

As years since incorporation have past, Maricopa has acknowledged a need to evolve beyond its role as solely a bedroom community by prioritizing job creation, attracting a diverse mix of industries, supporting local entrepreneurship, and fostering workforce development that meets the needs of both residents and employers. These efforts aim to provide employment opportunities across a range of skill levels and sectors while enhancing overall quality of life. The City's strategic location, rural character, and proximity to major urban centers position Maricopa as an attractive destination for investment, innovation, and the creation of sustainable jobs that support economic mobility and community prosperity.

SPROUT'S
FARMERS MARKET
FRESH

ECONOMIC & BUSINESS DEVELOPMENT RESOURCES

The City of Maricopa has laid a strong foundation for economic growth through strategic partnerships and resource development. The City's Office of Economic Opportunity leads efforts to attract and retain businesses, support entrepreneurship, and guide strategic planning in the local community. This municipal department plays a key role in aligning business, government, education, and civic sectors to support investment and workforce development.

Similarly, the Maricopa Center for Entrepreneurship (MCE) once served as a local incubator for small businesses. Though the program has since concluded, regional partners such as the Small Business Development Center (SBDC) at Central Arizona College provide counseling, training, and resources to entrepreneurs.

Workforce development remains a central pillar of Maricopa's economic strategy. The City collaborates with Central Arizona College and ARIZONA@WORK, offering residents access to career training, apprenticeships, and employment services. These programs are designed to meet the evolving needs of local industries and support a skilled labor force. The Arizona Apprenticeship Program, supported through regional partnerships, continues to expand opportunities in high-demand sectors such as healthcare, construction, and advanced manufacturing.

The City of Maricopa looks to advance economic development and land use strategies to expand the opportunities for entertainment, dining, and shopping options. This is done through promoting commercial corridors and community destinations, streamlining development review, and partnering with private developers to reduce retail leakage and strengthen the local economy and further elevate the quality of life.

At the same time, Maricopa continues to build on its strengths in agritech, renewable energy, and automotive research, while fostering a supportive environment for small businesses and local retail. The City's strategic location and rural character make it an attractive destination for innovation and investment.

Local Business

Local businesses are the backbone of Maricopa's economy, contributing to the City's identity, resilience, and long-term prosperity. The City recognizes the importance of fostering a supportive environment for entrepreneurs and small business owners through targeted programs, partnerships, and outreach efforts. Resources such as the SBDC at Central Arizona College, along with regional workforce and apprenticeship programs, provide essential support for business planning, training, and growth.

Maricopa continues to promote a "shop local" culture, encouraging residents to support community-based businesses and services. Seasonal campaigns, business advocacy initiatives, and community events help drive local spending and strengthen neighborhood economies. As the City grows, it remains committed to ensuring that local businesses have access to the tools, infrastructure, and visibility needed to thrive.

ECONOMIC DEVELOPMENT/ ECONOMIC OPPORTUNITY & ADVANCES

The City of Maricopa is emerging as a vibrant, opportunity-rich community with an economic development strategy rooted in a commitment to enhance quality of life, foster career advancement, and leverage tourism and education to create a resilient economy.

Central to this vision is the City's tiered approach to events, which strengthen civic engagement and positions Maricopa as a regional destination for event tourism. Facilities like Copper Sky Regional Park serve as regional attractions and catalysts for future development, while community events and recreational programming help draw visitors, support local businesses, and enhance quality of life.

This tiered strategy includes:

01

COMMUNITY EVENTS

Intimate, family-friendly gatherings such as Concerts in the Park and the Pacana Park Pumpkin Walk foster neighborhood connections and build lasting relationships among residents.

02

SIGNATURE EVENTS

Large-scale celebrations like Copa Cultural, Merry Copa, Senior Info/ Expo and The Great American 4th, serve as the heart of Maricopa, bringing the entire City together in shared experiences that celebrate local pride and unity.

03

TOURISM EVENTS

Destination-driven experiences such as the Wild West Music Fest help put Maricopa on the map, attracting visitors from across the region while offering residents entertainment close to home.

From neighborhood to large-scale signature events, these experiences celebrate local culture while stimulating economic activity across hospitality, retail, and entertainment sectors. By drawing visitors into the community, these events serve as gateways to deeper exploration of Maricopa's offerings, encouraging repeat tourism and investment.

Education also plays a foundational role in Maricopa's economic development strategy. The City is home to high-performing schools and innovative programs that prepare students for success in a competitive workforce. Advanced Placement pathways, dual enrollment opportunities, and career and technical education programs ensure Maricopa's residents are equipped with the needed skills.

Maricopa's commitment to career advancement is reflected in its partnerships with workforce development organizations and educational institutions that provide training, apprenticeships, and support services tailored to high-demand industries. The development of industrial parks and business corridors will create jobs in logistics, technology, and advanced manufacturing, offering residents an advanced career pathway and attracting new businesses.

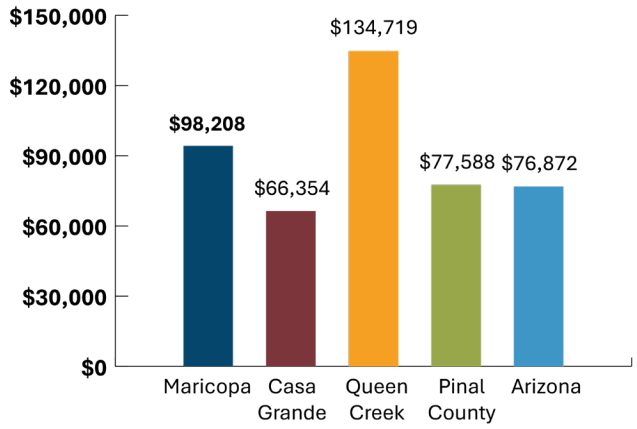
The Adventure Corridor, located in the western planning area, is envisioned as a destination-oriented growth zone that leverages Maricopa's natural assets and recreational infrastructure. Anchored along SR 238, this emerging corridor is home to a diverse array of attractions, such as the Apex Motor Club, which is a motorsports country club with a private racetrack, motorsports events, go-karting, and driver development, and Estrella Sailport, which offers glider training and rides. The City is also exploring developments like an 80-acre surf park resort. Anchoring the corridor is the Copper Sky Recreation Complex, with its multigenerational center, regional park, and extensive athletic facilities. Future enhancements will include the planned Palo Verde Regional Park, which is anticipated to provide hiking trails, camping areas, and nature-based amenities, further reinforcing the corridor's role as a destination for outdoor recreation.

Together, these efforts form a cohesive strategy that positions Maricopa as a place where economic opportunity is accessible, and quality of life is high.

Median Household Income

Maricopa's relatively high median household income of $98,208 positions the community favorably within the region. This figure exceeds the median incomes of Casa Grande ($66,354), Pinal County ($77,588), and the state of Arizona ($76,872), indicating a strong economic foundation, shown in **Figure 33**. While Maricopa's income levels remain below those of Queen Creek ($134,719), the City is well-placed to pursue strategies that support continued economic growth and household prosperity.

Figure 33: Median Household Income



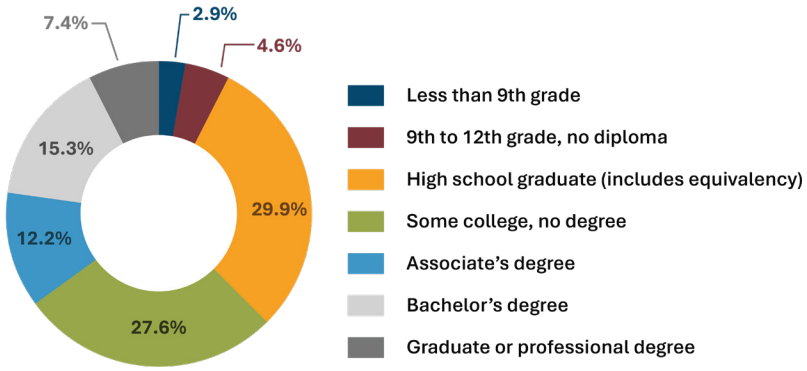
Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

Educational Attainment

The City of Maricopa benefits from a relatively strong foundation in educational attainment, with over 62% of residents aged 25 and older having attended college. This rate positions Maricopa ahead of nearby communities such as Casa Grande (54.71%) and Pinal County (58.79%), though it remains below the levels observed in Queen Creek (77.64%) and the statewide average (65.61%).

Currently, nearly 22% of residents hold a Bachelor's or Graduate Degree, slightly above Casa Grande (21.1%) but trailing Queen Creek (44.8%), Pinal County (22.2%), and the state overall (32.6%). **Figure 34** and **Figure 35** illustrate Maricopa's current standing and comparative benchmarks.

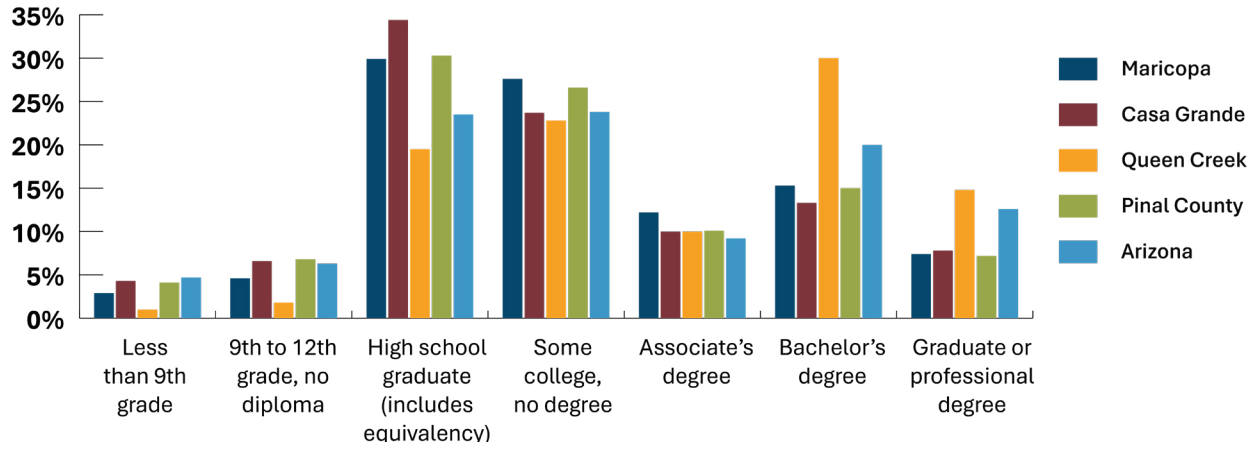
Figure 34: Educational Attainment



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

When comparing educational attainment for individuals aged 25 years and older between 2010 and 2023 - (**Table 8**) - the proportion of high school graduates rose from 22.70% to 29.94%, while an increase was also observed in the category of graduate or professional degrees, which rose from 6.30% to 7.38%.

Figure 35: Educational Attainment Distribution



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

Table 8: Educational Attainment Comparison

25 Years and Older	2010	2023	Percent Change
Less than 9th grade	2.90%	2.94%	+0.04%
9th to 12th grade, no diploma	3.70%	4.63%	+0.93%
High school graduate (includes equivalency)	22.70%	29.94%	+7.24%
Some college, no degree	29.80%	27.59%	-2.21%
Associate's degree	13.90%	12.21%	-1.69%
Bachelor's degree	20.70%	15.31%	-5.39%
Graduate or professional degree	6.30%	7.38%	+1.08%

Source: U.S. Census Bureau 2010 American Community Survey 5-Year Estimates & 2023 American Community Survey 5-Year Estimates

Poverty Rate

The U.S. Census defines poverty based on a threshold that accounts for income, family size, and cost of living, factors that directly influence household stability and access to opportunity. In Maricopa, 6.7% of residents currently live below the poverty level, a rate notably lower than Pinal County's 10.9%. This comparatively lower rate reflects the City's economic strengths, while also highlighting the need for continued efforts to support vulnerable populations.

ASSETS AND ADVANTAGES

Maricopa's workforce continues to be one of its most valuable economic assets. The City benefits from a highly educated and skilled labor pool, supported by regional institutions. These institutions offer career and technical education, workforce certifications, and apprenticeship programs aligned with industry needs.

The City of Maricopa is actively planning for future employment expansion, including the development of a 1,200-acre industrial business park projected to generate over 10,000 jobs. These efforts reflect a broader strategy to improve jobs-to-housing balance, raise household incomes, and stimulate the local economy. As Maricopa continues to grow, its workforce development initiatives and strategic investments position the City to capitalize on its comparative advantages and support long-term economic vitality.

Strategic Regional Access

The City of Maricopa benefits from its proximity to the Phoenix metropolitan area, which has fueled significant residential expansion and population growth. This growth has, in turn, increased demand for consumer goods and services. SR 347 remains a vital transportation corridor, serving as a key economic link between Maricopa and the broader Phoenix region, while also facilitating access to major regional destinations.

Maricopa's strategic location between Phoenix and Tucson also offers direct access to key transportation corridors. East-west connectivity is supported by SR 238 and the Maricopa-Casa Grande Highway, which traverse the City's central business corridor and link Maricopa to Casa Grande and Gila Bend. Planned improvements to SR 347, including widening and safety enhancements, will further strengthen Maricopa's role as a regional connector and economic conduit.

Rail Infrastructure

Maricopa is located along UPRR's Sunset Route, a major freight corridor connecting Los Angeles to El Paso. The route parallels the Maricopa-Casa Grande Highway, and several industrial-zoned parcels offer potential for direct rail access.

Passenger rail service is currently provided by Amtrak's Sunset Limited and Texas Eagle lines, with Maricopa serving as the Phoenix metro areas' only Amtrak stop. However, future plans may reroute service directly through Phoenix, potentially impacting Maricopa's station. In the interim, the station remains active and is undergoing $1.1 million in accessibility upgrades.

Air Transportation

Phoenix Sky Harbor International Airport, located 32 miles north of Maricopa, remains one of the busiest airports in the U.S., serving over 52 million passengers annually and processing more than 1,000 tons of cargo daily. Locally, Maricopa is served by two public-use airports, the Ak-Chin Regional Airport, a publicly owned facility that supports general aviation, and Estrella Sailport, a privately owned gliderport which hosts one of the largest glider training operations in the U.S.

Community Connections

The City of Maricopa uses social media as a vital tool to connect with residents, share updates, and encourage community engagement. The City maintains official accounts across platforms like Facebook, Twitter, and LinkedIn to keep residents informed about news, events, and public safety updates. These

channels are managed in a clear manner to ensure consistent messaging across departments to the public. By using social media, the City promotes transparency, provides real-time information, and fosters dialogue between government officials and the community. This multi-platform social media presence serves as just one of the many ways that the City works to make its resources more accessible.

ECONOMIC CHALLENGES

Like all growing communities, the City of Maricopa faces a range of challenges that must be addressed to support development and improve quality of life. Some challenges are structural and long-term, while others present opportunities for near-term solutions through strategic planning and investment.

Maricopa continues to experience economic loss due to insufficient local retail and healthcare infrastructure. Many residents travel outside the City to meet their needs for consumer goods and full-service medical care, resulting in lost revenue and reduced local economic activity. While new healthcare options are expanding regionally, the City remains underserved in terms of physical facilities and specialty services.

While recent improvements to SR 347 are enhancing mobility and safety, development along the corridor remains constrained by floodplain conditions. Much of the land south of the UPRR tracks lies within the Vekol Wash floodplain, limiting its development potential until mitigation strategies are implemented. Maricopa's economic development is also hindered by a lack of move-in-ready commercial, office, and industrial space. While several parcels are zoned for such uses, many remain undeveloped or require significant infrastructure investment. The recently proposed Maricopa Business Park in the Industrial Triangle area is a step toward addressing this gap, with plans for over 9 million square feet of rail-accessible industrial space.

A significant portion of Maricopa's workforce also commutes to employment centers in the Phoenix metro area. This daily outflow contributes to reduced local demand for goods and services and limits the City's ability to increase its tax base. While Maricopa benefits from regional job growth and wage increases, the lack of local employment opportunities and industry variety remains a challenge.

EMPLOYMENT CENTERS & CORRIDORS

As Maricopa continues its evolution from a rural agricultural town into a dynamic regional hub, the City's employment centers and corridors play a pivotal role in shaping its economic future. The City of Maricopa continues to identify and prioritize strategic growth areas that support employment-based land uses along major transportation corridors. These areas are essential to achieving a balanced jobs-to-housing ratio, fostering long-term economic success.

The City's employment landscape is anchored by several key corridors and centers that leverage Maricopa's geographic advantages, infrastructure, and workforce assets. The Maricopa Casa-Grande Highway Corridor, adjacent to Union Pacific's Sunset Route, is a vital east-west axis for industrial and logistics development. This corridor is home to rail-accessible sites and is poised for significant growth in manufacturing, warehousing, and agritech industries.

The SR 347 Corridor serves as Maricopa's primary north-south economic conduit, connecting the City to the Phoenix metropolitan area. This corridor supports a mix of commercial, retail, and service-oriented businesses and is a focal point for future development. Adjacent to this corridor, the Copper Sky Commercial District is envisioned as a high-quality destination for hospitality, retail, and entertainment, complementing the regional draw of the Copper Sky Recreation Complex.

The City of Maricopa is undergoing a transformative economic expansion with the development of its 1,200-acre Industrial Triangle, a strategically positioned zone near the intersection of White and Parker Road and the Maricopa-Casa Grande Highway. This initiative is anchored by a projected $1.4 billion investment aiming to develop a 680-acre portion of the total area into a dynamic industrial and logistics hub, referred to as the Maricopa Business Park. The Maricopa Business Park plans to feature up to 12 million square feet of industrial and business space on 680 acres of the total Industrial Triangle. The development is expected to generate over 10,000 jobs, with plans for an adjacent residential community to support the local workforce.

Maricopa also benefits from specialized employment nodes such as the Volkswagen and Nissan proving grounds, the USDA Arid-Land Agricultural Research Center, and the University of Arizona Maricopa Agricultural Center, which position the City as a leader in automotive R&D and agritech innovation.

Unemployment Rate

Maintaining a healthy employment rate is essential to supporting Maricopa's long-term economic resilience. With an unemployment rate of 4.3%, the City performs better than Casa Grande (6.4%), Pinal County (5.8%), and the State of Arizona (5.2%), though slightly behind Queen Creek (4.0%), as illustrated in **Figure 36**. This relatively low rate suggests a stable local economy with access to job opportunities across key sectors.

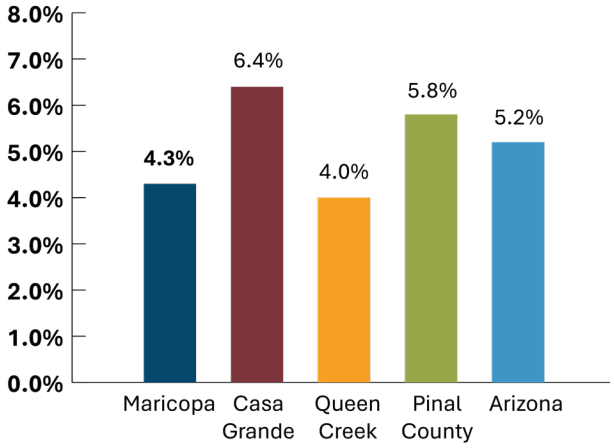
Monitoring unemployment trends over time will be critical to informing workforce development strategies and evaluating the effectiveness of local policies. As Maricopa continues to grow, targeted investments in education, job training, and business development will help ensure that residents are well-positioned to participate in a dynamic and evolving economy.

Industries & Employers

Maricopa's workforce is supported by a diverse and evolving economic base. Nearly 20% of employed residents work in educational services, health care, and social assistance. These sectors reflect the City's strong foundation in community-serving industries. Retail trade (13.2%) and professional, scientific, and management services, along with administrative and waste management services (11.8%), also represent significant portions of the local employment landscape.

Together, finance and insurance, real estate and rental and leasing; arts, entertainment, recreation, accommodation and food services; and manufacturing account for an additional 26.7% of the workforce, as shown in **Figure 37**. This distribution highlights Maricopa's balanced economic structure and the presence of multiple sectors with growth potential.

Figure 36: Unemployment Rate



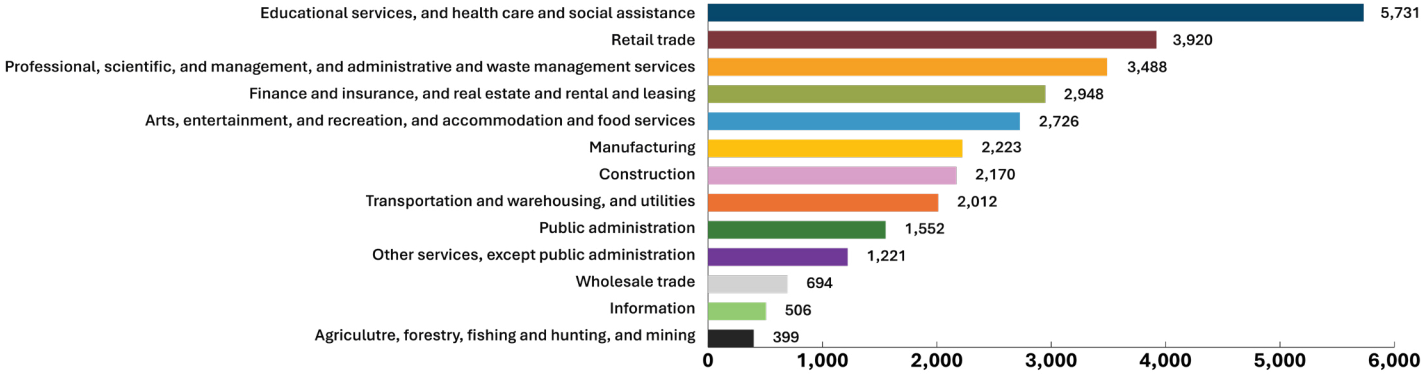
Source: U.S. Census Bureau 2023 American Community Survey 5-Year Estimates

As the City continues to expand, supporting industry diversification and workforce development will be essential to sustaining economic vitality. Strategic investments in education, infrastructure, and business innovation will help ensure that Maricopa remains competitive and resilient in a dynamic regional economy.

Workforce Occupations

Maricopa's workforce reflects a strong concentration in knowledge-based and professional occupations, with nearly 37% of residents employed in the management, business, science, and arts fields. Sales and office occupations account for 25.6% of the workforce, followed by service occupations at 15.9%, as illustrated in **Figure 38**.

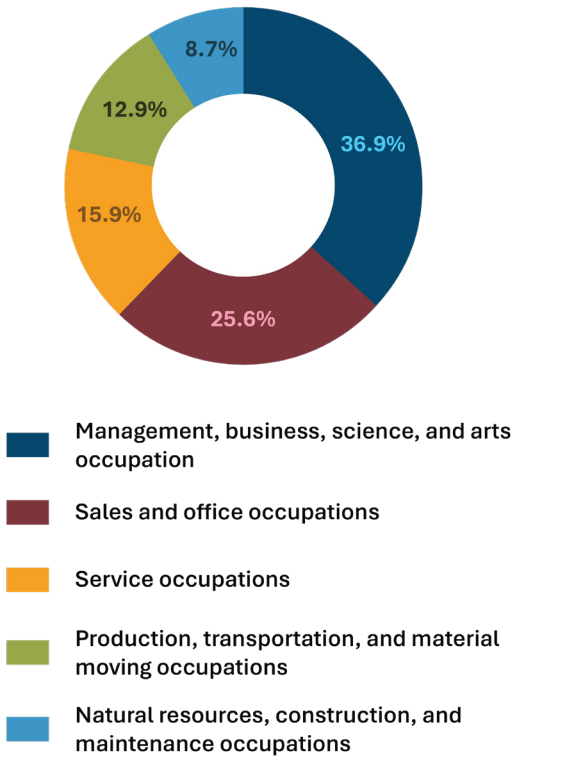
Figure 37: Workforce Distribution by Industry



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

These figures highlight the key areas of employment within Maricopa, indicating where the majority of job opportunities lie. The prominence of management, business, science and arts occupations suggests a strong demand for skills and expertise in this field, which could be driven by local industry needs or economic trends. Similarly, the significant presence of sales and office occupations and service occupations points to a diverse job market with multiple areas of specialization.

Figure 38: Workforce Occupations



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

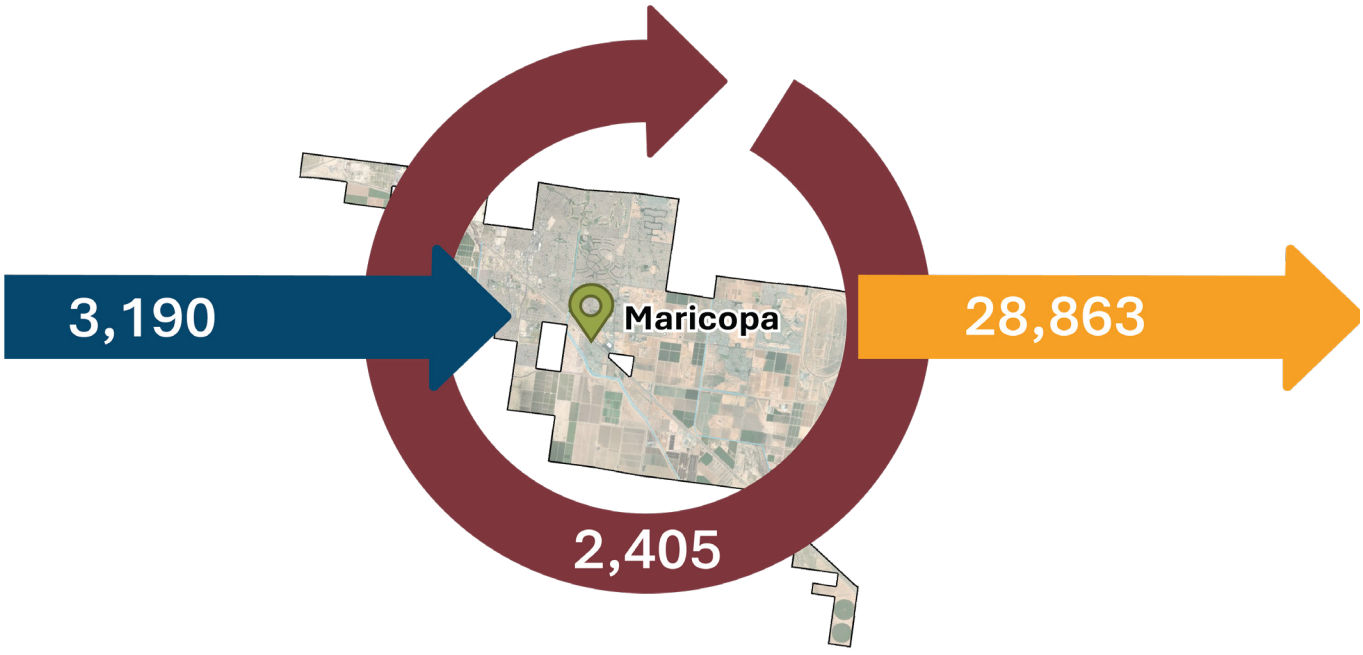
Work Commute Flows

Between 2013 and 2022, Maricopa experienced a notable increase in both local employment and inbound commuting. The number of individuals who both live and work in the City grew by 712, while those commuting into Maricopa from other communities rose by 1,273, as shown in **Figure 39**. Despite this growth, a significant portion of Maricopa's workforce continues to travel outside the City for employment.

A regional survey conducted by MAG and Valley Metro as part of the Southeast Valley Transit System Study revealed that the majority of Maricopa residents commute to destinations north and east of the City, including Phoenix, Chandler, Mesa, Tempe, Gilbert, and Florence. These patterns underscore the importance of regional connectivity and the need for enhanced transportation infrastructure.

Survey results also highlighted a gap in public transit services, particularly express routes linking Maricopa to the Phoenix Metropolitan Area. A majority of respondents indicated that future enhancement of public transportation and transit options would be welcome improvements, particularly with increased service availability, more destination options, and adjusted schedules. Addressing these mobility challenges will be critical to supporting Maricopa's economic growth and quality of life.

Figure 39: Inflow/Outflow Analysis



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2019, Inflow Outflow Analysis

Public-Private Partnerships

Public-private partnerships (PPPs) are a cornerstone of Maricopa's economic development strategy. The City actively collaborates with private entities to leverage resources and catalyze investment in key growth areas.

One such initiative is the Estrella Gin Site, a planned light industrial and R&D office complex located near the Heritage District Redevelopment Area. The site benefits from proximity to SR 238 and SR 347 and is envisioned as having significant development implications. Recent project documents have stated that there a total of 82 units are planned, with space for 60 office/storage spaces and 22 retail shops. Potential users include small retailers, artisan showrooms and small light industrial uses.

Relatedly, the City of Maricopa is working in selling land to private developers as part of the Copper Sky Mixed-Use Development, located along SR 347 adjacent to the Copper Sky Regional Park and Multigenerational Complex. In 2025, the City finalized a land sale to BR Copper Sky for the development of a medical campus, with the site being rezoned to allow for flexible design and use options.

LOCAL BUSINESS & ECONOMIC DEVELOPMENT GOALS

LB & ED GOAL #1

Cultivate a climate of rich educational opportunities at all levels within the City to meet the needs of a diverse and growing population.

Goal Statement: Foster a strong foundation for learning by expanding access to high quality educational opportunities at every level to meet the needs of a diverse and growing population and to support lifelong success for all residents.

LB & ED POLICY #1.1	Attract technology–oriented educational institutions and opportunities that emphasize local accessibility to them.
LB & ED POLICY #1.2	Partner with education institutions and partners at all levels to develop competency-based academic and work training programs tied to current and projected industry needs.
LB & ED POLICY #1.3	Facilitate education institutions and partners and the business community offering experiential learning opportunities, such as internships, job shadowing, mentoring, service learning, etc.
LB & ED POLICY #1.4	Support the development of programs within the education system designed to assist innovative and entrepreneurial community members in launching and growing their businesses.
LB & ED POLICY #1.5	Recruit post-secondary educational institutions, advanced education partners, and technical trade schools to the community to broaden the educational choices for workers seeking professional advancement.
LB & ED POLICY #1.6	Establish flexible learning pathways from elementary school through college to build skills and knowledge relevant to job and career fields.
LB & ED POLICY #1.7	Support local schools in their efforts to improve elementary and secondary education quality and program offerings.
LB & ED POLICY #1.8	Collaborate with the University of Arizona's Maricopa Agricultural Center to support establishing the facility as a regional hub for agricultural innovation, education, and economic growth.

LB & ED GOAL #2

Encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.

Goal Statement: Advance the growth of existing businesses and attract new enterprises by fostering a supportive environment that encourages innovation, reduces barriers, and promotes long term economic success.

LB & ED POLICY #2.1

Engage with the business community to identify shared aims for economic development in the City.

LB & ED POLICY #2.2

Pursue strategies that are aimed at streamlining the permitting process, establishing predictable project approval mechanisms, and establishing fees for development commensurate with benefits received.

LB & ED POLICY #2.3

Use local and statewide economic development agencies and tools to make the City a more competitive business location, to encourage private sector investment to create new jobs and expand the local tax base.

LB & ED POLICY #2.4

Raise awareness of business assistance services offered by economic development organizations and government offices that work with businesses.

LB & ED POLICY #2.5

Enhance direct business support and training services through organizations such as the Greater Maricopa Business Alliance, small business development centers, and business incubators.

LB & ED POLICY #2.6

Partner with education institutions, nonprofits, and private entities to develop programs that educate business owners and entrepreneurs on the basic components of operating a business, how to plan for growth, and how to structure a new or restructure an existing company.

LB & ED GOAL #3

Recruit and retain high performing and high-quality companies that match the labor profile in the community and/or complement existing industries.

Goal Statement: Attract high performing and high-quality companies that align with the community's workforce strengths and complement existing industries to support economic growth and long-term prosperity.

LB & ED POLICY #3.1	Attract and retain industries to locate within the City of Maricopa that offer high-quality, career-advancing employment opportunities.
LB & ED POLICY #3.2	Strive to provide a local business environment in which all residents have access to jobs that provide economic mobility and long-term career growth.
LB & ED POLICY #3.3	Position the City as a regional hub for healthcare services and employment.
LB & ED POLICY #3.4	Continue to further the development of commercial, industrial, and business opportunities in the City for recruitment of career-advancing employment.
LB & ED POLICY #3.5	Recruit services and industries that fill a gap in local business offerings and support other business activity.
LB & ED POLICY #3.6	Create and maintain business attraction and expansion marketing programs promoting the business climate of Maricopa.

LB & ED GOAL #4

Promote Maricopa as a regional leader in economic development by aligning resources and tools to market the City effectively as a premier destination for investment among key sectors and audiences.

Goal Statement: Elevate Maricopa's role in regional economic development by aligning tools and resources to effectively promote the City as a top destination for investment across key industries and target audiences.

LB & ED POLICY #4.1

Leverage and expand existing local partners for internal awareness campaign.

LB & ED POLICY #4.2

Cooperate with non-profit, education, and economic development groups to advance local, regional, and statewide economic and workforce development initiatives.

LB & ED POLICY #4.3

Market externally by leveraging regional and national partners for targeted marketing and recruitment. Partner with area communities, local jurisdictions, Pinal County economic development efforts, the Greater Phoenix Economic Council (GPEC), the Maricopa Association of Governments (MAG), and possibly the Central Arizona Association of Governments (CAAG) and Central Arizona Economic Development Foundation, to promote Maricopa's uniqueness and connectivity to the larger region.

LB & ED POLICY #4.4

Continue to build internal resources and organizational capacity for the Office of Economic Opportunity to achieve and implement the Goals and Policies of the Economic Development Element.

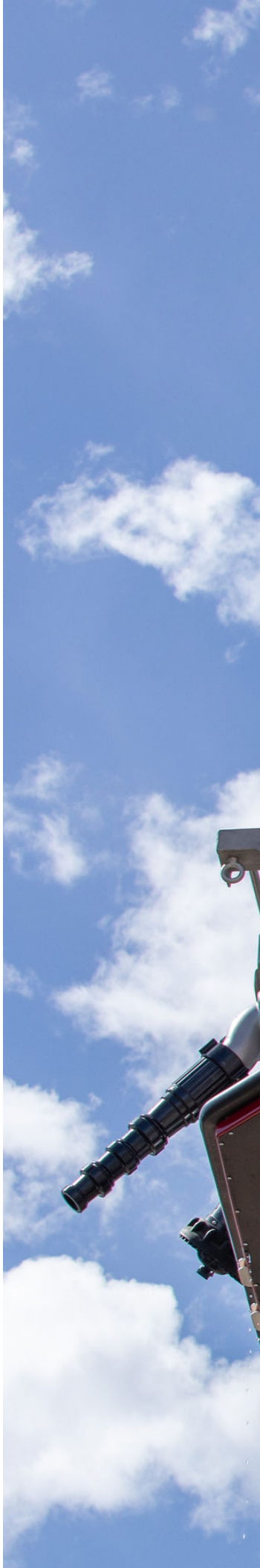
LB & ED POLICY #4.5

Look to comparable communities for innovative and unique initiatives in economic development.

06

SAFETY & PUBLIC INFRASTRUCTURE

The City of Maricopa is committed to fostering a safe, resilient, and well-connected community through strategic investments in public infrastructure and safety services. As the City continues to grow, ensuring the reliability and accessibility of its infrastructure systems is essential to supporting quality of life, economic vitality and long-term community well-being. This element of the General Plan outlines a forward-looking framework for enhancing public safety, maintaining critical infrastructure, and preparing for future demands. It emphasizes collaboration, innovation, and proactive planning to ensure that Maricopa remains a safe and thriving place for all who live, work, and visit.



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SAFETY SERVICES

Safety services are a critical component of Maricopa's commitment to public well-being and the community's overall quality of life. As the City continues to grow, the ability to respond effectively to emergencies remains essential. These services rely not only on trained personnel and coordinated response systems, but also on the supporting infrastructure that enables timely and effective action. As Maricopa plans for the future, it must ensure that safety services and the infrastructure that supports them are scalable, accessible, and responsive to changing conditions. This also includes adding public safety facilities as growth and annexation occur.

Some of the City's safety departments have begun to include the STEEP (Social, Technological, Economic, Environmental, and Political) model as a valuable lens for operations by encouraging a multidimensional analysis of the factors that shape public safety and strategies. Through the Social dimension, safety departments can better understand community demographics, local dynamics, and issues of community trust. The Technological aspect supports the integration of practical technological tools, predictive analytics, and digital reporting systems to enhance transparency and efficiency. Economic factors influence resource allocation, staffing, and the socioeconomic conditions that may correlate with safety trends. Environmental considerations include the impact of community development and then natural context. Lastly, the Political dimension addresses governance, policy shifts, and public accountability. Applying STEEP helps agencies proactively adapt to change, foster community engagement, and develop more data-informed public safety strategies.

Police Services

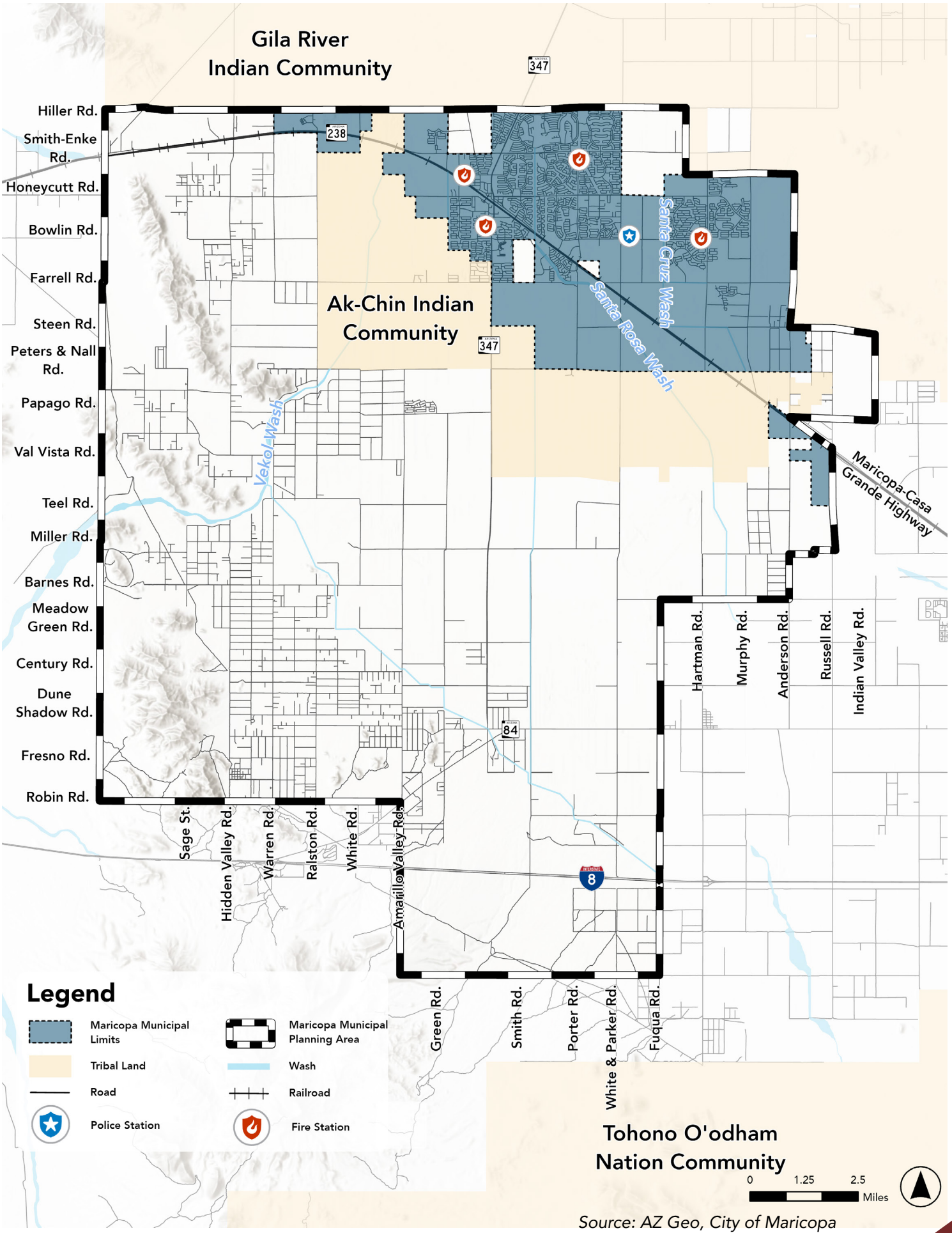
Police services in the City of Maricopa are provided by the Maricopa Police Department (MPD), which is responsible for law enforcement, emergency response, and public safety across the City's jurisdiction. MPD operates out of one facility, shown in **Figure 40**.

Since its establishment on July 2007, MPD has grown in both capacity and capability. As of 2026, the department employs approximately 89 sworn officers and 45 professional staff members.

To meet operational demands and support future growth, MPD moved into its first permanent headquarters in November 2013. In July 2024, the City opened a new 32,200-square-foot police headquarters at the southeast portion of the Civic Center Complex. This new facility doubled the size and replaced the previous headquarters. The new headquarters includes advanced situational simulators and a sallyport for climate-controlled vehicle evidence processing. 24/7/365 communications and dispatch center is now housed at the new headquarters rather than an off-site substation as had previously been the case.

The Emergency Communications Center (ECC), operational since May 2016, serves as the primary 9-1-1 answering point for police and fire services within the City, with the ECC also introducing Text-to-911 capabilities.

Figure 40: Safety Services



Source: AZ Geo, City of Maricopa

Fire Services

The City of Maricopa is served by the Maricopa Fire/Medical Department (MFMD), which provides fire suppression, advanced life-support Emergency Medical Service (EMS), hazardous materials (HAZMAT) response, and wildland-urban interface (WUI) protection. MFMD operates four fire stations citywide, also shown in **Figure 40**, and responds to approximately 6,500 emergency incidents annually.

The department is led by the Fire Chief, and operations are overseen by the Assistant Chief of Operations, as well as Battalion Chiefs and frontline personnel in the field, who provide seamless 24-hour coverage to the city throughout the year. The department's Assistant Chief of Logistics oversees both police and fire logistics operations, as well as the professional staff.

Dispatch is managed through the Phoenix Regional Dispatch Center, with MFMD participating in the Automatic Aid System for coordinated response with 20 agencies across the greater Phoenix area. Mutual Aid is provided, when requested, from the Ak-Chin and Gila River Communities as well as the City of Casa Grande.

Fire prevention services include code enforcement, inspections, and arson investigations. MFMD is also supported through the Fire Corps volunteer organization within the department, which provides administrative support, on-scene rehabilitation to fire crews during incidents, and public education efforts. MFMD continues to expand staffing, stations, and equipment to meet the needs of Maricopa's growing population and commercial/industrial development.

While the MFMD provides advanced emergency medical care with Firefighters cross-trained as Paramedics, it does not currently operate its own ambulance transportation services. In 2025, MFMD submitted a Certificate of Necessity (CON) application to the state, making a significant step toward establishing its own Advanced Life Support (ALS) emergency ambulance transportation services. If approved, this would allow MFMD to provide continuity of care from initial response through hospital transport, enhancing service efficiency and consistency in the level of care provided to the community.

Ambulance Services

While the MFMD provides advanced emergency medical care, it does not currently operate its own ambulance transport services. In 2025, MFMD submitted a Certificate of Necessity (CON) application to the state, making a significant step toward establishing its own ambulance transport services. If approved, this would allow MFMD to provide continuity of care from initial response through hospital transport, enhancing service efficiency.

Hazard Mitigation & Emergency Preparedness

The City of Maricopa is committed to safeguarding its residents, businesses, and infrastructure through a comprehensive approach and collaborating with Pinal County and regional partners to support hazard mitigation and emergency preparedness. Maricopa's Emergency Management Program is structured around the nationally recognized "all-hazards" framework, which addresses natural, technological, and human-caused incidents. The City's efforts are organized into four key components:

- Preparedness: The City maintains a comprehensive Emergency Operations Plan (EOP), conducts regular training and exercises, and ensures resource readiness across departments
- Mitigation: Infrastructure investments such as stormwater improvements, floodplain mapping, and public education campaigns help reduce exposure to hazards like flooding, extreme heat, and wildfire
- Response: During emergencies, the City activates its Emergency Operation Center (EOC) and coordinates with police, fire, public works, and regional partners to protect life and property
- Recovery: Post-incident efforts focus on restoring essential services, supporting community recovery, and applying lessons learned to future planning

The City also supports a Community Emergency Response Team (CERT), which trains volunteers in light search and rescue, first aid, and damage assessment. These volunteers assist during emergencies and contribute to public safety at community events.

In addition, Maricopa's Community Risk Reduction (CRR) program takes a proactive approach to safety by identifying risks and reducing them before emergencies occur. CRR goes beyond fire prevention, incorporating education, data analysis and outreach. Initiatives include fire safety education, free smoke detector programs, and community outreach efforts. By engaging residents and providing resources, CRR strengthens overall resilience and helps prevent incidents.

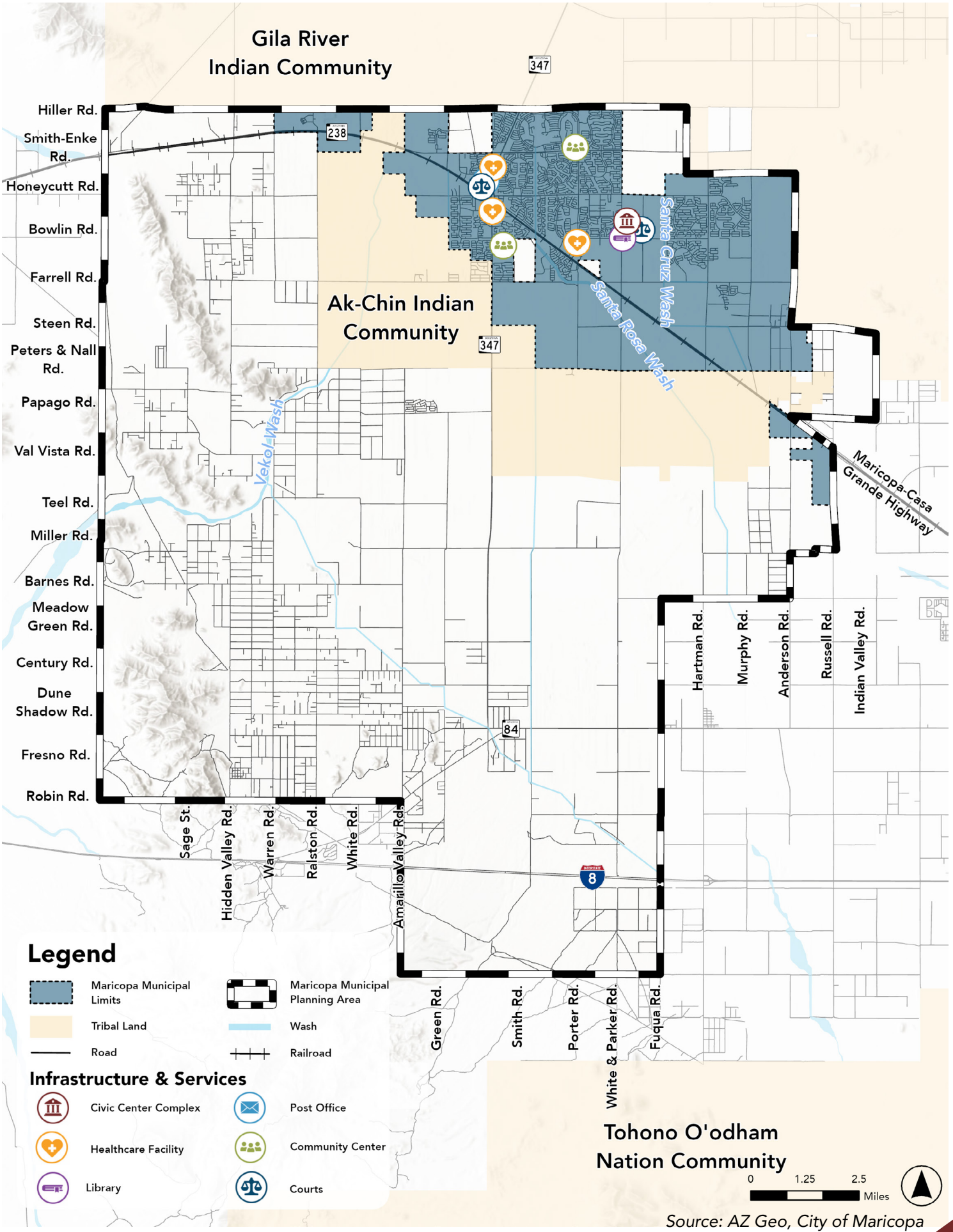
Hazard mitigation and emergency preparedness are key priorities for the City of Maricopa. To enhance the City's resilience and provide critical redundancy during emergency events, pursuing an additional connection to I-10 is even more vital for improving transportation capacity and access for the region beyond normal traffic operations.

PUBLIC BUILDINGS, FACILITIES & SERVICES

Public buildings, facilities, and services are essential components of a thriving community. They support the daily needs of residents, enhance quality of life, and contribute to the overall functionality and resilience of the city. This element of the General Plan reflects the city's commitment to providing accessible and efficient facilities and services. It also outlines a framework for maintaining, improving, and strategically expanding Maricopa's public infrastructure to meet current demands and future growth.

Maricopa's local infrastructure and public services encompass a broad array of facilities designed to meet the evolving needs of its residents, businesses, and visitors. These assets form the foundation of daily life in the city, supporting everything from education to civic engagement. Key public infrastructure and services, highlighted in **Figure 41**, are available throughout Maricopa, illustrating the city's commitment to strategic investment and access to services.

Figure 41: Public Buildings, Facilities & Services



Source: AZ Geo, City of Maricopa

City Complex

The City of Maricopa's City Complex serves as the administrative and civic heart of the community. The complex includes City Hall, the Maricopa Municipal Court, detailed in the following section, and the Police Administration Building, mentioned previously.

The City Hall building also houses the City Council Chambers, which can host up to 153 people, and provides office space for various City departments. The building also includes outdoor gathering areas and infrastructure to support future civic development.

This upgraded facility enhances the City's capacity to serve a growing population and supports long-term public safety goals.

Courts

As of 2025, the City of Maricopa continues to operate under a consolidated court system with Pinal County, a structure originally adopted in 2004 to improve efficiency and reduce costs.

The Pinal County Government Complex, located in Maricopa, continues to serve as a central hub for judicial services in the region. This facility houses the Western Pinal Justice Court, which serves the communities of Maricopa and Stanfield.

The Western Pinal Justice Court handles a variety of cases including small claims, civil traffic violations, criminal misdemeanors, evictions, and protective orders. Due to Maricopa's rapid population growth, efforts are underway to streamline court processes and improve accessibility for self-represented litigants through online resources and simplified forms.

In addition to the Justic Court Maricopa is also served by the Maricopa Municipal Court and the Pinal County Superior Court. The Municipal Court, handles misdemeanors, DUIs, civil traffic citations, and city ordinance violations. The Pinal County Superior Court, located in Florence, handles more serious criminal and civil cases, including felonies, family law, probate, and juvenile matters. Together, these courts form a comprehensive judicial network that supports the legal needs of Maricopa's growing population.

Library

The City of Maricopa is served by a single public library, the Maricopa Library & Cultural Center, which functions as a hub for education, community engagement, and cultural enrichment. The facility offers a range of amenities including desktop computers, printing and copying services, free Wi-Fi, and reservable study and meeting rooms. The library's programming also includes early literacy activities for young children, science, technology, engineering and mathematics (STEM) and creative workshops for teens, and educational and enrichment activities for adults. The All Access Homebound Delivery Program also ensures that adult residents who are unable to visit the library due to temporary or permanent conditions can still receive library materials at their doorstep. Additionally, the presence of a United States Postal Service (USPS) Contract Postal Unit within the library further enhances its role as a multifunctional civic space.

Community Centers

Maricopa has two community centers designed to enrich the lives of its residents. The Maricopa Community Center remains a welcoming hub for seniors and veterans, offering a diverse array of programs including arts and culture activities, educational workshops, wellness resources, and social events. The facility also provides meeting spaces available for reservation after hours, supporting both City-led and community-driven events. As the Maricopa continues to grow at a quick pace, it is imperative to continue the exploration of senior community facilities that can accommodate the needs of the local residents.

Located south of the SR 347 overpass at Copper Sky Park, the Copper Sky Multigenerational Center continues to serve as Maricopa's premier recreation destination. Since its opening in 2014, the center has offered amenities such as a multi-use gymnasium, a state-of-the-art fitness floor, an indoor walking/jogging track, weekly group exercise classes, and an aquatic center. In 2025, the City broke ground on a new 44,000-square-foot Field House expansion, set to open in late 2026. This facility will include courts along with a lounge, tournament hub, and assembly room, further enhancing Copper Sky's role in hosting community and competitive events.

Healthcare Facilities

The City of Maricopa has experienced notable growth in its healthcare infrastructure over the past decade. In May 2012, Banner Health Center commenced operations, offering primary care services supported by on-site laboratory and radiology capabilities. The following year, Dignity Health's Urgent Care expanded into the community, establishing an urgent care facility that provides treatment for non-life-threatening illnesses and injuries for patients of all ages.

Further enhancing local healthcare access, Exceptional Community Hospital opened in December 2021. The facility spans 20,000 square feet and includes a specialty internal medicine hospital, digital imaging suite, in-house laboratory, and both outpatient and inpatient beds. Planned expansions at Exceptional Community Hospital include additional inpatient rooms, an OB/GYN department, and new surgical and medical office spaces. An emergency room was subsequently introduced to reduce patients' wait times. The hospital also features a dedicated air ambulance landing zone, enabling rapid transfers to higher-level care facilities. In addition to hospital and urgent care services, the City benefits from a range of public health and community-based clinics that support preventive care and wellness. The Pinal County Public Health Department operates the Maricopa Clinic, with services provided on a sliding fee scale. Complementing these public health efforts, Sun Life Family Health Center delivers comprehensive primary care for adults and children and an on-site pharmacy.

Access to more local healthcare options is essential for the City of Maricopa at its current pace of growth. With a significant number of young families, senior citizens, and the entire community, the demand for accessible, high-quality medical services is increasing. Local healthcare facilities mentioned above already provide their noted vital services. However, the City recognizes the need for expanded offerings, including acute care and specialty services, to meet the evolving needs of residents.

Ensuring that healthcare is readily available within the municipal limits not only improves health outcomes and quality of life but also reduces the burden on the local transportation system and regional hospitals and minimizes travel time for patients seeking care. Continued investment in local healthcare infrastructure and specialized healthcare is critical to building a resilient, healthy community that can support its residents now and into the future.

Related to the addition and improvement of healthcare options in Maricopa is also the need for local end-of-life planning and services. To meet these needs of the growing local population fully, the City will look to plan for end-of-life preparation services that include mortuary facilities, funeral spaces, and a local cemetery or interment facility. A place to bury and lay persons to rest completes the circle of life and creates a permanent sense of home in Maricopa among the community.

Education

Education plays a foundational role in shaping the social, economic, and cultural fabric of the City of Maricopa. As the community continues to grow, access to high-quality educational opportunities remains essential to supporting lifelong learning, workforce development, and civic engagement. The City is served by a diverse mix of public, charter and higher education institutions that collectively meet the academic needs of residents from early childhood through postsecondary education.

Educational Opportunities

The Maricopa Unified School District (MUSD) serves approximately 9,200 students across 12 campuses, offering comprehensive education from elementary through high school and making it the largest district in Pinal County, shown in **Figure 42**. The district has experienced a 4.6% enrollment increase over the past year and is actively planning for continued growth. MUSD also operates the Maricopa Virtual Academy, which provides online instruction for middle and high school students.

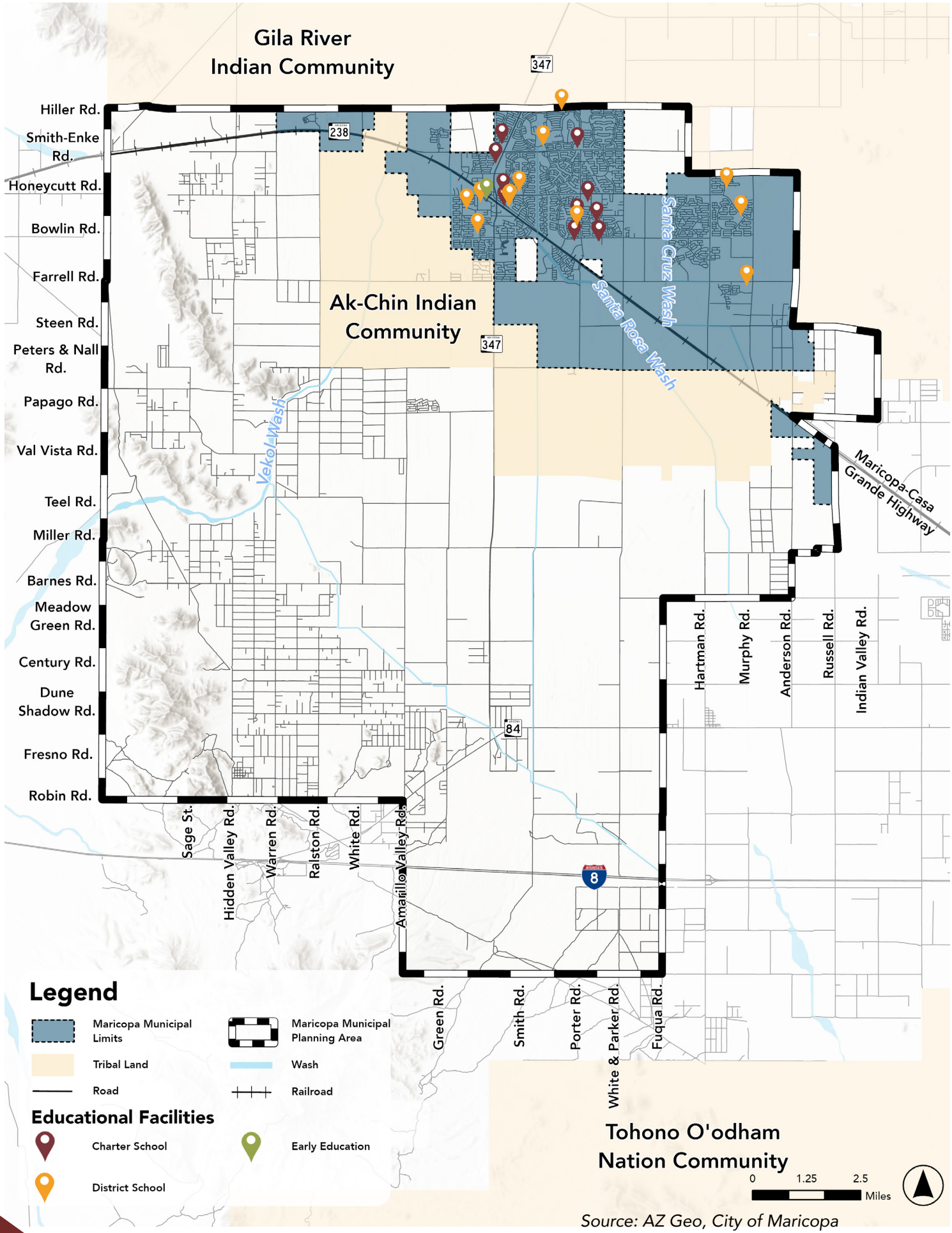
In addition to public schools, the City is home to five charter schools that offer alternative educational options for students from kindergarten through 12th grade, contributing to the diversity of academic pathways available to families.

The City Council in November 2025 approved an expansion of the Central Arizona Valley Institute of Technology (CAVIT) into Maricopa with a new 5-acre satellite campus in the Heritage District. CAVIT looks to provide free access to local high school juniors and seniors for career and technical education in fields such as welding, cosmetology, fire science, physical therapy and veterinary science. The campus will be developed in two phases, with the first phase anticipated to open to students by July 2028. The second phase is planned for completion in 2031. This educational development allows Maricopa students to access these opportunities without having to travel to CAVIT's main campus in Coolidge.

For higher education, the Maricopa Campus of Central Arizona College (CAC) is located within the City limits. CAC provides access to postsecondary certificate and associate degree programs, addressing workforce needs in industries such as agriculture, aviation, logistics, and public safety. Many of these programs are designed to transfer into four-year degree programs at institutions such as the University of Arizona, Arizona State University, and Northern Arizona University.

The City also hosts two major research and education centers: the University of Arizona Maricopa Agricultural Center (MAC) and the United States Department of Agriculture (USDA) Arid Land Agricultural Research Center (ALARC). These facilities support research and educational initiatives in agricultural science, water conservation, and food safety, enhancing the City's role in regional innovation and sustainability.

Figure 42: Schools



Source: AZ Geo, City of Maricopa

UTILITY SERVICES

The continued prosperity and livability of Maricopa depend on the strategic provision and expansion of infrastructure, utilities, and essential services. As the city grows, so too must its systems for energy, telecommunications, wastewater, and solid waste. These systems are critical not only for supporting current residents and businesses but also for enabling the sustained development of connected communities in the future.

Electricity and Gas

The City of Maricopa's energy needs are primarily served by ED3 and Southwest Gas Corporation, both of which play essential roles in supporting the community's infrastructure and accommodating ongoing growth.

ED3, a nonprofit public power utility established in 1926, is the sole provider of electric service within the planning area. It maintains a robust distribution network and collaborates closely with the City to ensure reliable, cost-effective delivery service. ED3 maintains interconnections with major transportation providers across Arizona and participates in regional projects which enhance long-term capacity and reliability. The utility also updates its five-year strategic capital plan annually to align with anticipated growth and technological advancements.

In addition to conventional power supply, ED3 has made significant investments in renewable energy. Utility-scale solar projects, including the recently commissioned Box Canyon Solar Project, contribute to ED3's goal of integrating 100 megawatts of renewable energy by 2026.

Natural gas services are provided by Southwest Gas Corporation, which delivers energy to residential, commercial, and industrial customers throughout the Maricopa planning area. The utility supports the City's development goals by maintaining reliable service and expanding infrastructure in response to new growth.

Broadband

Broadband connectivity is provided by multiple internet service providers, including Quantum, Cox, Air Beam, Viasat, Orbitel Communications, and Starlink, which together serve both residential and commercial users in the community. These services form a critical component of the City's digital infrastructure, supporting everyday communication, business operations, education and access to online services.

Orbitel has recently upgraded its broadband network, offering higher speeds

and deploying Smart Wi-Fi technology to enhance connectivity across homes and businesses, meanwhile CenturyLink continues to offer digital subscriber line (DSL) and fiber internet options.

To further improve mobile connectivity, private providers have initiated the installation of small cell nodes throughout Maricopa. These compact units, integrated with existing infrastructure such as light poles, are designed to enhance cellular coverage and data capacity.

Sewer and Wastewater

Wastewater and sewer services in the City of Maricopa are provided by Global Water Resources, Inc. through its regulated subsidiary, Palo Verde Utilities Company (PVUC). PVUC operates and maintains the City's centralized wastewater treatment facility, ensuring efficient sewage treatment and the sustainable management of reclaimed water for conservation purposes. The reclaimed water is beneficially used for non-potable purposes such as landscape irrigation and aquifer recharge.

Each year, approximately 750 million gallons of recycled water are delivered to parks, HOAs and other landscaped areas throughout the community. This system, developed in accordance with off-site development agreements and aligned with the City's Total Water Management (TWM) strategy, reduces reliance on groundwater and supports the beautification of public spaces.

PVUC is also nearing completion of a 100% reuse model, wherein all byproducts of the wastewater treatment process are repurposed for beneficial use, including recycled water and biosolids. This integrated approach to water reuse not only enhances environmental stewardship but also strengthens the City's resilience to drought and climate variability.

In 2025, Global Water began development of a new aquifer recharge facility near Lake View Park in Rancho El Dorado, designed to return 400-600 million gallons per year of Class A+ recycled water to the local groundwater supply. This initiative helps offset groundwater pumping and supports the Pinal Active Management Area.

Within the broader MPA, Global Water Resources has proactively secured 106 off-site development agreements and holds an approved CC&N covering 72 square miles, positioning the utility to support anticipated growth and infrastructure needs.

Solid Waste

Solid waste and recycling services in the City of Maricopa are currently provided by three private entities: Recycle Today Maricopa (which is within the municipal limits), Waste Management of Arizona (serving the Butterfield Landfill near Mobile), and Weinberger Waste (serving the Rainbow Valley Landfill near Mobile). These providers offer curbside collection and disposal services for residential waste and recyclables, ensuring baseline service coverage throughout the community.

Historically, the RAD Maricopa Waste & Recycling Center, served as a centralized facility for local waste management. The closure of this facility in August 2023 marked a shift in service delivery, prompting the City to direct residents toward alternative private providers.

Household hazardous waste (HHW) disposal services are not currently available on a regular basis within City limits. However, the City has hosted periodic HHW collection events in the past.

HUMAN SERVICES

The City of Maricopa recognizes human services as a vital component of community life, essential to promoting a high quality of life and well-being. This recognition is evidenced through the consideration and integration of physical and mental health, along with social well-being, into the land use planning process. Human services must be physically accessible to all residents and thoughtfully integrated into the City's planning and development efforts. Therefore, the City encourages partnerships between public and private entities to enhance the quality and reach of health, social, and educational services, including those addressing temporary shelters and veterans' needs. A collaborative approach to facility planning is also emphasized, with a focus on evaluating existing resources, exploring co-location opportunities, and considering innovative facility configurations to better serve the community.

To ensure that human services remain responsive to the evolving needs of the population, the City of Maricopa looks to adopt a Human Services Needs Assessment and Plan. This overall process will help identify service gaps and guide the strategic placement of new facilities, particularly near transportation corridors to maximize accessibility or, if available, co-location opportunities. Additionally, infrastructure adequacy will be analyzed to ensure that both current and future facilities are reachable and functional for all residents. This action emphasizes the importance of human values and principles in shaping the City's growth as it aims to create a robust and accessible human services network that adapts to demographic changes and supports the diverse needs of the community.

Senior Resident Resources

Senior services and community resources are vital to the health, independence, and quality of life of Maricopa's aging population. As the City continues to grow, so too does its commitment to ensuring that older adults have access to the support systems they need to thrive.

Maricopa's network of senior support is anchored by a wide mix of nonprofit organizations, regional agencies, and local care providers. These partners work collaboratively to deliver essential services such as transportation, food assistance, benefits counseling, and caregiver support. Organizations such as Maricopa Senior Living serve as key access points for information and referrals, helping residents navigate available resources, both locally and regionally.

Beyond information and referral services, the City benefits from nearby facilities like Oakwood Creative Care, which provides adult day programming for individuals with cognitive challenges. Though located just outside City limits, this center plays a critical role in supporting both seniors and their caregivers in the Maricopa area. Establishing a similar memory care center with adult day care within Maricopa would greatly enhance local support systems, offering accessible, specialize care for residents with cognitive challenges and respite for their caregivers.

At the county level, the Pinal Cares initiative offers a centralized portal for senior services, including transportation through Ride United, mental health resources, and caregiver support networks. The Central Arizona Aging (formerly known as the Pinal-Gila Council for Senior Citizens (PGCSC)) further enhances regional coordination through its comprehensive Senior Resource Guide.

Senior Planet from AARP offers a dynamic platform designed to empower older adults through technology, wellness, and lifelong learning. With free online classes ranging from fitness and digital literacy to social engagement and creative expression, the program helps seniors stay connected and engaged in meaningful ways. Maricopa residents can take advantage of these resources from their homes, participating in live virtual sessions or exploring on-demand content tailored to their interests. By fostering a digital confidence and community connection, Senior Planet plays a valuable role in enhancing quality of life for older adults across the state.

Maricopa's assisted living landscape includes several small-scale residential care homes. These facilities provide personalized care in home-like settings, offering an alternative to larger institutional models and supporting seniors in maintaining dignity and independence.

Emerging transportation technologies could also hold promise for enhancing mobility and independence among Maricopa's senior population. Innovations such as autonomous robotaxis in various cities such as Austin and Phoenix signal a future where on-demand transportation could be more accessible to older adults, especially those who no longer drive. If adopted locally, such services could reduce isolation, improve access to medical appointments, and support participation in community activities. For a growing city like Maricopa, integrating innovative transportation solutions into senior services could be transformative, offering a scalable, cost-effective solution to meet the mobility needs of aging residents while reinforcing the City's commitment to accessible, forward-thinking infrastructure.

While recent additions to the City have significantly improved convenience for Maricopa residents, a critical gap remains in the availability of federal services, particularly for older adults. The absence of a Social Security Administration (SSA) office within city limits presents a challenge for seniors and individuals with limited mobility who must travel to neighboring cities to access essential benefits, documentation, and support.

Through strategic planning and strong community partnerships, Maricopa strives to continue a community that looks with favor to building a resilient and inclusive support system for its seniors, ensuring all residents can age with dignity, security, and a continued sense of belonging.

Youth Involvement & Resources

The City of Maricopa values and actively fosters youth involvement in the community through various initiatives and resources aimed at empowering young residents and integrating them into the community, which can be seen in the following programs and initiatives:

MARICOPA YOUTH COUNCIL

One of the key programs is the Maricopa Youth Council, which provides a platform for youth to engage in civic activities, develop leadership skills, and contribute to city planning and decision-making processes.

MARICOPA DEBUTANTE ORGANIZATION

Another program aligned with the City's vision for youth development is the Maricopa Debutante Organization, a grassroots initiative established in 2024. The organization offers a coeducational mentorship model designed to support personal growth, leadership development, and community engagement among youth ages 14 to 19. It responds to a service gap affecting older teens who may no longer qualify for traditional recreational programs. The program maintains low-cost participation to reduce financial barriers and provides a curriculum that includes job readiness, college preparation, etiquette, and financial literacy. Instruction is delivered by volunteers and local community members, reflecting a collaborative approach to youth support.

MOTOR VEHICLE PROCESSING (MVP)

The recent addition of local road testing services through Motor Vehicle Processing (MVP) in the City of Maricopa marks a significant improvement in resident convenience and service accessibility. Previously, individuals seeking a driver's license were required to travel outside city limits to complete their road tests. Now, with MVP's full-service location, residents can complete their licensing process within Maricopa.

YOUTH RECREATION CENTER

In recent years, community momentum has grown looking to establish a dedicated Youth Recreation Center. Spearheaded by the Maricopa Community Coalition and supported by City leaders, the proposed center aims to provide a safe and engaging space for teens aged 12 to 18. Local youth residents of Maricopa have also taken an active part in the preliminary development of this center. The location of the Youth Recreation Center still being decided and is envisioned to serve as a hub for recreation, education, and support services, offering teens a place to gather, socialize, and participate in programs tailored to their interests and needs. Organizations such as the Boys and Girls Club and the YMCA have expressed interest in operating the facility, ensuring professional management and a wide range of activities.

COST OF DEVELOPMENT

The City of Maricopa requires that development proposals coordinate with and participate in the costs of infrastructure and services. A fair-share approach is preferred, with new development expected to construct or fund the infrastructure, including major off-site participation, needed to support its residents.

To ensure long-term fiscal viability, the City of Maricopa must continually evaluate its revenue sources, expenditures, infrastructure maintenance, and the secondary costs associated with new development and redevelopment. The City of Maricopa requires that all new development proposals coordinate closely with the City to ensure that adequate infrastructure and public services are available to support growth. In alignment with the City's adopted Infrastructure Improvements Plan and Capital Improvement Plan (CIP), development is expected to contribute its fair share toward the cost of necessary infrastructure, including both on-site and off-site improvements.

Maricopa employs a "fair-share" funding approach, which ensures that new development does not place an undue burden on existing residents or public resources. This approach includes:

- **Development Impact Fees:** These are assessed based on land use and service area to fund essential public services such as streets, fire protection, police, and parks. The City Council adopted a revised fee schedule in September 2025 to ensure fees reflect the true cost of services while maintaining competitiveness.
- **Capital Improvement Participation:** Developers may be required to construct or fund infrastructure improvements identified in the City's multi-year CIP, which includes over $693 million in planned investments between 2025 and 2034, with more than $496 million allocated to roads alone.
- **Service Area Planning:** Infrastructure planning is guided by defined service areas that ensure a direct benefit or substantial nexus between new development and the capital facilities funded by impact fees.

Development Impact Fees

To support fiscally responsible growth and ensure that new development contributes equally to the cost of public infrastructure, the City of Maricopa has implemented a comprehensive Development Impact Fee program. Originally adopted in 2005, this program has evolved to include fees for roads, police, traffic control, parks, recreation, open space, general government, libraries, and fire protection. These fees are assessed at the time a building permit is issued, in accordance with the City Code and ARS.

Development Impact Fees are restricted by law to funding the construction acquisition, or expansion of public facilities that qualify as necessary public services. They may also be used to pay debt service on bonds or other financial instruments issued to fund such facilities. These fees cannot be used for maintenance, operations, or upgrades to existing infrastructure serving current development.

The City conducts an annual review of its Development Impact Fee Strategy to ensure alignment with current growth patterns, infrastructure needs, and cost estimates. These reviews are posted publicly and include assessments of service levels, expenditures, and fee allocations by service area.

Development Impact Fees are closely aligned with the City's CIP, which outlines priority infrastructure projects over a multi-year horizon. The CIP and fee schedules are reviewed annually to ensure they reflect current costs, growth trends, and community needs.

Revenue Streams

The City of Maricopa derives its municipal revenue from a diversified portfolio that includes local state taxes, property taxes, state-shared revenues, and fees for services. In 2025, the City Council approved a 0.5% increase to the general transaction privilege (sales) tax rate, effective October 1, to support infrastructure investment through the newly created Commuting Corridors Sales Tax Fund. This adjustment is part of a broader strategy to shift the tax burden away from property owners while enhancing transportation capacity and connectivity.

Despite steady growth in local sales tax revenue, Maricopa is experiencing a plateau in overall revenue, largely due to reductions in state-shared income tax distributions. In response, the City has implemented its seventh consecutive property tax reduction, lowering the primary rate from 3.64% to 3.48%, and the secondary rate from 0.69% to 0.59%. These reductions aim to stimulate private investment and maintain affordability for residents.

As Maricopa continues to grow, the demand for public services and infrastructure has intensified. To meet these needs, the City has adopted a CIP totaling $151.7 million for the 2025 fiscal year, with over 51% allocated to roads and regional infrastructure. Long-term projections estimate $496 million in road investments over the next decade, addressing traffic congestion and enhancing mobility across the City.

Strategic financial planning remains central to Maricopa's approach to growth management. By balancing revenue generation with prudent expenditure and forward-looking planning, Maricopa is positioning itself to maintain a high quality of life while adapting to the challenges of rapid urbanization.

Other Sources of Funding & Financing Options

To support the infrastructure, facilities, and equipment needed for a growing community, the City of Maricopa employs a variety of funding mechanisms. The following funding strategies are actively utilized by the City of Maricopa:

- **Improvement Districts:** Used to finance localized infrastructure improvements, particularly in developing or unincorporated areas, with costs shared among benefiting property owners.
- **Community Facilities Districts (CFDs):** Special taxing districts that fund major infrastructure such as roads, water, and sewer systems. These are repaid through property assessments over time.
- **User Fees:** Fees collected for services such as parks, recreation, and utilities help offset operational and capital costs.
- **Voter-Approved General Obligation Bonds:** These bonds finance large-scale capital projects and require voter approval, ensuring community support for major investments.
- **Municipal Property Corporation (MPC) Bonds:** Issued through a municipal corporation, these bonds do not require voter approval and are used for various capital improvements.
- **Payback Agreements:** Often used in development contexts, these agreements allow developers to front infrastructure costs and receive reimbursement over time through structured arrangements.

SAFETY & PUBLIC INFRASTRUCTURE GOALS

S & PI GOAL #1 Maintain a community in which all residents, businesses and visitors are safe.

Goal Statement: Foster a safe and welcoming environment for all residents, businesses, and visitors by supporting policies and practices that protect public safety and enhance overall community wellbeing.

S & PI POLICY #1.1	Ensure all future development infrastructures consider updated technology and proper ingress/egress for efficient public safety.
S & PI POLICY #1.2	Develop initiatives for Homeland Security and the City's Emergency Operations Center focusing on an all-hazards response to critical infrastructure.
S & PI POLICY #1.3	Ensure the City Police and Fire Departments deliver seamless services to the community.
S & PI POLICY #1.4	Increase opportunities for use of technology and high-quality resources.
S & PI POLICY #1.5	Create and implement policy for Crime prevention through Environmental Design to improve public safety in existing and new development.
S & PI POLICY #1.6	Adopt civil and criminal abatement ordinances and procedures.
S & PI POLICY #1.7	Design and promote effective community policing programs and strategies.

S & PI GOAL #2

Increase meaningful citizen participation in community policing efforts, especially in neighborhoods.

Goal Statement: Promote active involvement of residents in community policing efforts by encouraging meaningful participation at the neighborhood level to strengthen trust, safety, and collaboration between the public and law enforcement.

S & PI POLICY #2.1

Promote efforts and successes in making Maricopa safe through enhanced website and meaningful partnerships with local and regional media.

S & PI POLICY #2.2

Encourage the continued use and benefit of Neighborhood Watch programs in all areas.

S & PI POLICY #2.3

Involve public safety officials in the City's planning process (e.g., review plans to ensure incorporation of public safety concepts).

S & PI POLICY #2.4

Create liaisons to facilitate the development of neighborhood groups and activities.

S & PI POLICY #2.5

Expand the services provided for creating and maintaining citizen involvement (e.g., partnering with neighborhood HOAs).

S & PI POLICY #2.6

Continue to provide City sponsored mechanisms for citizen input (e.g., coffee with the Chief, town hall meetings, public forums, Public Safety Citizens Academy, etc.).

S & PI POLICY #2.7

Engage citizens in the building of community and neighborhood safety programs.

S & PI GOAL #3

Mitigate the risks from natural and man-made hazards.

Goal Statement: Reduce the impact of natural and human caused hazards by considering proactive strategies that protect people, property, and infrastructure while strengthening community resilience and preparedness.

S & PI POLICY #3.1	Engage regional partners to keep the Multi-Jurisdictional Multi-Hazard Mitigation Plan current.
S & PI POLICY #3.2	Prioritize investments in underserved neighborhoods for hazard mitigation and infrastructure upgrades.
S & PI POLICY #3.3	Implement the floodplain mitigation infrastructure on the North Santa Cruz Wash to finalize the surrounding area's removal from the 1% annual chance floodplain (100-year floodplain) as Conditional Letter of Map Revision issued by the Federal Emergency Management Agency.
S & PI POLICY #3.4	Coordinate with the Federal Emergency Management Agency to remove the SR-347 corridor and southern Maricopa from the Vekol Wash floodplain.
S & PI POLICY #3.5	Apply for grants and create partnerships to reduce the impact of floodwaters within the City.
S & PI POLICY #3.6	Review development plans for adequate floodway facility design and potential downstream issues.
S & PI POLICY #3.7	Review development plans for adequate shade and other cooling techniques and strategies to mitigate the urban heat island.
S & PI POLICY #3.8	Expand the number of cooling and hydration centers as part of the Arizona Heat Preparedness Network in the Municipal Planning Area.

S & PI GOAL #4

Implement library resources and facilities necessary to reach toward the industry standard level of service.

Goal Statement: Enhance library services and facilities to strive toward established standards by providing the resources necessary to support learning, access to information, and community engagement for all residents.

S & PI POLICY #4.1	Update the Libraries Master Plan in conjunction with the Parks, Trails, and Open Space Master Plan update in an effort to modernize the recommendations for level of service standards for library services in Maricopa.
S & PI POLICY #4.2	Consider peer community levels of service when planning for library facilities.
S & PI POLICY #4.3	Expand library services to provide public access to communications and information technology.
S & PI POLICY #4.4	Create and maintain strong partnerships with other libraries to build a supportive network of resources.
S & PI POLICY #4.5	Identify and support opportunities to place and expand strong, reliable technologies for connectivity.
S & PI POLICY #4.6	Propose quality staff training and education to support research assistance, at multiple levels, both privately and through business resource centers and partnerships.
S & PI POLICY #4.7	Explore opportunities to enhance usage of facilities, including the availability of multi-media, interactive and artistic modes.
S & PI POLICY #4.8	Maintain a strong community connection through programming designed towards social and intellectual interaction among community members.

S & PI GOAL #5

Recognize Human Services as an integral part of the community and are physically accessible to all residents.

Goal Statement: Recognize human services as a vital part of the community by ensuring they are physically accessible to all residents and integrated into the overall fabric of City life to support wellbeing and inclusion.

S & PI POLICY #5.1

Encourage public and private partnerships to support quality public health, social services and health education, including domestic violence shelters, veterans' needs, and seniors' needs.

S & PI POLICY #5.2

As part of the overall facilities planning process, evaluate the use of existing facilities, explore opportunities for co-location, and consider alternative facility configurations through a collaborative effort among human service agencies.

S & PI POLICY #5.3

On an annual basis, review a Needs Assessment and Plan to update the Human Services required for all segments of the City's population.

S & PI POLICY #5.4

As part of the Human Services Needs Assessment, evaluate the location any new facilities near existing or planned transportation corridors to access all those in need of these services.

S & PI POLICY #5.5

As part of the Human Services Needs Assessment, analyze the accessibility to adequate infrastructure for those who will be using current and planned facilities.

S & PI GOAL #6

Strive to be an "Age-Friendly City," a community that connects people of all ages in order to improve social interaction and to increase access to services, social opportunities and recreation.

Goal Statement: Support Maricopa in remaining a welcoming and inclusive community for people of all ages by fostering connections between older adults and younger generations while expanding access to services, social activities, and recreational opportunities that enhance quality of life.

S & PI POLICY #6.1	Modes of transportation shall be affordable and accessible to all travelers within the City, especially for the aging population and the special needs population.
S & PI POLICY #6.2	Create neighborhoods with pedestrian infrastructure, including sidewalks, crossings, well-lit paths, and shade.
S & PI POLICY #6.3	Prioritize the expansion of options for senior citizens and special needs populations of Maricopa to access goods and services within and across the community, including the exploration of new facilities tailored to these residents.
S & PI POLICY #6.4	Support and promote programs to encourage multigenerational and community interaction and dialogue.
S & PI POLICY #6.5	Explore new entrepreneurial opportunities for older residents. Coordination of current employers and volunteers should be used in training or education and preparing seniors for entrepreneurial opportunities.
S & PI POLICY #6.6	Continue to support participation in and the reach of the Maricopa Youth Council to get young people more involved in local government, learn more about their municipality, develop leadership skills, and make their voices heard in the community.
S & PI POLICY #6.7	Strive to develop and maintain a network of accessible youth-focused recreational and wellness programs that reflect the interests and needs of the community.

S & PI POLICY #6.8

Develop and implement a communication plan to communicate the availability of services and programs for seniors and allow them to participate.

S & PI POLICY #6.9

Promote and improve access to technology that helps aging residents stay connected with their community, friends, and family.

S & PI GOAL #7

Actively recruit the expansion of and convenient access to healthcare services in the City of Maricopa.

Goal Statement: Encourage the growth of healthcare services in the City of Maricopa by attracting providers and expanding facilities to meet the evolving needs of the community and improve access to quality care.

S & PI POLICY #7.1	Plan for strategic placement of complimentary health care service locations such as group medical buildings and plazas.
S & PI POLICY #7.2	Facilitate, recognize, and promote a variety of affordable professional medical services including family and general practice, primary care, and dentistry.
S & PI POLICY #7.3	Analyze and solicit the placement of advanced treatment specialties, psychological services, nutrition and dietetic support, chiropractic care and education within Maricopa.
S & PI POLICY #7.4	Endeavor to attract supportive services, such as urgent care facilities, medical laboratories, and hospice.
S & PI POLICY #7.5	Encourage the creation and maintenance of facilities specializing in memory care, behavioral health, emergency and general psychiatric care.
S & PI POLICY #7.6	Attract and develop state-of-the art hospitals and full-service healthcare facilities including specialized medicine, emergency rooms, trauma centers, and air transport.
S & PI POLICY #7.7	Incorporate consideration for end-of-life services, facilities, and cemeteries in the municipal limits of the City of Maricopa.

S & PI GOAL #8

Coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities.

Goal Statement: Engage with local school districts, charter schools, and institutions of higher learning to support the planning, construction, and improvement of educational facilities that meet the evolving needs of the community.

S & PI POLICY #8.1

Ensure effective communication between the City, developers and schools districts.

S & PI POLICY #8.2

Promote shared facilities and efficiencies in public-funded improvements including the co-location of schools with parks, aquatic centers, and illuminated athletic fields as feasible.

S & PI POLICY #8.3

Assist schools with locating new sites and design considerations to provide greater access to schools from adjacent neighborhoods.

S & PI POLICY #8.4

Update and implement recommendations of the Safe Routes to Schools Master Plan.

S & PI POLICY #8.5

Develop strategies and plan where higher education sites can be located within Maricopa and its planning area to better the growing and diverse student population.

S & PI GOAL #9

Leverage optimal technologies for efficient municipal services.

Goal Statement: Adopt technologies to improve the efficiency and responsiveness of City services, enhancing the quality of life for residents through innovation, data driven decision making, and streamlined operations.

S & PI POLICY #9.1	Encourage the use of technology when possible and optimal to improve efficiency, cost-effectiveness, and the ability for citizens to participate and contribute.
S & PI POLICY #9.2	Establish systems that enable secure sharing and analysis of data across City departments to support coordinated service delivery and informed decision-making.
S & PI POLICY #9.3	Continue to implement efficient online platforms and mobile apps that allow residents to report issues, access City services, and participate in public decision-making processes as technology advances.
S & PI POLICY #9.4	Utilize technology to build processes and procedures to allow the City, HOA Managers, and residents continued assessment of neighborhood needs and activities as feasible.
S & PI POLICY #9.5	Collaborate with technology firms, universities, and startups to pilot and scale technological solutions tailored to Maricopa's needs.
S & PI POLICY #9.6	Ensure all future development infrastructures include optimal updated telecommunication technology infrastructure and supporting facilities.

S & PI GOAL #10

Encourage community involvement by developing and maintaining a wide range of opportunities that benefit the citizens of Maricopa.

Goal Statement: Build strong community connections by offering a variety of meaningful opportunities for residents to get involved, contribute their talents, and help shape the future of Maricopa.

S & PI POLICY #10.1

Support and recognize community involvement and volunteerism through Council action.

S & PI POLICY #10.2

Create and empower citizen-led committees to address identified community needs.

S & PI POLICY #10.3

Evaluate the community needs and develop a plan of solutions for citizen participation and community involvement.

S & PI POLICY #10.4

Develop marketing and communication strategies to educate and inform residents about opportunities for citizen participation.

S & PI POLICY #10.5

Create a communication plan that incorporates methods accessible to all residents. Provide a central location for access to printed information, materials and resources.

S & PI GOAL #11 Establish greater Right-Of-Way (ROW) control over other utilities within the City.

Goal Statement: Increase the City's ability to manage and oversee utility use within public rights of way by establishing stronger control measures that support coordinated infrastructure planning and protect community interests.

S & PI POLICY #11.1 Utilize Geographical Information System to identify and digitally store ROW and Public Utility Easements records.

S & PI POLICY #11.2 Review current franchise agreements and determine the benefits of renegotiation with utilities.

S & PI GOAL #12

Ensure new development provides the resources to establish the infrastructure and services needed to serve its determined relative impact on the community.

Goal Statement: Require that new development contributes the necessary resources to support the creation of infrastructure and services that meet the demands and appropriate timing of that growth and align with the community's long-term goals.

S & PI POLICY #12.1

Support phasing plans for new development that coordinate development timing with the incremental provision of infrastructure, facilities, and urban services as appropriate.

S & PI POLICY #12.2

Enhance the programs, procedures, and fees that put infrastructure in place, in a timely manner, to meet the demands of new residents and visitors in Maricopa.

S & PI POLICY #12.3

Ensure that development impact fees and other funding mechanisms are comprehensive, up to date, and designed to require new growth to pay for itself.

S & PI POLICY #12.4

Future development impact fee studies should clearly define vehicles, equipment, operations costs, and level of service (LOS) standards so to align with the priorities in the City of Maricopa's annual budget.

S & PI POLICY #12.5

Continue to seek the facilitation of productive cooperation and growth between the school districts, police department, fire department, utility providers, special districts, tribal communities, county and state agencies and the development community for the betterment of our citizens.

S & PI POLICY #12.6

Ensure the expansion of public facilities is adequate to maintain service levels expected of a community that values a high quality of life, with appropriate exceptions when in the public interest.

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07

IMPLEMENTATION & MAINTENANCE

As the City of Maricopa continues to evolve, the General Plan serves as a living framework to guide decision-making, shape development, and reflect the community's long-term aspirations. This section outlines how the City will move from vision to reality, with implementation being an ongoing process that requires coordination, commitment, and adaptability.

To support this, the City employs a range of tools and practices that help integrate the General Plan into everyday governance, development review, and community investment. These include annual strategic planning, performance monitoring, and prioritization of key initiatives. Together, these mechanisms ensure that the Plan is not only maintained but actively used to guide growth, respond to emerging needs, and uphold the values expressed by Maricopa's residents.

INFORMATION
CITY OF
MARICOPA

CITY COUNCIL STRATEGIC PLAN POLICIES & COORDINATION

To ensure that the General Plan remains a practical and actionable guide for Maricopa's growth, the City Council Strategic Plan functions as a key companion document. It bridges long-term planning with day-to-day governance, translating the broader goals and policies of the General Plan into focused, adaptable strategies. This alignment allows the City to respond effectively to changing priorities while maintaining consistency in its development approach.

The Strategic Plan is reviewed and updated by the City Council, enabling timely adjustments that reflect community needs, economic shifts, and emerging opportunities. It also serves as the foundation for the City's annual budget and CIP, ensuring that fiscal decisions are grounded in the community's long-term vision.

Given the scope of the General Plan and the City's finite resources, implementation requires thoughtful prioritization. Not every initiative can be funded simultaneously, so the Strategic Plan helps identify which programs and projects should be advanced first, based on impact, feasibility, and alignment with current goals.

The CIP plays a central role in this process. Updated annually, the CIP schedules and coordinates investments in infrastructure, based on strategic priorities and available funding. This ensures that improvements are not only timely and cost-effective but also support the broader objectives of growth and enhanced quality of life.

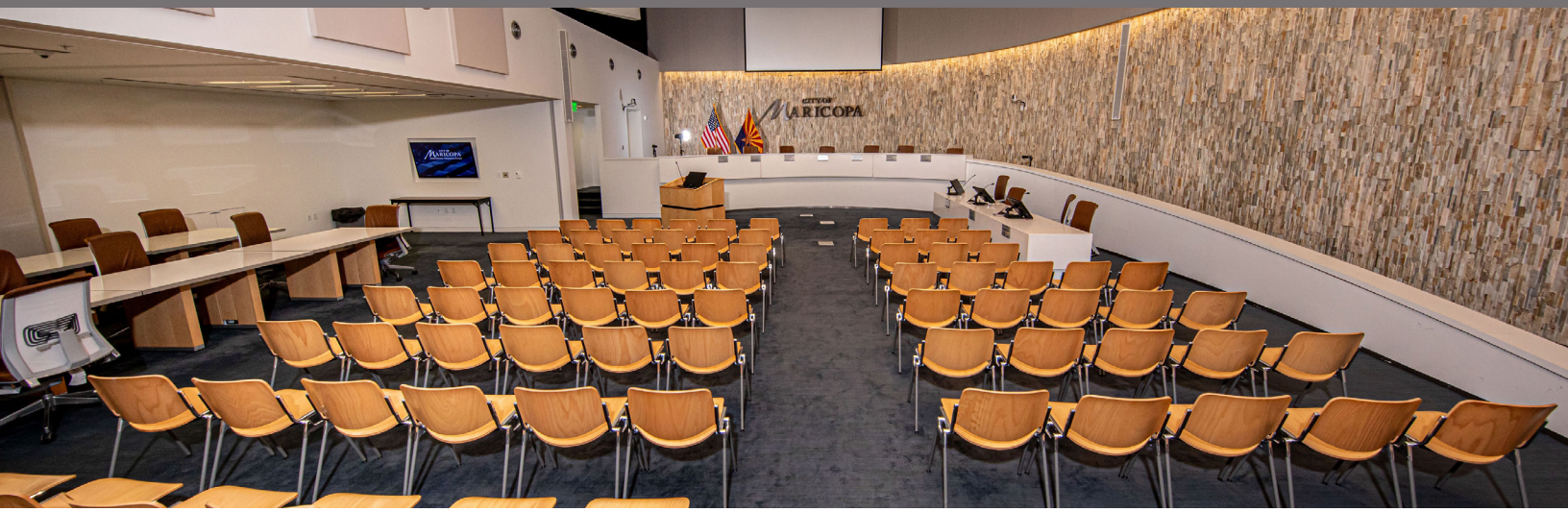
PLAN MONITORING

As Maricopa continues to develop maintaining momentum is a shared responsibility that extends across the entire community. The General Plan is not just a policy document, it is a living blueprint that guides the City's growth, development and quality of life for the next 10 to 20 years.

City leadership is encouraged to consistently use the General Plan as a foundational tool in decision-making, ensuring that policies and investments align with the community's long-term vision. City staff play a critical role in applying the Plan's principles in daily operations, tracking progress, identifying gaps, and recommending timely updates.

Residents, property owners, and developers are vital partners in this process. Their commitment to aligning projects and initiatives with the Plan's goals ensures that growth is thoughtful, and reflective of community values.

To ensure the Plan remains relevant and effective, ongoing monitoring and community engagement are essential. The City of Maricopa has implemented tools such as annual progress reports, community workshops, and digital platforms to track implementation and gather public input. These efforts are designed to foster transparency, accountability, and collaboration.



Plan Oversight

The City of Maricopa is committed to taking a proactive leadership role in advancing the goals of the General Plan. However, the successful realization of this vision depends on a broad coalition of partners. While the City provides the foundation and coordination, implementation is a shared responsibility that includes the private sector, non-profit organizations, and community members.

Achieving the Plan's goals requires the active participation of residents, businesses, developers, and advisory bodies such as the Planning and Zoning Commission. These stakeholders play a vital role in shaping the city's future by aligning their efforts with the Plan's overall vision.

The Planning and Zoning Commission, as the City's appointed advisory body on land use and development, is entrusted with the responsibility of overseeing General Plan consistency in planning decisions. The Commission reviews and recommends updates and amendments to ensure alignment with community goals and statutory requirements.

The Director of Development Services serves as the General Plan Administrator, responsible for the day-to-day management and maintenance of the Plan. This includes tracking development trends, coordinating updates, and ensuring that planning activities reflect current data and community priorities.

To keep the General Plan responsive and relevant, the City practices annual monitoring and reporting. This includes evaluating the status of each Plan Element, identifying areas for improvement, and updating implementation strategies as needed. These efforts ensure that the Plan remains a dynamic tool that evolves with the needs of Maricopa's growing population.

Map Revisions

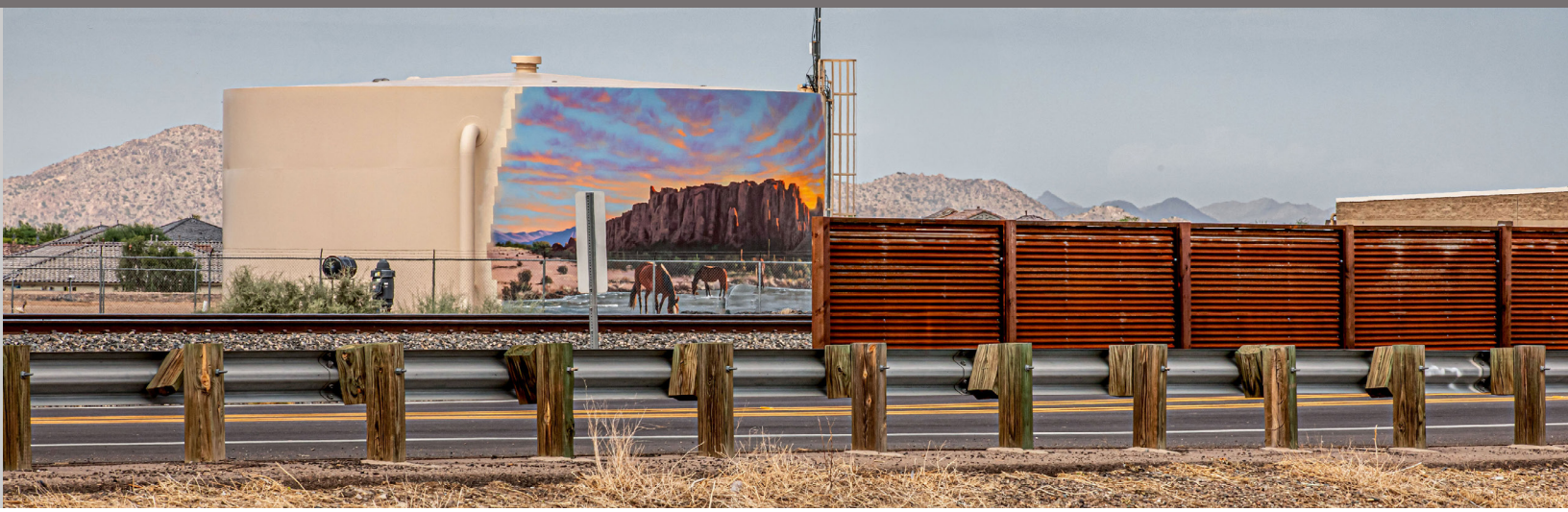
To ensure the General Plan remains a relevant and effective tool for guiding growth, the City of Maricopa is committed to the regular revision of its Land Use Plan maps. These updates are essential for accurately reflecting:

- Approved Major and Minor General Plan Amendments.
- Annexation areas incorporated into the City.
- Designated special planning or target areas.
- Changes to street networks, including annexations or closures.
- Updates to open space systems, trails, and pathway connections.

The City supports an annual update cycle for the Land Use Plan maps to incorporate all amendments and changes approved within the preceding year. This practice ensures that the maps remain a reliable and up-to-date resource for elected officials, staff, developers, and the community.

In addition to maintaining current maps, the City recognizes the importance of preserving historical versions of the Land Use Plan. These archived maps serve as a visual record of the city's evolution, providing valuable context for evaluating past planning decisions and assessing progress toward long-term goals.

Through embracing a dynamic and transparent approach to land use mapping, the City of Maricopa reinforces its commitment to informed decision-making, public engagement, and the realization of its community vision.



Text Revisions

General Plan remains a relevant, accessible, and authoritative resource, the City of Maricopa maintains a structured and transparent process for incorporating narrative updates and amendments. Rather than republishing the entire document with each revision, the City utilizes a system of "change pages", clearly marked and dated inserts that replace outdated sections with officially adopted content. This method supports efficient document management while preserving the integrity and usability of the Plan.

All updates will be made available in both printed copies and digital formats via the City's official website, ensuring broad public access to the most current information.

To promote accountability and facilitate historical tracking, all amendments will be catalogued in a dedicated appendix located at the end of the General Plan. This update will include:

01 The date of each update

02 The section or provision revised

03 A brief description of the change

04 The corresponding amendment file number or City Council resolution, when applicable

This organized and transparent approach reinforces the General Plan's role as a living document, one that aligns with the City's growth, policy direction, and community priorities, while maintaining a clear and traceable record of its development over time.

Annual Progress Report

To ensure the General Plan remains a dynamic and responsive tool for guiding the City of Maricopa's growth, the following procedures and responsibilities are established for its annual review and reporting:

Leadership and Oversight

The Director of Development Services, in coordination with the City's executive leadership, is responsible for preparing an Annual General Plan Progress Report. This report serves as a comprehensive review of the Plan's implementation status and effectiveness.

Report Content and Evaluation Criteria

The Annual Report shall include:

- A summary of accomplishments, including completed work programs, development activity, and major municipal improvements
- An overview of progress made on each General Plan Element, with projections for the upcoming year
- Development trends derived from building permits, valuations, commercial square footage, employment statistics, code enforcement actions, and land use changes
- An assessment of the validity of the Plan's goals and policies, including a statement on incremental progress and identification of problem areas or recommended updates
- An updated Implementation Work Program Table reflecting current priorities and timelines

Planning and Zoning Commission Role

The Planning and Zoning Commission actively participates in the annual review process. Throughout the year, the Commission may conduct progress reviews as part of its regular meeting agenda. Upon completion of the Annual Report, the Commission shall forward its recommendations to the City Council for formal consideration

City Council Review and Public Record

Following presentation to the City Council, the Council's first direction regarding the Annual Progress Report shall be recorded as a matter of public record. This ensures transparency and accountability in the ongoing implementation of the General Plan.

Distribution and Public Engagement

As part of the City's commitment to public participation, the Annual General Plan Progress Report will be distributed to the statutory reviewing agencies, neighboring jurisdictions, civic organizations, stakeholders, and other interested parties.

LAND USE & DEVELOPMENT DECISION CRITERIA

The implementation of the City of Maricopa's General Plan is a progressive and ongoing process, carried out through both public and private sector actions. Each parcel of land, whether proposed for a change in use, new development, redevelopment, or revitalization, has the potential to contribute meaningfully to the realization of the Maricopa Vision.

Case-by-Case Review and Administrative Integration

Much of the Plan's implementation occurs through individual project reviews, including rezonings, site plans, conditional use permits, subdivision plats, and public infrastructure proposals. These reviews are conducted by City staff, the Planning and Zoning Commission, and other advisory bodies to ensure consistency with the General Plan's goals and policies. On a daily basis, City departments apply the Plan's principles through situational analysis and rational decision-making, ensuring that community needs are met within the established planning framework.

Development Criteria

The General Plan promotes logical and sustainable development by encouraging consistent decision-making across all levels of government and community engagement. Development proposals are evaluated using established criteria, which may include:

- Design standards
- Character Area Plans
- Master and Strategic Plans
- Municipal codes and ordinances

These tools serve as both regulatory instruments and guidance frameworks, and may be updated or refined administratively without requiring a major General Plan amendment.

Supporting Plans and Regulatory Tools

The following documents support the implementation of the General Plan and are subject to periodic updates:

- **City Code** – Encompasses zoning, subdivision regulations, building and fire codes, stormwater management, and public safety provisions.
- **Master and Strategic Plans** – Include the Transportation Master Plan, Parks and Open Space Master Plan, Safe Routes to School Plan, Economic Development Strategic Plan, and Redevelopment Area Plans.
- **Character Area Plans** – Provide detailed policy direction for specific geographic areas, such as the Heritage District and Redevelopment Zones.

- **Design Guidelines and Standards** – Include the Land Development Code, Single-Family Residential Design Guidelines, Wireless Communication Facilities Guidelines, and the Heritage District Design Guidelines.

These instruments collectively ensure that development in Maricopa aligns with the community's long-term vision, while allowing for flexibility and responsiveness to evolving conditions.

IMPLEMENTATION WORK PROGRAM

The Implementation Work Program (see **Table 9**) is a key tool for translating the City of Maricopa's General Plan into actionable steps. It organizes and prioritizes specific actions derived from the Goals and Policies outlined in each chapter, ensuring timely and strategic execution.

Structure and Timeframes

Implementation actions are categorized by priority and duration:

- **On-Going** – Routine activities such as program maintenance and data updates.
- **Short-Term** – Tasks targeted for completion within 0 – 5 years.
- **Mid-Term** – Tasks scheduled for 5 – 10 years.
- **Long-Term** – Tasks planned for 10 years and beyond.

Each action is assigned to a responsible department or agency, facilitating accountability and coordination across City operations. These implementation actions can also indicate the performance of the Goals and Policies during the time this General Plan is in effect.

It is important to note that the ability to implement the strategies outlined in the following work program is dependent upon revenue, staffing, and other resource capabilities of the City of Maricopa. Based on these conditions, the specific schedule and timing of actions listed is subject to change.

Integration with Strategic Planning

The Implementation Work Program is designed to work in tandem with other planning instruments, including:

- The City Council Strategic Plan
- The Capital Improvement Program (CIP)
- Departmental work plans and performance metrics

This integrated approach ensures that the General Plan remains a living document—responsive to changing conditions and aligned with the City's long-term vision.

Table 9: 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.	●	●	●

ADVANCING MARICOPA

GLOSSARY & ABBREVIATIONS

39700
CITY OF MARICOPA
CITY HALL

GLOSSARY

Aggregate - Cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite and sand.

Agriculture - Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Air Pollution - Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Annex - To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Base (or Basic) Economy - Those sectors that bring money into the local region. In other words, a sector that exports out of the City. A sector that has a higher percentage of a region's total employment than that percentage statewide.

Bikeways - A term that encompasses bicycle lanes, bicycle paths, and bicycle routes. Bikeways are divided into three basic categories based on the degree to which they separate bicycles from other travel modes: Class I bikeways (bike "paths") – characterized by completely separate cyclists from motorists; Class II bikeways (bike "lanes") – delineated by signs and striping along street shoulders; and Class III bikeways (bike "routes") – indicated only by posted signs on existing streets.

Bonds - A certificate of debt issued by an entity, guaranteeing payment of the original investment, plus interest, by a specified future date.

Buildout - Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Capital Improvement Program (CIP) - A program, administered by the City and reviewed by the Planning and Zoning Commission and City Council, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance and consistency with the general plan.

Capture - Amount of retail sales and/or services a region provides to people living outside the region.

Commercial - A land use classification that permits facilities for the buying and selling of commodities and services.

Compatible - Capable of existing together without conflict or ill effects.

Conservation - The management of natural resources to prevent waste, destruction or neglect.

Density, Residential - The number of permanent residential dwelling units per acre of land. Densities specified in a general plan are expressed in units per gross developable acre.

Detention/Retention Basin - Dams may be classified according to the broad function they serve, such as storage, diversion or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are landscaped with turf and used for open space or recreation in periods of dry weather. The other type, most often called a Retention Basin, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a Water-Spreading Dam or Dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called Debris Dams.

Development - The physical extension and/or construction of urban land uses. Development activities include, but are limited to: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; installation of water and wastewater systems; grading; deposit of refuse, debris or fill materials; and clearing of natural vegetative cover.

Expenditures - Current operating expenses which require the current or future use of net current assets, debt service, and capital outlays. The actual payment for goods and services.

Expenses - The total cost of operations during a period of time.

Family - A group of two or more related persons residing together. A person maintaining a household alone, or with unrelated persons only, is regarded as a household, but not as a family.

Fiscal Year - The City defines the fiscal year as the 12-month period from July 1 to June 30 inclusive. The annual operating budget applies to this 12-month period. At the end of the fiscal year, the City determines its financial position and the results of its operations.

Fund - A fiscal and accounting entity with a self-balancing set of accounts, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

General Plan - A compendium of City policies regarding its long-term development in the form of maps and text. The General Plan is a legal document required by each municipality and county local agency by the State of Arizona adopted by the City Council. In Florence, the General Plan has seven mandatory elements (Land Use, Circulation, Open Space, Environmental Planning, Cost of Development, Water Resources, and Growth Areas.)

Historic; Historical - An historic building or site is one that is noteworthy for its significance in local, state or national history or culture, its architecture or design, or its work of art, memorabilia or artifacts.

Historic Preservation - The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Household - The person(s) living is a single housing unit. Household is generally synonymous with "occupied housing unit."

Industrial - The manufacture, production and processing of consumer goods. Industrial is often divided into "heavy industrial" uses such as construction yards, quarrying, and factories and "light industrial" uses such as research and development and less intensive warehousing and manufacturing.

Landfill - The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Land Use - The occupation or utilization of land area for any human activity or any purpose defined in the General Plan.

Land Use Classification - A system for classifying and designating the appropriate use of properties.

Leakage - Amount of retail sales and/or services sold to residents of a region from businesses outside the region.

Level of Service (LOS) - A measurable standard that defines the quality, efficiency, and accessibility of a service or facility provided to users. It establishes performance benchmarks to ensure that the service meets community needs in a consistent manner.

Manufacturing - The mechanical or chemical transformation of substances or materials into new products.

Median - The midpoint in a series of numbers where half the numbers are greater and half the numbers are less.

Mixed Use - Properties on which various uses, such as office, commercial, institutional and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Peak Hour/Peak Period - For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours duration.

Planning Area - The planning area is the area of influence of the City and the area addressed by the General Plan.

Policy - A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction the City sets to follow in order to meet its goals before undertaking an action program.

Recreation, Active - A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive - A type of recreation or activity that does not require the use of organized play areas.

Recycle - The process of extraction and reuse of materials from waste products.

Redevelop - To demolish existing buildings or to increase the overall floor area existing on a property or both, irrespective of whether a change occurs in land use.

Regional - Pertaining to activities or economics at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Residential - Land designated in the general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved.

Residential, Multiple Family - Usually three or more dwelling units on a single site that may be in the same or separate buildings.

Residential, Single-family - A single dwelling unit on a building site.

Retail Trade - All establishments primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of goods.

Retention Basin - (See "Detention Basin/Detention Pond.")

Riparian Lands - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.

Septic System - A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Service Sector - Those establishments primarily engaged in rendering a wide variety of services to individuals, business and government establishments, and other organizations.

Solid Waste - Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Storm Water Runoff - Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Transit - The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Trip - A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin –often from home, but not always) and one "attraction end" (destination).

Undevelopable - Specific areas where topographic, geologic, and/or soil conditions indicate a significant danger to future occupants and a liability to a City are designated as "undevelopable". These areas generally include floodplain areas and excessive slope areas.

Use - The purpose for which a lot or structure is or may be leased, occupied maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

Vacant - Lands or buildings that are not actively used for any purpose.

Zoning - The division of the City and County by legislative regulations into areas or zones which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

Zoning District - A designated section of the City or County for which prescribed land use requirements and building and development standards are uniform.

ACRONYMS/ABBREVIATIONS

ACS – American Community Survey

ADA – Americans with Disabilities Act

ADEQ – Arizona Department of Environmental Quality

ADOT - Arizona Department of Transportation

AI – artificial intelligence

ALARC – Arid Land Agricultural Research Center

ALS – Advanced Life Support

AMA – Active Management Area

AQI – Air Quality Index

ARS – Arizona Revised Statutes

ASLD – Arizona State Land Department

BLM – Bureau of Land Management

BOR – Bureau of Reclamation

CAC – Central Arizona College

CAPRA – Commission for Accreditation of Park and Recreation Agencies

CAVIT – Central Arizona Valley Institute of Technology

CC&Ns – Certificates of Convenience and Necessity

CFD – Community Facilities Districts

CIP – Capital Improvement Plan

CLOMR - Conditional Letter of Map Revision

CMAQ – Congestion Mitigation and Air Quality

CON – Certificate of Necessity

CRR - Community Risk Reduction

DAWS – Designation of Assured Water Supply

DSL – digital subscriber line

du/ac – dwelling unit(s) per acre

DUI – driving under the influence

ECC – Emergency Communications Center

ED3 – Electrical District No. 3

EIS – Environmental Impact Statement

EMS – emergency medical services

EOC – Emergency Operation Center

EOP – Emergency Operations Plan

FAA – Federal Aviation Administration

FEMA – Federal Emergency Management Agency

GPAC – General Plan Advisory Committee

GPCD - gallons per capita per day

GW-Santa Cruz - Global Water - Santa Cruz

HAZMAT – hazardous materials

HOA – homeowner's association

HVAC – Heating, Ventilation, and Air Conditioning

I-10 – Interstate 10

I-11 – Interstate 11

I-8 – Interstate 8

IECC – International Conservation Code

LOS – level of service

M&P Railroad – Maricopa & Phoenix Railroad

MAC – Maricopa Agricultural Center

MAG – Maricopa Association of Governments

MCDWID – Maricopa Consolidated Domestic Water Improvement District

MCE – Maricopa Center for Entrepreneurship

MEDA – Maricopa Economic Development Alliance

MET – Maricopa Express Transit

MFMD – Maricopa Fire/Medical Department

MOBs - Medical Office Buildings

MPA – Municipal Planning Area

MPC – Municipal Property Corporation

MPD – Maricopa Police Department

MUSD – Maricopa Unified School District

MVP - Motor Vehicle Processing

NFIP – National Flood Insurance Program

NRPA – National Recreation and Park Association

PGCSC – Pinal-Gila Council for Senior Citizens

PM_{10} – coarse particulate matter

$PM_{2.5}$ – fine particulate matter

PPP – Public-private partnerships

PRORAGIS – Park and Recreation Operating Ratio and Geographic Information System

PTOS – Parks, Trails and Open Space

PVUC – Palo Verde Utilities Company

RDA – Redevelopment Area

SBDC – Small Business Development Center

SCWC - Santa Cruz Water Company

SFHA – Special Flood Hazard Area

SPA – Special Planning Area

SR – State Route

SROs – School Resource Officers

SSA – Social Security Administration

STEM – Science, Technology, Engineering, and Mathematics

TIGER – Transportation Investment Generating Economic Recovery

TWM – Total Water Management

U.S. – United States

UPRR – Union Pacific Railroad

USDA – United States Department of Agriculture

USPS – United States Postal Service

WPMATP – West Pinal County – City of Maricopa Area Transportation Plan

WUI – wildland-urban interface