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A REPORT UPON FUTURE
GENERAL LAND USE FOR
MARICOPA COUNTY, ARIZONA

Part Three of the Comprehensive Plan

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MARICOPA COUNTY, ARIZONA

Part Three of the Comprehensive Plan

Prepared by
Maricopa County Planning Department
February, 1975

MARICOPA COUNTY

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PREFACE

This report is a revision and updating of "A Report Upon Future General Land Use for Maricopa County, Arizona-Part Three of the Comprehensive Plan" which was published by this Department in 1967. This report has been also prepared as part of a Comprehensive Plan required by amended Title 11, Chapter 6, Article I of the Arizona Revised Statutes, which legislation the County Planning and Zoning Department and Commission played a major role in preparing and obtaining. This statute requires that counties shall have a comprehensive plan, in whole or in part, adopted by the Board of Supervisors.

The primary purpose of this study was to identify the extent and location of future urbanization that can be reasonably expected in the next twenty years in order that the general magnitude, extent, and location of public facilities and services can be determined and provided as conditions warrant and permit. It was not the intent of this study to provide a detailed general land use plan such as is possible for cities and towns. Because Maricopa County contains such a vast land area, 9,226 square miles, it would be impractical to attempt to prepare a plan that would suggest the most suitable and appropriate land use for every lot, parcel, or tract of land in the entire County. Also the location of large scale developments is primarily determined by land owners and developers, and it is impossible to predict where these may materialize from year to year. Zoning regulations determine how land may be used, and subdivision regulations are concerned with the manner in which land is subdivided and the scope and extent of physical improvements to be provided.

This report is related to and dependent upon other reports of the Comprehensive County Plan series. Most important are Part I of the Comprehensive Plan which discussed history, and economic and physical features; Part II which discussed population, community growth and existing land use; Water Resources to 1980; Economic Trends to 1980; and Future Urban Area Requirements. Some of the data in these reports have been superseded by new material which has been presented in this study or referred to in the text of this report.

In preparing a general land use plan of this nature, certain assumptions are made concerning the future growth potential. This report and plan is based on the following general premises:

- . Population growth and urbanization will continue to increase at a rapid pace within the foreseeable future.
- . Environmental and natural resource problems will continue, but are not irreconcilable with urban and economic expansion.

- . Existing urbanization trends will continue under present governmental practices and policies dictated by "land economics" during the planning period.
- . Freeway construction will be limited to the completion of Interstate 10 and the Superstition Freeway.

Comprehensive Planning is a continuing process as there are always unforeseen conditions and needs that cannot be foreseen, therefore, the process is not concluded with the approval of this report. From time to time as new data and information becomes available, the plan should be reviewed and revised where warranted to reflect this data and any changing policies and growth trends. Contained within this report are suggestions for further studies to be undertaken by the County in its continuing planning program.

This report is designed to be of use to public and private agencies. It should serve as a guide of future development and as a guide in evaluating the merit of day to day projects and proposals. Maximum benefit will occur if it is used as a framework within which private development is encouraged to use imagination and initiative.

OUTLINE FOR COMPREHENSIVE PLANNING PART III

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CHAPTER I

SUMMARY OF MAJOR FINDINGS

A list of major findings of this study and report are as follows:

1. Population Growth

The Maricopa County population increased from 20,457 persons in 1900 to 969,425 in 1970, an increase of 4,639 percent. Various population estimates for Maricopa County range from 1,694,000 to 2,425,000 persons by the year 1990.

2. Present and Future Urban Land Area

The total land area occupied by urban uses in Maricopa County is expected to increase from 323 square miles in 1973 to 640 square miles in 1990. Most of this urban growth is projected for the Phoenix Urban Area, which is expected to increase from 307 square miles in 1973 to 590 square miles by 1990.

3. Land Use Patterns

The present land use pattern will greatly influence the future pattern of land utilization except for large scale developments under unified ownership and control (e.g. Litchfield Park, Sun Lakes, Sun City, Carefree and Fountain Hills). In addition, certain areas that have been by-passed by previous development will be gradually developed. The future plan within this report was prepared upon the assumption that present development trends will continue through the year 1990. It is assumed that present governmental practices and policies will continue, as will "leap-frog" development in desert and agriculture areas dictated by individual owners and "land economics".

4. Trends in Agricultural Land Use

Within the central portion of Maricopa County there has been a constant absorption of agricultural land by urban development. Increasing land values and absorption of agricultural land near the Phoenix Urban Area has contributed to the continuing use and development of new agricultural land in the western portion of Maricopa County. The total land area presently used for agriculture in Maricopa County is expected to decline from an estimated 882 square miles in 1973 to approximately 600

square miles in 1990 as a result of urban development of land presently used for agriculture.

5. Major Public Land Ownership

Major public land ownership in Maricopa County comprise 6,681 square miles which represent 72.4 percent of the total area of Maricopa County. This includes land of the Tonto National Forest, Bureau of Land Management, Indian Reservations, State of Arizona, Regional Parks, and lands reserved for military installations and airports. An additional 625 square miles or 6.8 percent of the total County area, is held in large private ownerships in tracts of 1,000 acres or more.

6. Regional Park System

The Maricopa County Regional Park System, contains more than 92,000 acres of County owned or leased land. Plans for the development of regional parks include scenic drives, picnic and camping areas, hiking and riding trails, interpretive centers and botanical exhibits. An additional 18,500 acres of park lands under municipal jurisdiction are regional in nature by size and/or type of use.

7. Airports and Military Reservations

There were 25 airports of all types in Maricopa County. Of this number, nine are listed in the 1966-67 "National Airport Plan". Military reservations occupy 1,250 square miles with the largest being the Gila Bend Gunnary Range.

8. Indian Reservations

There are five Indian reservations in Maricopa County: Salt River, Fort McDowell, Gila River, Gila Bend and Papago. These reservations comprise 419 square miles of land. Certain portions of the Salt River, Fort McDowell and Gila River Indian Reservations are potentially suitable for urban development because of their geographical locations.

9. Major Streets and Highways

The Transportation System Plan for the Phoenix Urban Area and Maricopa County, is a system of expressways and highways designed to provide adequate service to the major traffic desires within the County. This plan is currently being restudied due to recent public opposition to freeways. Within the planning period of this report, it is anticipated that the only freeways to be completed will be I-10 and the Superstition Freeway.

10. Flood Conditions

The drainage channels and their adjoining flood plains in Maricopa County are subject to periodic flooding. The major flood problem areas are located in or near the urbanized areas. Flood damage can be reduced through corrective and preventive measures. Corrective measures include construction of dams and channel improvements. Preventive measures are primarily flood plain management methods. Recently, Maricopa County adopted flood control regulations pursuant to State enabling legislation adopted in 1973.

11. Hiking and Riding Trails

In 1964, the Board of Supervisors adopted a comprehensive plan for a system of hiking and riding trails which has been amended periodically. Sun Circle Trail is the main focal point of the trail system, which contains approximately 110 miles. The primary trails connect all the urban areas of the County and regional parks to the Sun Circle Trail which includes approximately 600 miles. The overall trail system provides for 710 miles of hiking and riding trails.

12. Planning Studies

There are many comprehensive planning study areas in Maricopa County and one tentative future study area. The existing study areas include, seventeen of the incorporated cities and towns, four County planning areas, the Maricopa Association of Governments Urban Planning area which is divided into six local Planning Areas, two Bureau of Land Management areas, and four Indian community planning areas. Many of these study areas overlay because of annexation and other factors. The County Planning and Zoning Department has prepared plans for Eastern Maricopa County, Northern Paradise Valley, West Central Maricopa County and the Desert Foot-hills Area of Cave Creek and Carefree. The possible study area within the County would be New River and vicinity.

There are several planning studies prepared for Maricopa County which deal with recreation, water, sanitation, transportation and flood control. In addition, new studies or updated studies, need to be undertaken for such subjects as: water use and availability, shopping centers, economics, and conservation and resource environmental studies.

CHAPTER II

POPULATION TRENDS

This chapter contains a brief summary of population trends to indicate the magnitude of past growth and the projected population growth in Maricopa County. The distribution and density of present and future population by geographical area is not presented herein as such studies are contained in planning reports for the various cities and towns and County study areas.

In 1972, the Planning and Zoning Department prepared and published a report entitled "Population Growth Composition and Projections, Maricopa County, Arizona". For detailed findings on population trends, birth rates, death rates and migration factors, the above mentioned publication should be consulted. Table 1 shows the population growth and projections from 1960 to the year 2000. The first four (4) columns are the population projections from the previously mentioned report. The figures in the last column are those recently prepared and published by the Maricopa Association of Governments (MAG) Planning Committee in coordination with the State of Arizona's Department of Economic Planning and Development.

TABLE 1

POPULATION ESTIMATES

Maricopa County

<u>Year</u>	<u>Series B</u>	<u>Basic Series</u>	<u>Series D</u>	<u>Averages</u>	<u>M.A.G.</u>
1960	663,510*	663,510*	663,510*	663,510*	663,510*
1965		821,457		821,457	821,457
1970	969,425	969,425	969,425	969,425	969,425
1975	1,190,724	1,147,883	1,126,278	1,154,962	1,362,000
1980	1,464,486	1,360,394	1,300,118	1,374,999	1,713,000
1985	1,800,691	1,612,180	1,489,643	1,634,171	2,069,000
1990	2,214,511	1,909,987	1,694,022	1,939,507	2,425,000
1995	2,722,861	2,263,205	1,911,915	2,299,327	2,807,000
2000	3,348,598	2,682,122	2,141,141	2,723,954	3,179,000

*Final Population Counts from U. S. Bureau of the Census

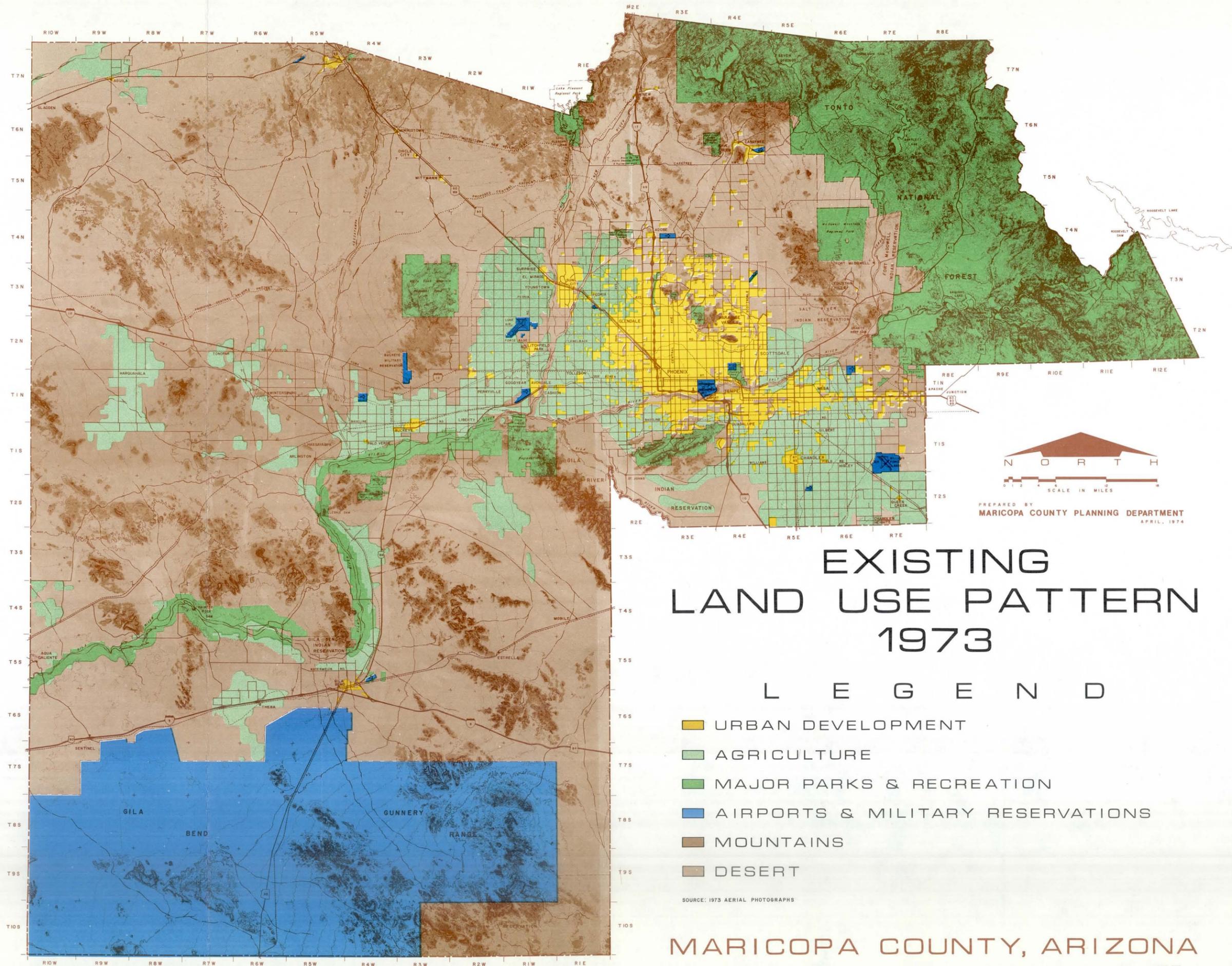
Source: "Population Growth, Composition and Projections, Maricopa County, Arizona" and "Maricopa Association of Governments - Planning Committee."

From 1900 to 1970 population in Maricopa County increased from approximately 20,000 persons to more than 969,000 persons, an increase of 4639 percent. The period of high population growth began in the 1940's and has continued, more or less steadily to the present time. During this period, most of the increase in the County occurred in the Phoenix urban area. In 1970, 89.7 percent of the population resided in incorporated cities and towns within Maricopa County.

A recent population estimate prepared by Maricopa Planning and Zoning Department indicates that the population has increased from 969,425 in 1970 to approximately 1,180,000 persons in 1973. This increase is over 21 percent in three years or an annual increase of approximately seven percent. These figures show that the population growth is continuing at a very rapid rate.

Population estimates for the years 1990 and 2000 are based upon the assumption that the growth in Maricopa County will continue at a rapid rate. Table 1 shows that the estimates for 1990 vary from approximately 1,700,000 persons to 2,425,000 persons. For the year 2000 the estimates vary from approximately 2,141,000 to 3,348,000 persons.

The unprecedented population growth in the past three decades and that estimated for the future presents both a challenge and an opportunity for comprehensive planning. Population estimates have been prepared to the year 2000, but for the purposes of this study and report, the need and demand for urban land uses will be primarily concerned with the estimate of 2,425,000 persons by 1990.



EXISTING LAND USE PATTERN 1973

L E G E N D

- URBAN DEVELOPMENT
- AGRICULTURE
- MAJOR PARKS & RECREATION
- AIRPORTS & MILITARY RESERVATIONS
- MOUNTAINS
- DESERT

SOURCE: 1973 AERIAL PHOTOGRAPHS

CHAPTER III

EXISTING GENERAL LAND USE

This chapter contains a brief description of the physical nature, magnitude and extent of present land utilization, and of major land ownership in Maricopa County. This chapter is intended to provide a basis for determining the probable extent of future land utilization in Maricopa County as a whole. The major categories of land use are based essentially upon present physical conditions or development. Since the future land use pattern is also dependent upon land ownership, the latter part of this chapter is devoted to this subject.

General Land Use

The pattern of land use is a composite of public and private development of individual parcels over an extended period of time. This existing development pattern will strongly influence the direction and arrangement of future growth. Therefore, it is essential during the early analysis phase in a study of this nature to identify and examine the existing development pattern.

Plate 1 shows graphically the general location and extent of the major land use categories, the amount of area and percentage of the total area in the County for each use is tabulated as follows:

TABLE 2
EXISTING GENERAL LAND USE - 1973
Maricopa County

<u>Land Use</u>	<u>Area In Square Miles</u>	<u>Percent of Total County Area</u>
Urban Development	323 sq.mi.	3.5%
Agricultural Areas	882	9.6
Major Park and Recreation Areas	1,305	14.1
Airports and Military Reservations	1,260	13.7
Mountains and Desert	<u>5,456</u>	<u>59.1</u>
TOTAL COUNTY AREA	9,226 sq.mi.	100.0%

Urbanized Areas

Urban development, shown in yellow on Plate 1, includes those areas predominately developed for residential, commercial, public or industrial purposes in contrast to land areas that are predominately rural or undeveloped in character. The urbanized areas total 323 square miles or 3.5 percent of Maricopa County.

The largest urbanized area is located in the east-central portion of Maricopa County. This area, known as the Phoenix Urban Area, extends from Mesa in the southeast to Surprise in the northwest. Included are the major incorporated cities of Phoenix, Scottsdale, Tempe, Mesa and Glendale and the unincorporated area of Sun City. This central urbanized area comprises approximately 307 square miles or approximately 3.3 percent of the total area in Maricopa County, but contains 90 percent of the total population.

The central urbanized area illustrates graphically the "leap-frog" development that occurs in the Phoenix Urban Area. Surrounding the major urbanization are numerous small "pockets" of urban development, which indicates that development is greatly influenced by land economics rather than a planned growth policy. This is particularly true in the agricultural area to the west and southeast of Phoenix.

Smaller urbanized areas include Chandler and Gilbert in the southeast portion of the County; the communities of Avondale, Goodyear, Litchfield Park, Tolleson and Cashion in the west central portion and the Cave Creek-Carefree area north of the metropolitan concentration. The urbanized areas of Buckeye, Gila Bend and Wickenburg are located in the western portion of the County. There is also a concentrated urban development along Apache Trail Highway east of the City of Mesa. Other scattered small urbanized areas and vacant land lying within incorporated limits of less than 40 acres are not shown on Plate 1 because of the scale of the map.

Agricultural Areas

Agricultural lands, as shown in light green on Plate 1, are defined as those areas which are utilized for agriculture or agricultural related uses. Information upon the extent of these lands was obtained from aerial photographs and records of the "Arizona Agricultural Statistics". The major portion of agricultural development surrounds the Phoenix Urban Area and extends from Pinal County on the east to the White Tank Mountains and the Buckeye area on the west. Smaller agricultural areas are located in several areas of western Maricopa County, mostly along major drainage channels. Agricultural lands cover an estimated 882 square miles or 9.6 percent of the total land area in Maricopa County.

Agriculture has been made possible in Maricopa County through the development of a major system of irrigation. Surface water collected and stored on the Salt and Verde Rivers is used on lands served by the Salt River Project while surface water from the Agua Fria River is used in the west central portion of Maricopa County. In addition, a considerable amount of subsurface water obtained from pumping wells is used for agricultural irrigation. A report entitled "The Present and Future Water Use and Its Effect on Planning in Maricopa County" contains qualitative and quantitative analyses of water conditions in Maricopa County.

Agriculture plays an important part in the economy of Maricopa County. It is second only to manufacturing as a major source of income, and as recently as 1953, it was the County's leading source of income.

In the last decades there has been considerable reduction in agricultural lands because of urban expansion, changes in water conditions, or other economic factors affecting agriculture. Quantitatively, the land being developed for agricultural uses in the western portion of Maricopa County has not kept pace with the amount of land taken out of production in the Phoenix Urban Area. Table 2 shows the total cropped acreage from 1950 to 1972. These figures should not be confused with the total agricultural area of 882 square miles which include all agricultural related uses vs. the actual acreage under cultivation for a particular year in Table 3.

TABLE 3

AGRICULTURE CROP AREA: 1950 - 1972

Maricopa County

<u>Year</u>	<u>Total Cropped Area (Acres)</u>
1950	535,000
1955	485,000
1960	523,863
1965	481,120
1970	462,710
1971	442,635
1972	442,600

Source: "Arizona Agricultural", Annual Bulletin of Cooperative Extension Service Agricultural Experiment Station, University of Arizona.

According to records of the University of Arizona, total cropped acreage declined in a fluctuating manner from a peak of 560,000 acres in 1952 to 442,600 acres in 1972. This is a reduction of approximately 118,000 acres in a 20-year span. During the same period, areas annexed by cities and towns total approximately 215,000 acres. Although some land is still cultivated, and not all lands are urban within incorporated areas, this would still indicate that more lands are becoming urbanized than new lands are being developed for agricultural purposes.

Major Parks and Recreation Areas

The major parks and recreation areas in Maricopa County include the Tonto National Forest, lands in the County Regional Park System, and areas in the municipal park systems which are regional in nature by size and/or use. These park and recreation areas, shown in dark green on Plate 1 occupy some 1,306 square miles or 14.1 percent of the total County area.

In 1970, this Department prepared a report entitled, "A Park, Recreation and Open Space Study, Maricopa County, Arizona", for the Maricopa Association of Governments. This report included sections of principles and standards, existing conditions and trends, inventories of public open space and future open space requirements, as well as recommendations for the development and administration of an open space program. For detailed information concerning park and recreation areas, reference should be made to this report.

The Tonto National Forest, with a total area of approximately 4,530 square miles, is the largest Forest in the State of Arizona. Within Maricopa County, 1,087 square miles of rugged terrain is within the Tonto National Forest Boundary. The Forest Service owns 1,035 square miles of the land within the Boundary, with 52 square miles owned by private interest and individuals which is not part of the National Forest. Within Tonto National Forest are two wilderness areas that are partially located within Maricopa County, the Superstition and Mazatzal Wilderness Areas. These areas, established by the Wilderness Act, will be left in their natural state and motor vehicles, logging and commercial development are not permitted.

Since 1960 the Forest has been administered under the concept of "Multiple Use Management", whereby the water, recreation, wildlife, range and timber resources are so used as to provide maximum benefits for the public. Of major significance are the dams and resultant lakes on the Salt and Verde Rivers which furnish water for homes, industry and irrigation. In addition, facilities constructed at the lakes, in cooperation with the Maricopa County Board of Supervisors, provide a variety of water-oriented recreational opportunities for the County's residents.

In 1970, the Department of the Interior, Bureau of Land Management designated 62,735 acres or 98 square miles of public lands along the Gila River in western Maricopa County as a Green Belt Resource Conservation Area. Much of the area has intermixed ownership, but is being managed in cooperation with other agencies, especially the Arizona Game and Fish Department. The primary purpose of the Green Belt is to preserve wildlife and other important values, although limited camping and hiking is permitted within the area.

The Maricopa County Regional Park System presently includes twelve major parks and recreational areas as listed in Table 4. There is a total of approximately 144 square miles of area in the total system. Generally, the County Park System is "open space" oriented and provides facilities for hiking, horseback riding, picnicking, nature study and sight-seeing. Casey Abbott Park, adjacent to and originally part of Estrella Mountain Regional Park includes an 18-hole golf course and a 9-hole course has recently been completed in Paradise Valley Park. Lake Pleasant Park, which extends into Yavapai County, is the only water oriented park.

Lake Pleasant stores surface water of the Agua Fria River. The Black Canyon Shooting Range, located on Carefree Highway west of the Black Canyon Freeway, is the only publicly controlled shooting range in the County and it offers excellent and safe facilities for archery and target shooting.

The philosophy of use and development, and plans for facilities in most of the parks are included in a two-volume report entitled "Maricopa County Regional Park System Plan". This report was prepared in 1965 and it should be consulted for specific information on the County's park and recreational system.

There are nine parks under municipal jurisdiction which are regional in nature both by size and/or type of use. These parks are also listed in Table 4 and constitute a total of approximately 29 square miles of area.

Papago Park is the most complete regional park facility in the Phoenix Urban Area, and it includes a zoo and an 18-hole golf course. North Mountain, South Mountain and Squaw Peak Parks are desert mountain areas similar in character to parks in the County Regional Park System. South Mountain Park has 13 miles of paved roads and includes 40 miles of hiking and riding trails, 14 miles of which have been designated as a National Recreation Trail.

TABLE 4

REGIONAL PARKS IN MARICOPA COUNTY

<u>Park</u>	<u>Total Area</u>	<u>Acres Developed</u>
<u>Maricopa County</u>		
Black Canyon Shooting Range	1,443.70	1,000
Buckeye Hills	3,627.04	200
Bush Highway Recreation Area	267.40	5
Casey Abbott	2,124.06	600
Cave Creek	2,592.37	0
Estrella Mountain	16,467.91	0
Lake Pleasant	14,357.17	300
McDowell Mountain	20,941.73	0
Paradise Valley	340.00	40
Thunderbird	726.68	15
Usery Mountain	3,324.24	25
White Tank Mountain	<u>26,337.75</u>	<u>3</u>
COUNTY TOTAL	92,540.05	2,188
<u>Municipal</u>		
Cave Creek-Phoenix	595.00	0
Unnamed-Gila Bend (2)	638.64	0
North Mountain Park-Phoenix	275.00	80
Papago-Phoenix	888.64	820
Papago-Tempe	275.00	40
South Mountain-Phoenix	14,817.00	800
Squaw Peak-Phoenix	546.40	100
Stoney Mountain Phoenix	161.00	0
Unnamed-Wickenburg	<u>288.00</u>	<u>10</u>
MUNICIPAL TOTAL	18,484.68	1,850
COUNTY WIDE TOTAL	111,024.73 acres (173 square miles)	4,038 acres (6.3 sq.mi.)

Airports and Military Reservations

There were 25 airports in use, of all types in Maricopa County. Of this number, only nine are listed in the 1968 "National Airport Plan" prepared by the Federal Aviation Administration, which covers fiscal years 1969 to 1973. The nine airports are listed in Table 5 and the location of each is shown on Plate 1 in blue or by symbol. As can be noted from Table 5, the Phoenix Sky Harbor Airport is the only municipal air facility in the County capable of accommodating all types of aircraft in the general aviation and air carrier fleets. All other airports are restricted to general aviation and accommodate most general aviation aircraft types.

The 1972 National Airport Systems Plan published by the Federal Administration, designates five general aviation airports as "reliever airports". These reliever airports are: Chandler, Phoenix-Litchfield, Falcon Field, Scottsdale and Deer Valley airports. The purpose of the reliever airports is to provide facilities for general aviation other than Sky Harbor International. In addition, four new airports in Maricopa County have been identified as potential reliever airports beyond 1978. The plan shows five possible areas for these facilities although only four will be required. The general areas are as follows:

1. Approximately five to ten miles southwest of Lake Pleasant.
2. New River.
3. Fountain Hills--McDowell Regional Park vicinity.
4. Apache Junction.
5. Goodyear Airport on the Gila River Indian Reservation.

There are two major military air bases in Maricopa County; Williams Air Force Base located nine miles east of the City of Chandler, and Luke Air Force Base located ten miles west of the City of Glendale. The largest military installation is the Gila Bend Bombing and Gunnery Range which consists of approximately 1,240 miles of area in the southwestern portion of Maricopa County. This military reservation also includes extensive amounts of land in Pima and Yuma Counties. In addition to these facilities there is the Buckeye Military Reservation. These combined military facilities total 1,250 square miles.

There is a total of 1,260 square miles of area reserved for airports and military installations. This is 13.7 percent of the total area in Maricopa County.

TABLE 5

AIRPORT FACILITIES IN MARICOPA COUNTY

<u>Airport Type</u>	<u>Location</u>	<u>Airport Name</u>	<u>Recommended Runway Length</u>	<u>Existing Acrage</u>
TR	Phoenix	Sky Harbor International	10,300 feet	2,000
GU	Chandler	Municipal	4,400 feet	186
GU	Litchfield Park	Abandoned	--	--
GU	Mesa	Falcon Field	4,400 feet	600
GU	Phoenix	Phoenix-Litchfield	14,500 feet	800
GU	Scottsdale	Municipal	4,800 feet	202
B2	Buckeye	Municipal	3,600 feet	640
B2	Gila Bend	Municipal	3,600 feet	232
B2	Wickenburg	Municipal	4,300 feet	85

TR - Air carrier airport, or one that can accommodate all types of aircraft in the general aviation and air carrier fleets.

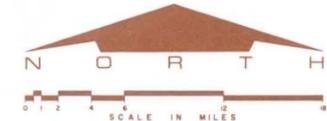
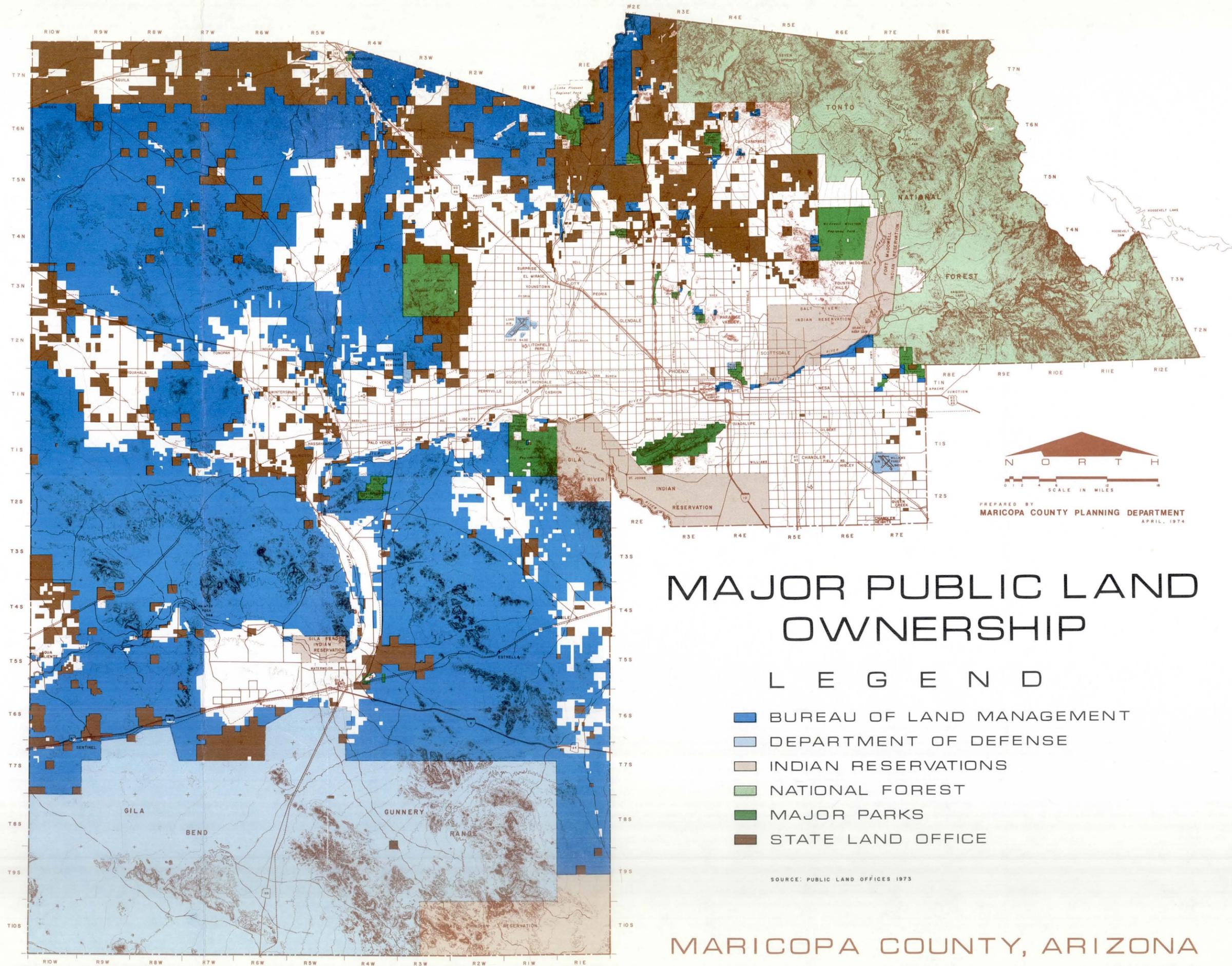
GU - General utility airport, or one that can accommodate all the aircraft in the aviation fleet except for transport type aircraft.

B2 - Base utility airport, or one that can accommodate 95 percent of the aircraft types in the general aviation fleet except for transport type aircraft and some twin-engine aircraft over 8,000 pounds in weight.

Source: "1968 National Airport Plan", Department of Transportation, Federal Aviation Administration.

Mountainous Areas

All of Maricopa County falls within the desert region of the Basin and Range Geological Province, except for the extreme northeastern portions. During geological time, intense structural activity has resulted in numerous masses rising rather abruptly from the broad plains or dry steam valleys that lie between them. Elevations in the County vary from a high of 7,645 feet above sea level at Four Peaks Mountain on the northeastern border to a low point of 436 feet in the Gila River bed on the west County line. Most of the valley floors have an elevation between 1,000 and 2,000 feet above sea level. Mountainous areas have been illustrated by simulated contour lines on the base map.



PREPARED BY
MARICOPA COUNTY PLANNING DEPARTMENT
 APRIL, 1974

MAJOR PUBLIC LAND OWNERSHIP

LEGEND

- BUREAU OF LAND MANAGEMENT
- DEPARTMENT OF DEFENSE
- INDIAN RESERVATIONS
- NATIONAL FOREST
- MAJOR PARKS
- STATE LAND OFFICE

SOURCE: PUBLIC LAND OFFICES 1973

The mountainous and steep slope areas established as those areas where the slopes are greater than 20 percent (20 feet of rise to 100 feet of horizontal distance). It is considered slopes greater than 20 percent, along with the problems of water supply, poor soils, are unsuitable for urban or other development except for limited outdoor recreation facilities. These areas are shown in dark brown on Plate 1.

There are approximately 640 square miles of mountainous and steep slope areas in Maricopa County outside of areas designed as other primary uses in this chapter of this report. This is a 6.9 percent of the total County area. All mountain areas including those designated for other uses (Tonto National Forest, Regional Parks and the Gila Bend Bombing and Gunnery Range) total 1,580 square miles or 17.1 percent of the County area.

Desert Areas

Desert areas are defined as those portions of the County which have not been developed, designated as a primary use, and which have a slope of less than 20 percent. These areas are shown in light brown on Plate 1. There are 4,816 square miles of such desert areas which constitutes 52.2 percent of the total County area.

Most of the desert areas have some soil covering capable of supporting at least limited plant growth. The soils vary from very thin, rocky and gravelly soils on the steeper slopes adjacent to the mountainous areas, to thick sandy and clayey loams toward the major drainage channels. Generally, the desert areas have no severe limitations for urban development, and the soils on slopes of less than two to three percent are suitable for agriculture. In local areas, however, limitations may be present and the detailed soil capability studies of the U.S. Soil Conservation Service should be consulted. Detailed studies for most of these desert areas in Maricopa County have been completed by the Service.

Major Land Ownership

This portion of the chapter reviews briefly the amount, distribution and the management policies of Federal and State lands, and of large private ownership holdings in Maricopa County. The location and amount of publicly-owned land in the County is significant as it has and will continue to restrict or influence the urban development pattern. Publicly-owned lands are shown on Plate 2. Although there may be several potential uses for public lands, the ownership essentials limits or controls the use as long as they are held in public trust. The large private ownerships are important as when they are developed they will have a significant impact on the growth pattern. The following table shows the amount of Federal and State lands and that in large private ownership.

TABLE 6

MAJOR LAND OWNERSHIP - 1972

	<u>Square Miles</u>	<u>Percent of County</u>
Bureau of Land Management	2,865	31.1%
Tonto National Forest	1,035	11.2
Department of Defense	1,250	13.5
Indian Reservation	419	4.5
State of Arizona	940	10.2
Regional Parks	<u>173</u>	<u>1.9</u>
TOTAL MAJOR PUBLIC OWNERSHIP	6,682	72.4%
Large Private Ownership	<u>625</u>	<u>6.8</u>
TOTAL MAJOR OWNERSHIP	7,307	79.2%

Bureau of Land Management

The Bureau of Land Management (BLM) under the Department of the Interior is the controlling agency for over 1.8 million acres or 2,865 square miles in Maricopa County. This is approximately 31 percent of the total County area, and most of it consists of mountains and desert areas in the western portion of the County. The location of BLM lands is shown in blue on Plate 2.

The vast majority of BLM lands in the County, as well as in the rest of the Nation, are administered under the concepts of multiple use management. Basically, this concept means that lands and resources will be managed in a combination that will best meet the present and future needs of the American people. More specifically, multiple use management encompasses the preparation and implementation of management plans affecting the following resource activities: outdoor recreation; wilderness preservation; fish and wildlife development; watershed protection; domestic livestock grazing; timber or mineral production; industrial development; and preservation of public values that would be lost if the land passed from Federal ownership.

In general, BLM is not interested in disposing of their lands, but rather consolidating their holding and managing them for non-urban uses. However, the State of Arizona has over 150,000 acres of land to withdraw in the State, and individual tracts are being transferred to local governments or private ownership in situations where they are needed for more intensive development and use. These land disposals are made consistent with State and local government programs, land use plans and zoning regulations.

Tonto National Forest

As discussed previously within this chapter, Tonto National Forest occupies 1,035 square miles or 11.2 percent of the total County area and is shown in light green on Plate 2.

The National Forests were established originally for the protection of watersheds and for the production of timber. However, National Forest management has been expanded to include outdoor recreation, range, fish and wildlife, natural beauty, wilderness and other natural resources. These resources have been and are managed under principles summarized in the Multiple Use-Sustained Yield Act of 1960.

Periodically the National Forest Service designates certain areas of forest land adjacent to urban areas as eligible for exchange. A private individual or group cannot purchase these lands directly, but the Forest Service has established a land exchange program where privately-owned land can be exchanged for National Forest land. Within the interior of the National Forest are numerous small tracts of privately-owned lands that are or were mining claims homesteads, etc., which the Forest Service desires to be returned to public ownership as part of the National Forest to improve their management programs. The Forest Service policy is to obtain these isolated tracts by having private individuals or companies purchase these tracts then they in return receive designated public lands on the perimeter of the National Forest. The exchange occurs on a property evaluation and not an acre for acre basis.

The exchange program does not require that the lands traded be within the same National Forest, but within the same state. Because of this flexibility within the program, the Tonto National Forest in Maricopa County has reduced from approximately 1,057 square miles in 1967 to 1,035 square miles in 1972. This is a reduction in forest land of over 14,000 acres or 22 square miles. There are presently approximately 9,000 acres or 14 square miles designated by the Forest Service as subject to exchange within Maricopa County. All of the 9,000 acres are located between Carefree and the McDowell Mountain Regional Park.

Department of Defense

The four military reservations in Maricopa County, as previously discussed in this chapter, comprise approximately 1,250 square miles of land, with the Gila Bend Gunnery Range accounting for 1,240 square miles of the total area. These reservations are shown in light blue on Plate 2, occupy 13.5 percent of the County. There are no known plans to classify these Federal lands as surplus.

Indian Reservations

The five Indian Reservations lying wholly or partially in Maricopa County are shown in red on Plate 2 and are listed in the following Table:

TABLE 7

INDIAN RESERVATIONS IN MARICOPA COUNTY

<u>Reservation</u>	<u>Indian Tribe</u>	<u>Size of Reservation</u>	
		<u>Acres</u>	<u>Square Miles</u>
Fort McDowell	Mohave-Apache Yavapai-Apache	24,680	38.6
Salt River	Pima-Maricopa	46,624	72.9
Gila River	Pima-Maricopa	92,422*	144.4*
Papago	Papago	94,080*	147.0*
Gila Bend	Papago	<u>10,409</u>	<u>16.2</u>
TOTAL		268,215 Acres	419.1 Sq. Mi.

* The area of the Gila River and Papago Indian Reservation are approximate as they are located in more than one county.

Although listed separately, the Gila Bend Reservation is administratively under the control of the Papago Reservation. Indian lands constitute approximately 419 square miles or 4.5 percent of the total County area.

The Indian Reservation falling within Maricopa County were established by Congressional action or Executive agreements with each individual tribe. These lands are owned by the Indians, either individually, tribally or a combination of both. Although the tribes own the land, the land is held in trust for them by the Bureau of Indian Affairs (BIA) of the Department of Interior. Indian reservations cannot be disposed of in any manner except with congressional or Presidential actions. If the Central Arizona Project is completed as presently planned, a change in location and size of the Fort McDowell Indian Reservation can be anticipated.

The Indians have always been able to lease their land on a relatively short-term basis, usually for agriculture or grazing. Until recently there has been practically no urban or industrial development on the reservations. Recent Congressional legislation; however, allows ninety-nine year leases on the lands in some Indian reservations. As a result, the Gila River Reservation is now developing an industrial park as a part of its Model Cities program.

Considerable planning for future growth and development upon Indian land is now taking place. The general status of these plans will be discussed in Chapter VI, Planning Study Areas.

State of Arizona

The Arizona Game and Fish Department, the State Parks Board and Highway Department, among others, own and selectively administer lands for purposes relative to their goals and objectives. The State Land Department, however, is responsible for over ninety-nine percent of the state-owned land and generally sets the administrative policies of all State land ownership.

The State Land Department is trustee for approximately 602,000 acres or 940 square miles of land in Maricopa County. This is 10.2 percent of the total County area. The extent of State land is shown in brown on Plate 2. Reference to the plate will show that the tracts, some quite small in area, are scattered throughout the County with the major concentration in the northern part of the County.

State lands are not actively managed by the Land Department. With the exception of land involved in timber sales, most state lands are leased for either agricultural, grazing, mineral, commercial, homesite, right-of-way or other special uses. Management policies, however, were amended by the first regular session of the 30th Legislature when it passed House Bill 114. Under this law, the State Land Commissioner was granted the power to make long range plans for the future use of State lands.

Major Parks

The twenty-one major parks owned by the County and local governments, as discussed previously within this chapter, occupy 173 square miles or approximately two percent of the total County area. These areas will continue in government ownership and will continue to be developed for recreational purposes. As the population of the County continues to increase, additional regional parks will be required to provide the recreational needs of the people.

Large Private Ownership

Private land holdings in Maricopa County constitute about 2,450 square miles or 26 percent of the total County area. Of the private land, over 400,000 acres or 25 percent is in large holdings of 1,000 acres or more, which represents 6.8% of the County. Following is a tabulation of large private holdings in three categories:

TABLE 8

MAJOR PRIVATE LAND OWNERSHIP

<u>Category</u>	<u>Number of Parcels</u>	<u>Total Acreage</u>
1,000-2,499 acres	65	95,040
2,500-3,999 acres	19	55,660
4,000 + acres	<u>93</u>	<u>249,535</u>
TOTALS	106	400,235

Ownerships represented include title companies, large corporations, banks, insurance companies, single individuals and families. Separated parcels under the same ownership were included if each piece was less than a mile from one of the other pieces.

The large private lands are fairly evenly scattered through the western valleys, the farm area southeast of Phoenix, and the area between Scottsdale and the Tonto National Forest.

Their importance revolves around their large proportion of developable land. Even if they remain in current uses they will affect the direction growth in the County. If they choose to urbanize, as some may, their effect will be magnified. Senate Bill 8 of the 1970 Legislature allows areas of 4,000 acres or more to form a general improvement district, to issue bonds, and to assume most of the duties of a municipality, except for police protection and eminent domain.

CHAPTER IV

URBAN LAND USE REQUIREMENT RATIOS

The compilation and analysis of land use data for many urban areas throughout the United States has established the fact that a close relationship exists between land use and population. For example, as the population of a city increases, less area is proportionately required for urban development. The same relationship is found for communities on the outer edge of urban areas although, as a general rule, a larger amount of land is used in these communities per unit of population than in the central city.

Past Urban Land Use Ratios

In 1966, the Planning Department published the results of a study entitled "A Report Upon the Land Area Required for Future Urban Uses in Maricopa County, Arizona". This was a compilation of urban land uses (e.g. residential, commercial, industrial, public and semi-public) as obtained from surveys conducted by the County Planning Department for a number of cities and towns in the metropolitan area. The report revealed that in 1958 to 1964 period, there was an average of 13.02 acres of urban land used for each 100 persons. A recent review of this report shows that in 1959 to 1972 period, the average land utilization was 15.59 acres per 100 persons.

For estimating future land use requirements, however, it was recommended that a ratio of 15.00 acres of urban land per 100 persons be used. Table 9 shows a breakdown by separate land use categories as determined in the recent report, with the revision as noted above.

TABLE 9
URBAN LAND USE RATIOS
IN MARICOPA COUNTY

<u>Land Use Category</u>	<u>Acres Per 100 Persons</u>
Single-Family	5.20
Multi-Family	.85
Mobile Homes	<u>.20</u>
TOTAL RESIDENTIAL	6.25
TOTAL COMMERCIAL	.70
Light Industry	.55
Heavy Industry	.25
Railroads and Public Utilities	<u>.40</u>
TOTAL INDUSTRIAL	1.20
Streets and Alleys	3.45
Parks and Playgrounds	2.00
Public and Semi-Public	<u>1.40</u>
TOTAL PUBLIC AND SEMI-PUBLIC	6.85
TOTAL DEVELOPED LAND	<u>15.00</u>

Source: Maricopa County Planning and Zoning Department.

Future Urban Area Requirements

Future quantitative urban land area requirements are estimated herein for the highest population estimate for the year 1990. Using the ratio of 15.00 acres of urban land per 100 persons, Table 10 shows the area that will be necessary to provide for the total urban land requirements of an estimated urban population of 1,658,870 persons in 1980 and for 2,308,400 persons by 1990. In accordance with the above, a total quantity of approximately 346,260 acres or 541 square miles of urban land to accommodate the estimated 1990 urban population.

TABLE 10

FUTURE URBAN LAND AREA REQUIREMENTS

<u>Urban Population Estimate</u>	<u>1980 (1)</u>		<u>1990 (2)</u>		
	<u>Acres Per 100 Persons</u>	<u>Acres</u>	<u>Square Miles</u>	<u>Acres</u>	<u>Square Miles</u>
		1,658,870 persons		2,308,400 persons	
Residential	6.25	103,679	162	144,275	226
Commercial	.70	11,612	18	16,159	25
Industrial	1.20	19,906	31	27,701	43
Public and Semi-Public	<u>6.85</u>	<u>113,633</u>	<u>178</u>	<u>158,125</u>	<u>247</u>
TOTAL URBAN LAND REQUIREMENTS	15.00	248,830	389	346,260	541

- 1) Urban population estimated by the Maricopa County Planning and Zoning Department as 95% of the total 1980 County population estimate of 1,713,000 persons.
- 2) Urban population estimated by the Maricopa County Planning and Zoning Department as 96% of the total 1990 County population estimate of 2,425,000 persons.

CHAPTER V

FUTURE GENERAL LAND USE

This chapter discusses the projected future general land pattern including the general location and extent of physical urbanization that can be expected by the year 1990 in Maricopa County. The plan is a "Trends Plan", based upon the assumption that urbanization will continue as it has for the past two or three decades, under present governmental policies and practices. It is not the intent of this report to provide a detailed general land use plan, as the vast area of Maricopa County makes it impractical to attempt preparation of a land use plan in detail that is possible for smaller geographic areas such as the various cities and towns in the County. The County and various cities and towns have, or are engaged in preparation of detailed plans for various geographic areas in the County. Chapter VI discusses the extent and status of planning for these areas and current reports for such areas are listed in the Appendix of this report.

The present and projected land utilization expected by the year 1990 is shown on the Future General Land Use Plan in the Back Pocket of this report. The land use categories shown are: 1) Existing and Potential Urbanization; 2) Agriculture; 3) Major Parks and Recreation; 4) Airports and Military Reservations; and 5) Desert and Mountainous areas. This map also shows the location of major drainage channels, streets, highways, and the primary hiking and riding trails. The areas for the major land use categories shown on the Future General Land Use Plan are tabulated in Table 11.

TABLE 11

FUTURE LAND USE - 1990

Maricopa County

<u>Land Use Category</u>	<u>Area in Square Miles</u>	<u>Percent of Total County Area</u>
Urbanized Area	640	6.9
Agriculture	600	6.5
Major Parks and Recreation	1,310	14.2
Airports and Military Reservations	1,260	13.7
Mountains and Desert	<u>5,416</u>	<u>58.7</u>
TOTAL COUNTY AREA	9,226 sq.mi.	100.0 %

Existing and Potential Urbanized Areas

The 1990 Phoenix Urban Area may be solidly developed south of Happy Valley Road and the Black Canyon Freeway (Interstate-17) east to the McDowell Mountains. The scattered urbanization along Apache Trail and the proposed Superstition Freeway will probably be consolidated to the County line. Urban development may eventually extend south to the Gila River Indian Reservation, eastward to include Chandler and Gilbert. Westward urbanization of the Phoenix Urban Area will include development along the proposed alignment of Interstate-10 to Litchfield Park and northwest along Grand Avenue nearly to Beardsley Canal.

Other urbanized areas in Maricopa County, such as Buckeye, Gila Bend, Wickenburg and Desert Foothills area of Cave Creek-Carefree will probably continue their outward expansion with development occurring along or near major thoroughfares. Two major developments that will probably have increased urbanization will be Sun Lakes east of I-10 and Fountain Hills. Wintersburg may experience major urbanization with the development of the proposed nuclear power station south of that community.

Although the Indian communities are preparing land use plans for their respective reservations it is not anticipated that extensive development will occur before 1990. Development will probably be limited, compared with non-Indian privately owned lands, unless the Indian communities are able to attract the expertise and management ability of large scale developers.

The total urbanized areas in Maricopa County is expected to increase from 323 square miles in 1973 to 640 square miles by 1990. The projected areas of urbanization are shown on the Future General Land Use Plan in yellow. Most of the urban growth is projected for the Phoenix Urban Area, which is estimated to increase from 307 square miles in 1973 to 590 square miles by 1990. Other urban areas are estimated to amount to a total of 50 square miles.

The Urbanized Area of 640 square miles shown on the Future General Land Use Plan exceeds the 541 square miles estimated for urban purposes in 1990 as shown in Table 10, Page 23, of this report. This is due to the fact that substantial amounts of vacant land will exist within the delineated urban area. Plate 1, Existing Land Use Pattern, illustrates present development and the major vacant areas that exists within the urban area.

The quantitative urban area required in 1990 of 541 square miles is approximately 85 percent of the potential urban area shown on the Future General Land Use Plan. It is anticipated, therefore, that approximately 15 percent of the land within the potential urban areas will be vacant.

The report, "The Economy of Maricopa County - 1965 to 1980" prepared by Western Management Consultants, Inc., in 1965, included an indepth study of vacant land within the Metropolitan Area. Within the Study Area of that report, (bounded by Bell Road, Val Vista Road, Guadalupe Road and 115th Avenue), substantial amounts of vacant land was inventoried within the individual cities and County. As expected, Maricopa County had the largest amount of vacant land. Nearly 50 percent of the County Study Area was vacant. The City of Phoenix had 21 percent, Scottsdale 7 percent, and Tempe, Mesa and Glendale each had between 2 and 3 percent of vacant land subject to future development. Assuming that the development pattern continued up to the present date and will continue in the future, the 15 percent derived for vacant land is a realistic percentage for the Future General Land Use Plan.

Whether urbanization actually occurs as projected on the Future General Land Use Plan is dependent upon a number of basic factors. Some of these factors are sociological, others are economic; but each must be considered within the framework of physical patterns already established and the limitations these patterns exert upon the use of the land itself.

The availability of suitable land in the proper location, in sufficient quantity and at a price acceptable to developers and purchasers of the finished product are important factors in the future development of urbanized areas. Location and cost are of primary importance to residential development. In the development of extensive land uses, such as large industrial plants, institutions and parks, the availability of large parcels under single ownership and proximity to major transportation routes frequently prove to be deciding factors in site selection.

The urbanized areas in Maricopa County, particularly the Phoenix Urban Area, contain a sufficient supply of vacant or undeveloped land in a variety of sizes and locations suitable for various urban purpose. There is no evidence that supply or availability of suitable land will limit development within the urbanized areas.

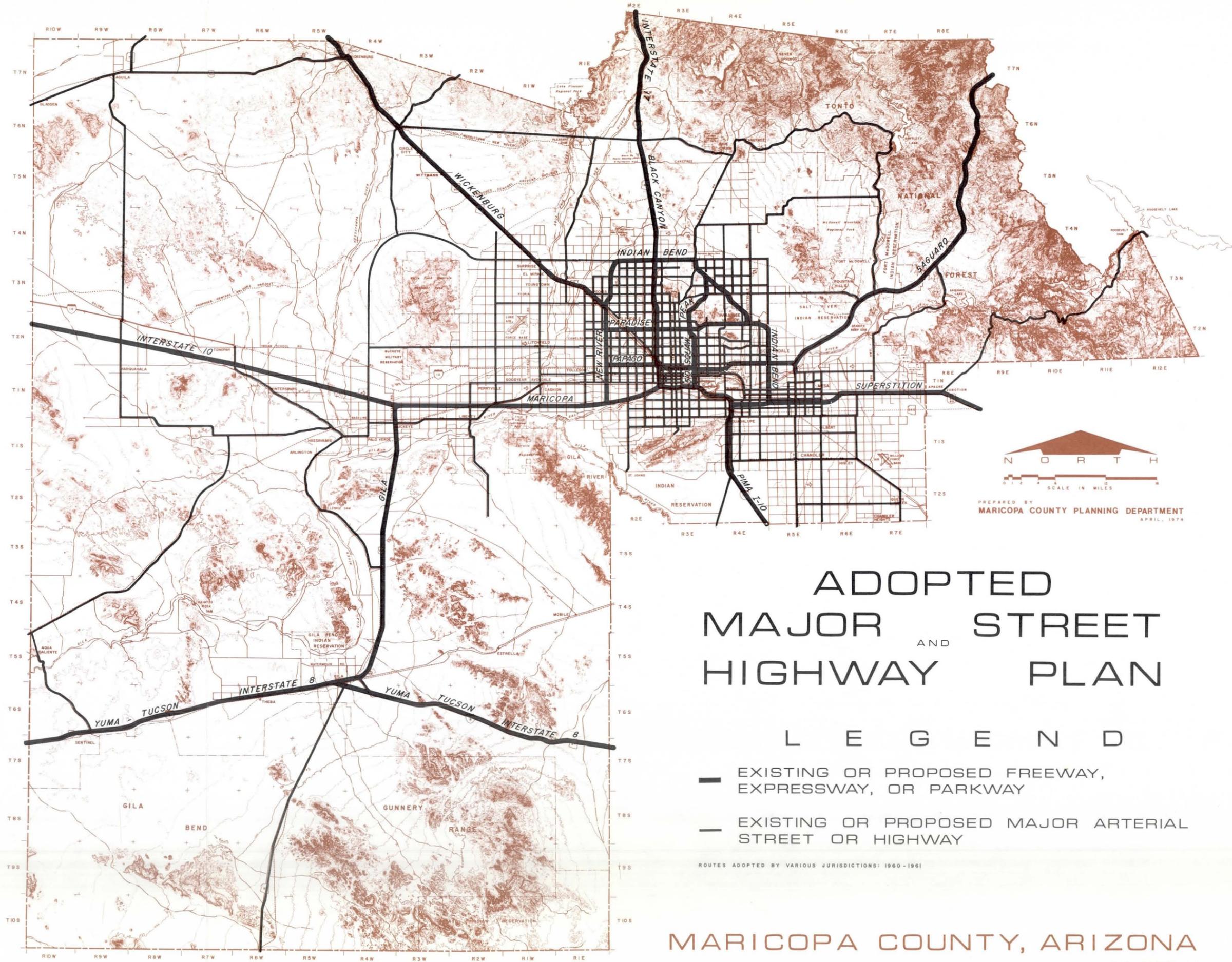
There are a number of factors which influence the suitability of land for urban development. Among these are topography and other natural features, existence of drainage and flood control problem areas, and the availability of public utilities.

Topographical features which render a particular piece of land unsuitable for the development of low or medium priced homes may be utilized for expensive residences as the desert trend indicates. The urbanized areas contain a small amount of land with topography that is unsuitable for any type of urban use. These areas may have great potential value to surrounding residences when included in a public reserve, which may or may not include extensive recreational uses depending upon the location and circumstances.

Flood hazard areas exist in some portions of the existing potential urbanized areas as a result of the flash floods typical of mountain and desert terrain and climate. Short periods of heavy, localized rainfall, combined with relatively impervious soils and steep slopes cause arroyos to run full and overflow with serious hazards to life and property. Extensive programs are underway at the present time to identify and prevent this hazard to a great extent by the Maricopa County Flood Control District and with the recently adopted floodplain zoning regulations.

The value of sewer and water services to development in urbanized areas cannot be over-emphasized nor can the importance of orderly extension of these utilities and the influence this orderly extension can exert on the whole pattern of urban development be overlooked. Urban land uses are dependent upon a water supply of sufficient quantity and quality to meet future needs; therefore, the location availability, quantity and quality of water influence or determine the location, type and extent of urban land uses that can be supported. Water resources are dealt with in a separately bound report, entitled "Present and Future Water Use and Its Effect on Planning in Maricopa County, Arizona." In sparsely settled or low density residential areas, sewage may be disposed of by the use of septic tanks. However, in urbanized areas, sewer systems are a recognized necessity for the disposal of sewage as septic tanks have a limit of 10 to 15 years in developments that contain lots less than one acre in size.

In general, the actual future urbanization pattern will be determined by the magnitude of the population growth, continuation of the automobile as the exclusive mode of transportation, and land economics determine by

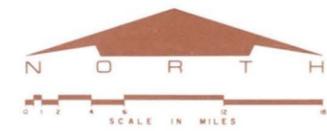
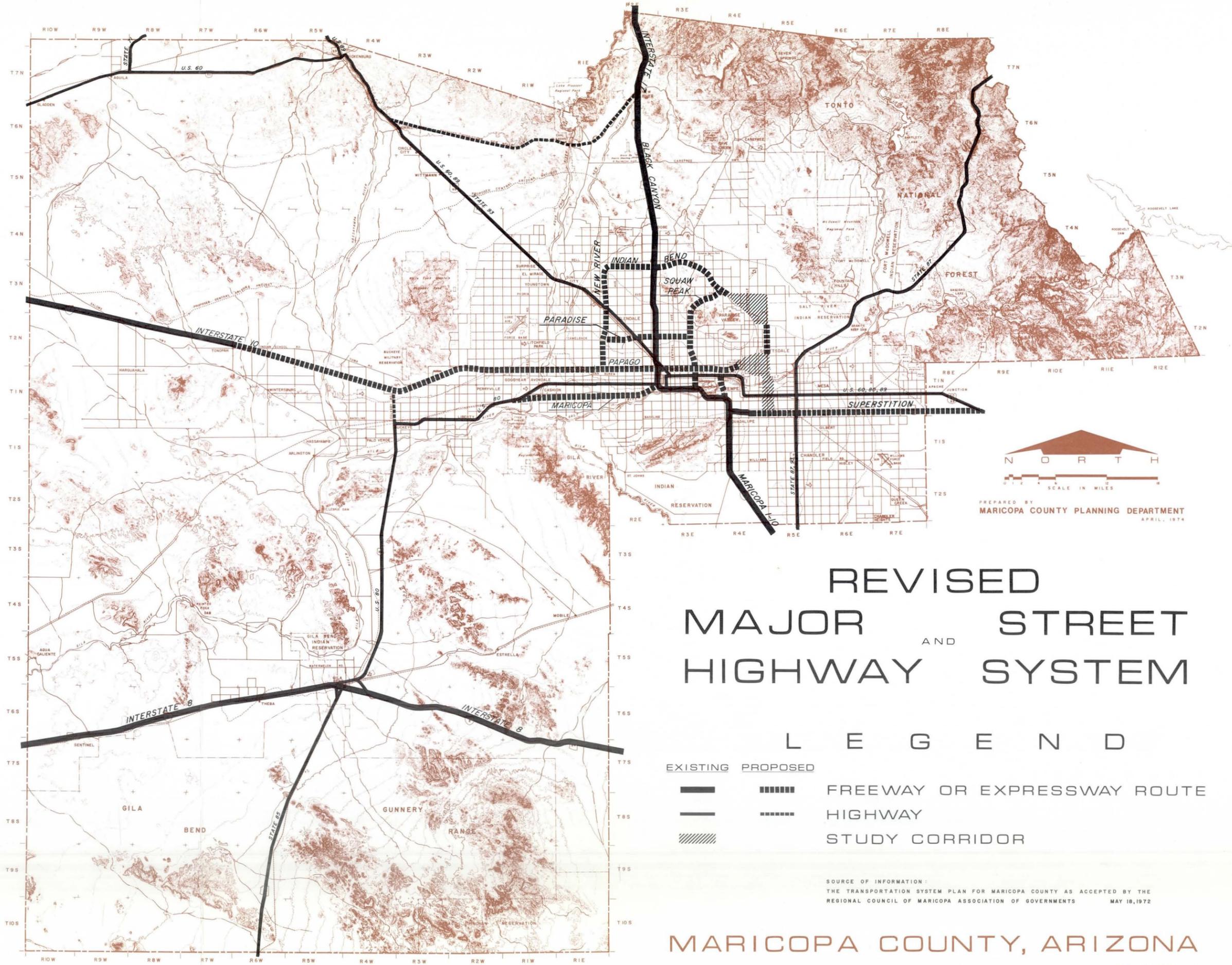


ADOPTED MAJOR AND STREET HIGHWAY PLAN

LEGEND

-  EXISTING OR PROPOSED FREEWAY, EXPRESSWAY, OR PARKWAY
-  EXISTING OR PROPOSED MAJOR ARTERIAL STREET OR HIGHWAY

ROUTES ADOPTED BY VARIOUS JURISDICTIONS: 1960-1961



PREPARED BY
MARICOPA COUNTY PLANNING DEPARTMENT
 APRIL, 1974

REVISED MAJOR AND STREET HIGHWAY SYSTEM

LEGEND

EXISTING	PROPOSED	
		FREEWAY OR EXPRESSWAY ROUTE
		HIGHWAY
		STUDY CORRIDOR

SOURCE OF INFORMATION:
 THE TRANSPORTATION SYSTEM PLAN FOR MARICOPA COUNTY AS ACCEPTED BY THE
 REGIONAL COUNCIL OF MARICOPA ASSOCIATION OF GOVERNMENTS MAY 18, 1972

individual land owners. Unless one or more of these factors change, or other factor, such as water or energy shortages become a predominant development factor, the urbanization illustrated on the Future General Land Use Plan will probably become reality.

Major Streets and Highways

Due to the present uncertainty of future freeway development in Maricopa County, the Future General Land Use illustrates only major highways, existing freeways, and the completion of I-10 and Supersition Freeways along the most recent proposed alignments.

The "Adopted Major Streets and Highway Plan" of 1961 designed to serve future land uses was based upon recommendations made by Wilbur Smith and Associates in their 1960 study and is shown on Plate 3. The study was sponsored jointly by the City of Phoenix, Maricopa County and the Arizona State Highway Commission in cooperation with the U. S. Department of Commerce, Bureau of Public Roads. Since the 1960 Major Street and Highway Plan was prepared and adopted by Maricopa County and various cities and towns, there have been various revisions made in the plan from time to time. Some of these revisions have been approved, others have been under consideration by various jurisdictions. Consequently, the adopted plan does not reflect current thinking in all respects.

The plan that is shown on Plate 4, is the plan that was accepted by the Regional Council of the Maricopa Association of Governments on May 18, 1972. The status of this plan is also being extensively re-examined due to recent public opposition to freeways in the Phoenix Urban Area.

Pursuant to requirements of the Federal-Aid Highway Act of 1962, with its "continuing comprehensive, cooperative planning requirements affecting highway programs in urban areas over 50,000 people" and the public opposition to freeways, the Maricopa Association of Governments Transportation and Planning Office has been assigned the task of reviewing the Major Street and Highway Plan. To accomplish the task, Maricopa Association of Governments has contracted the services of a private consultant to study the transportation needs and requirements of the present and future population of the Phoenix Urban Area. Therefore, future needs and projections on highway and freeway needs are beyond the scope of this report. As such time when a new transportation plan has been prepared and adopted, a review of the Maricopa County Comprehensive Plan may be warranted. However the transportation plan should be designed to serve the urban area and to reflect the land use plans adopted by the cities and towns.

Major Parks and Recreation

There is an increasing public concern for reserving open space in or near the rapidly growing urban areas for two primary purposes: First, provide public parks and recreation facilities, to preserve scenic and historical sites, and to protect, develop and preserve other natural resources; and second, to give space and form to urban development in order to create a healthier, more livable, and more attractive urban environment. Maricopa County is fortunate in having an extensive regional park system. Within the planning period of this report, major expansion of these sites are not anticipated as the major effort will be directed toward the development of facilities within these County parks. Also, the Tonto National Forest is an important recreation facility. Major park and recreation facilities are shown in dark green on the Future General Land Use Plan.

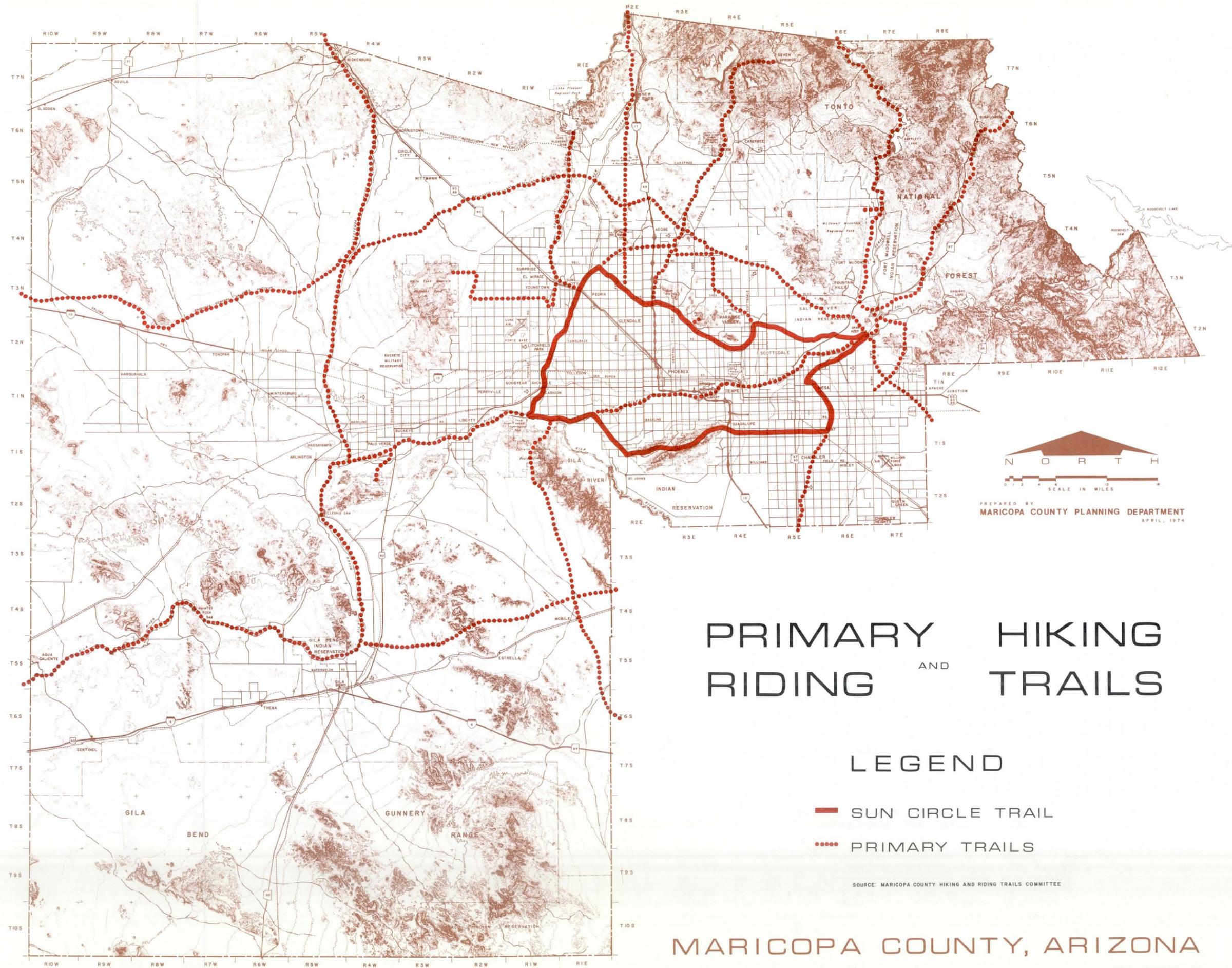
Regional Parks

The report, "Maricopa County Regional Park System Plan", contains an analysis of the future needs in the County's Regional Park System. The report indicates that no need to expand the present park system through land acquisition for additional park sites. Instead, the County's Regional Park Plan stresses the need to develop the park which already comprises the County's Regional Park System.

Plans for development in the regional parks include scenic drives, picnic and camping areas, hiking and riding trails, interpretative centers and botanical exhibits. Large areas in these parks will remain in their present natural condition. Areas developed for picnicking, camping and other facilities will be situated to avoid a feeling of being crowded. Much of the regional parks will be retained in their natural state.

The six large parks of the Phoenix Park System are discussed in Chapter III. Papago Park is developed and used intensively. Four others, South Mountain, Squaw Peak and North Mountain and Stoney Mountain are desert mountain parks developed with a limited number of facilities such as scenic drives, picnic and camping areas, hiking and riding trails. Facilities in these parks will be expanded as required to serve the future population of the Phoenix Urban Area.

In September 1972 the voters of Maricopa County approved a Bond Issue of \$10,530,000 for park and recreation facilities. Part of the funds were for acquisition of land for the park system that have been previously leased from the State of Arizona. The majority of the funds were approved for planning and development of the existing regional parks.



N O R T H

SCALE IN MILES

PREPARED BY
MARICOPA COUNTY PLANNING DEPARTMENT
APRIL, 1974

PRIMARY AND HIKING TRAILS

RIDING

- LEGEND**
- SUN CIRCLE TRAIL
 - PRIMARY TRAILS

SOURCE: MARICOPA COUNTY HIKING AND RIDING TRAILS COMMITTEE

Hiking and Riding Trails

Hiking and horseback riding for pleasure are popular recreational activities in Maricopa County. In recognition of the need to provide for these activities, the Board of Supervisors in 1964 adopted a comprehensive plan for a system of hiking and riding trails. This plan has been expanded periodically, and the most recent plan is shown on Plate 6, includes the Sun Circle Trail and primary trails as developed in cooperation with the County Parks Department and the Hiking and Riding Trail Committee.

Sun Circle Trail is the main focal point of the trail system. This trail contains approximately 110 miles. The primary trails connect all urban areas and Regional Parks of the County to the Sun Circle Trail, and include approximately 600 miles. The overall system provides for 710 miles of hiking and riding trails.

In developing the comprehensive plan for a system of hiking and riding trails, it was recognized that several miles of trails already exist within the Tonto National Forest and the Supersition Wilderness, and that many more will be established in these areas in the future. Also, as the Maricopa County Regional Park System is developed, it will provide additional miles of trails to the system. Various parks in the Phoenix Park System, such as Papago, South Mountain, Squaw Peak and North Mountain Parks, will provide additional trails.

The approved bond Issue of September, 1972, included \$170,000 for acquisition of 68 miles of trail right-of-way. The right-of-way is to complete the Sun Circle Trail and connect it to the regional parks. An additional \$200,000 was approved for 180 miles of trail development-marking and mapping.

Tonto National Forest

The Tonto National Forest offers a great measure of recreational benefit to Maricopa County. The many lakes, wilderness and scenic areas in the Forest will continue to provide the County's population a wide variety of recreation. The Forest Service intends to seek private development of necessary facilities to accommodate vistors. Development sites will be concentrated at major focal points in or near the lakes. A typical development site might consist of a restaurant, lodge, trailer park, camp ground and picnic area.

The Forest Service is also seeking to expand the boundaries of the wilderness area within Tonto National Forest.

Airports and Military Reservations

The 1968 "National Airport Plan" sets forth the general requirements of the national system for airport development. The need for such airport development is affirmed by the continuous growth and demands for air transportation and its significant contribution to the nation's economic progress. Airport development is of major importance in Maricopa County, which is an area with unexcelled flying weather.

Chapter III listed the major airports listed in the "National Airport Plan". Reference should be made to this report for detail of the plan. It is beyond the scope of this report to determine the location, type and size of airports needed for all aviation purposes to serve future urban development in Maricopa County. Air transportation has been the subject of separate studies and reports. Consult the Appendix for reports related to this subject.

The future size and function of military installations are not clear. Presumably the nation will have to maintain a very substantial defense posture for some decades as an important part of its foreign policy. The size and function of military installations will change only if the nation's overall military posture requires it. For purposes of this report, it is assumed that military installations in Maricopa County will maintain current size and function.

Luke and Williams are two major Air Force Bases, located in Maricopa County, and they contribute significantly to the local economy. Maricopa County should continue working with the Air Force in controlling the intensity of urban development around these facilities. This control should prevent encroachment of intense development near these bases and protect unwary buyers from residing in an undesirable area near the flight paths of the bases.

It is assumed that the Gila Bend Gunnery Range and the Buckeye Military Reservation will be retained in their present status through 1990.

Agriculture

Within the central portion of Maricopa County there has been a constant absorption of agricultural land by urban development. Rising land value near the Phoenix Urban Area has contributed to the continuing use and development of agricultural land in the western portion of Maricopa County. More acreage will probably be developed for agriculture; western Maricopa County as agricultural land is converted to urban use in the Phoenix Urban Area. However, land presently used for agricultural purposes in Maricopa County is expected to decline from an estimated 882 square

miles in 1973 to approximately 600 square miles in 1990 as a result of expansion of urban development over lands presently used predominantly for agriculture. Existing and potential agriculture areas are shown in light green on the Future General Land Use Plan.

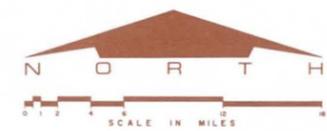
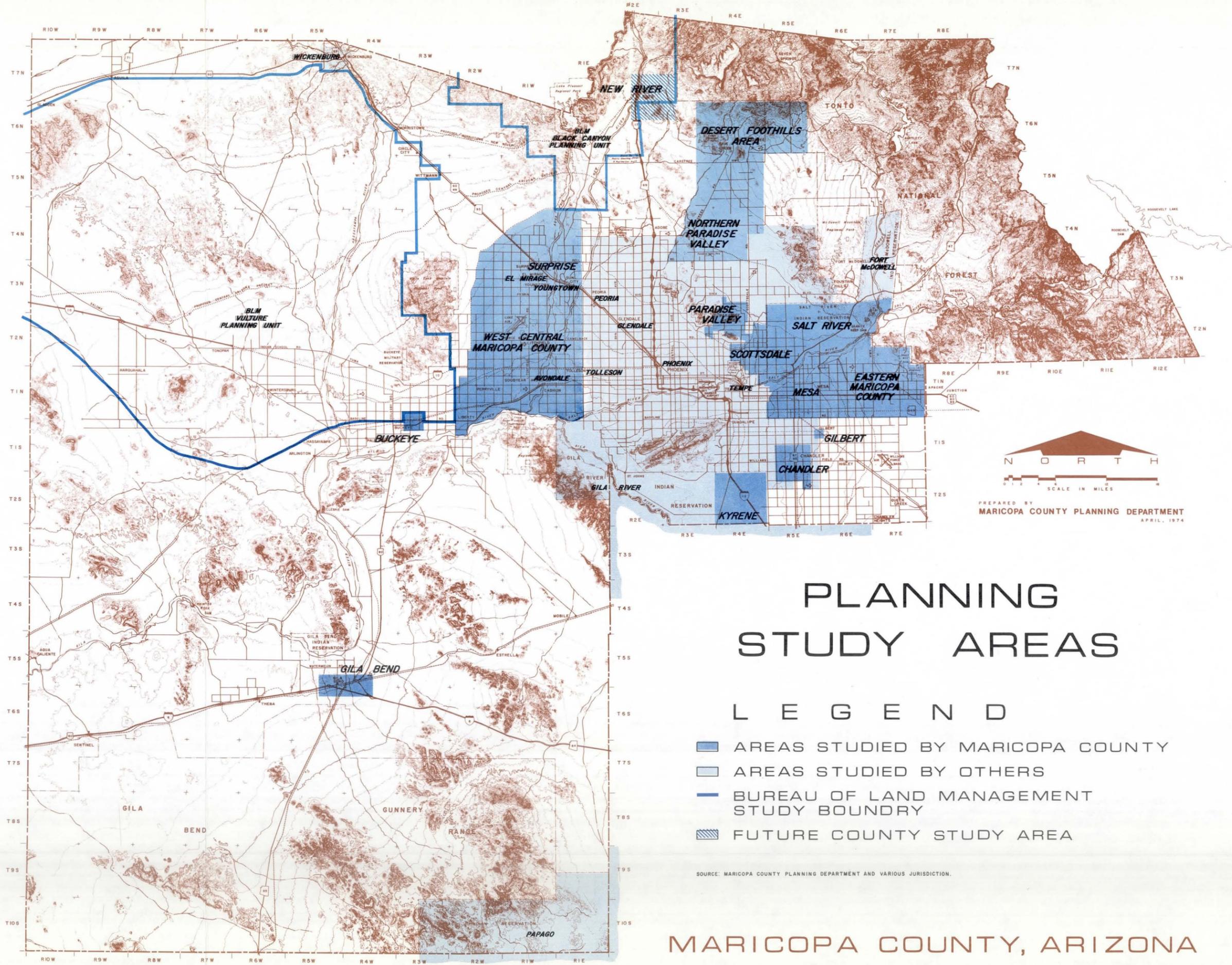
The continuing development of agricultural land in western Maricopa County will probably concentrate around the community of Aguila, in Harquahala Valley, in the Tonopah area, in Arlington Valley, in Rainbow Valley southeast of Buckeye, in Citrus Valley northwest of Gila Bend, around the community of Theba, and on the Palomas Plain north of Agua Caliente. The intensity of agricultural development in these areas will directly relate to the quantity and quality of water available for irrigation.

Although the future trend in the amount of land use for agriculture in Maricopa County is almost certain to decline, the rate of decline will depend upon the availability and cost of water, the price of farm products, technological changes, and urban pressures upon land resources now utilized for agriculture. The transfer of agricultural activities to western Maricopa County may, for a time, slow the decline to which increased agricultural acreage in western Maricopa County can offset the amount of land that will probably be taken out of agricultural production in the Phoenix Urban Area. Even with the declining acreage, however, agriculture will continue as an important source of income for Maricopa County.

Mountain and Desert Areas

The amount of area considered desert or mountainous in Maricopa County is expected to decrease from 5,456 square miles in 1973 to 5,416 square miles in 1990. This decrease of 40 square miles is expected to be the direct result of urban expansion in Maricopa County.

The desert or mountainous areas in 1990 will still include considerable quantities of land physically suited for other urban or agricultural development. Some future development can be expected to occur in these areas. The location of this development would be influenced by topographical conditions, geology and soil conditions, water resources and economic conditions.



PREPARED BY
 MARICOPA COUNTY PLANNING DEPARTMENT
 APRIL, 1974

PLANNING STUDY AREAS

LEGEND

- AREAS STUDIED BY MARICOPA COUNTY
- AREAS STUDIED BY OTHERS
- BUREAU OF LAND MANAGEMENT STUDY BOUNDARY
- FUTURE COUNTY STUDY AREA

SOURCE: MARICOPA COUNTY PLANNING DEPARTMENT AND VARIOUS JURISDICTION.

CHAPTER VI

PLANNING STUDY AREAS

This chapter presents references to other comprehensive planning studies or programs for various planning study areas within Maricopa County. This information is presented herein so that more detailed planning data for a specific area of interest can be consulted if available. Also within this chapter are the identification of possible future study areas and possible subjects of future study. The existing and possible future study areas are shown on Plate 7.

Existing Study Areas

There are numerous comprehensive planning study areas within Maricopa County, which occurs basically for three reasons. First, due to the size of Maricopa County, 9,226 square miles, the detail of the plan presented within this report is general in nature. To provide detail as to specific land uses and the intensity of these uses, the County Planning and Zoning Department has identified several rapidly developing areas to study and to prepare more detailed land use plans. Second, incorporated cities and towns, Indian reservations, and Federal and State lands are not under County jurisdiction. Therefore, these areas are subject to individual studies and administration. The third type of study area is that established by the Maricopa Association of Governments (MAG). The MAG Planning Committee has identified an Urban Planning Area which is divided into six (6) Local Planning Areas (LPA).

The discussion contained within this section of the report is limited to listing and illustrating the location of various planning study areas in Maricopa County. For a detailed bibliography for titles of reports, for whom the report was prepared consult the appendix of this report. The appendix list the different reports and plans prepared for each planning area, list reports on general planning data by subject. This list also includes reports prepared by or for departments other than the Planning and Zoning Department of Maricopa County and the 18 cities and towns.

Maricopa County

In addition to the County-wide planning reports and studies, the Planning and Zoning Department has prepared a General Land Use Plan for the following planning areas which are illustrated on Plate 7.

<u>Location</u>	<u>Date Prepared</u>	<u>Land Area</u>
Desert Foothills Area of Cave Creek-Carefree Eastern Maricopa County	1962, 1966, 1973 (adopted) 1968	126 sq. mi. 93 sq. mi.
Northern Paradise Valley	1969 (adopted)	78 sq. mi.
West Central Maricopa County	1972 (adopted)	285 sq. mi.

The report for each planning study area discusses the history, physiographic conditions, population, land use, transportation, public facilities, utilities and presents a general land use plan. The Board of Supervisors has adopted three of the plans as the guide of growth and development in these study areas.

Municipal

There are 18 incorporated cities and towns in Maricopa County and 17 of these have a comprehensive plan prepared for its planning area. The municipalities are listed below with the date of the plan, if it was adopted by the City or Town Council, and the size of the study area:

<u>Municipality</u>	<u>Date of Plan</u>	<u>Study Area</u>	<u>Prepared By</u>
Avondale	1967	3 sq. mi.	Consultant
Buckeye	1961-Adopted	4	County
Chandler	1970-Adopted	70	Consultant
El Mirage	1973	8	Consultant
Gila Bend	1960	4	County
Gilbert	1960-Adopted	1	County
Glendale	1967-Adopted	36	Consultant
Goodyear	No Plan Prepared	--	--
Mesa	1961-Adopted	78	Consultant
Paradise Valley	1973	19	County
Peoria	1970-Adopted	17	Consultant
Phoenix	1972-Adopted	395	Phoenix
Scottsdale	1973-Adopted	82	Consultant
Surprise	1961	1	County
Tempe	1972-Adopted	42	Consultant
Tolleson	1972	5	Consultant
Wickenburg	1966-Adopted	7	Consultant
Youngtown	1968	1	Consultant

The Maricopa County Planning and Zoning Department prepared the existing land use plans for Buckeye, Gila Bend, Gilbert, Paradise Valley and Surprise. The County also prepared the first land use plans for Scottsdale, Mesa, Chandler, and the Salt River Indian Reservation, but these have since been superseded by more recent plans. Of the other 12 community plans, 11 were prepared by planning consultants and the City of Phoenix plan was prepared by its planning department.

The land use plans should be periodically updated to reflect new data and changing conditions. Of the 17 communities with land use plans, 3 were updated in 1973 and 7 other communities have indicated that they are presently updating or anticipating to update their existing plans in the near future.

There is some overlap of planning study areas, between communities, between municipal and County areas, and between County planning areas. This is basically because the plans were prepared at different times by various public agencies and private consultants under Federal "701" programs. Prior to the formation of the Maricopa Association of Governments, the County Planning Department endeavored to coordinate Valley-wide planning, promulgate uniform zoning and subdivision regulations in order to encourage orderly and economical expansion of the urban area. Although uniform planning controls have never been implemented, through M.A.G. there has been coordinated planning study areas among the major municipalities and County.

Maricopa Association of Governments

In March of 1965, the Arizona Highway, Maricopa County, and the fifteen incorporated cities and towns in the Phoenix urban area, joined to form VATTs--Valley Area Traffic and Transportation Study. As a further cooperative effort in area wide planning, VATTs in January of 1967 was assimilated into and became a standing committee of the newly-formed MAG (Maricopa Association of Governments). MAG was formed to meet Federal requirements for an organization to review applications for grants-in-aid for a variety of purposes.

The original LPA's (Local Planning Areas) were designated through a Joint Task Force under VATTs in August 1965, to develop inventories of population and socio-economic data. Though minor changes occurred, these LPA's remained until major changes occurred in 1973 an up-date of the population and socio-economic data and projections. The six LPA's are: Glendale, Mesa, Phoenix, Scottsdale, Tempe, and Maricopa County.

Indian Reservations

With passage of legislation that permitted long-term leases of their land by the Indians, and the close-proximity of three reservations to the

Phoenix urban area has created an interest for private development on the Indian Reservations. Presently, only the Salt River and Gila River Indian Reservations have land use plans. Primary planning programs within these study areas concerns such planning elements as transportation, education, health and economic development. The Indian Reservation planning areas-- Salt River, Fort McDowell, Gila River, and Papago are shown on Plate 7.

Bureau of Land Management

The Bureau of Land Management (BLM) has two planning study areas that extend into Maricopa County. They are the Black Canyon and Future Planning Units which are illustrated on Plate 7. Not all of the land within the planning units are owned by BLM, but due to the "Multiple Use Management" program and a desire to consolidate their holdings through land exchange their study area includes both public and private land.

The primary objectives of the BLM Multiple Use Management programs are to provide a variety of outdoor recreation use opportunities and to preserve and protect significant natural, historic and cultural resources. These objectives are achieved through range management, watershed management and improvement, wildlife habit mangement and fire control programs.

Although the primary activities within the BLM planning units are for non-urban uses, the recreation management and development program could be an important part of the total recreation needs of a growing urban area.

In addition to the Planning areas listed within this section, there are numerous land use, master and development plans prepared for large areas under single ownership. These vary from 500 acres to 60,000 acres. However, since these are primarily development proposals prepared by private entrepreneur for their own property, they are not listed or illustrated within this report.

Future Planning Study Area

The New River townsite and vicinity is an area for which a planning study is warranted. The area shown on Plate 7, includes approximately 25 square miles from one mile west of the Black Canyon Freeway to four miles east, and three miles south of New River to two miles north. This study area would include most of the privately owned land within the area and large enough to coordinate urban development with the adjacent BLM Black Canyon Planning Unit.

Future Planning Studies

With the preparation of general land use plans for the future study area previously described, most of the urban and potential urban area will have a general land use plan to guide development. As conditions, trends and requirements dictate, the plans will have to be updated periodically as planning is a continuing process. At the present time, the Eastern Maricopa County Plan is in the process of being updated.

Two existing studies that were prepared for Maricopa County by consultants in 1965 are in need of updating. These reports are: "The Economy of Maricopa County, 1965-1980" and "Present and Future Water Use and its Effect on Planning in Maricopa County, Arizona". The subject matter of both reports are vital and necessary in preparing a quality planning program.

The report "Land Area Required for Future Urban Areas" prepared by the Maricopa County Planning Department in 1965 should be updated when feasible. Since the publication of this report, data is available from recent land use surveys conducted by or for the major incorporated areas in the Valley. This report established land use ratios that are utilized in the planning process and the ratios can be updated to collate with the present development pattern and note any trends that have occurred, since the report was originally published.

A major concern in long-range planning and in current planning review is the need for and location of commercial uses. General standards are available for locations of shopping centers, but the criteria for all commercial uses is limited. A study to evaluate existing development, the establishment of policies for the establishing of the need, location and size of all commercial uses is needed. The scope of such a project may require the services of a planning consultant with the goal of the study to establish principles and standards for the location of all commercial uses.

Another area of major concern is the subject of environmental studies. With the recent emphasis on physical and environmental management throughout the nation, the planning program should be expanded to include these areas of study. Comprehensive planning has considered physical and environmental data in preparing land use plans. However, the present national interest has created new programs and sources of data in these areas. Currently there is a significant amount of revised data available and additional information will be available in the near future. Numerous State and Federal agencies are preparing data for planning purposes from many sources

including U-2 high altitude and satellite photography. The major emphasis of this project would be to gather the most recent data and develop it into a format that can be utilized in Maricopa County planning program.

There are six primary categories within the environmental planning program, and within each category are numerous subjects of investigation. Listed below are the primary categories with example subjects of the study. When all resources for such studies are available, each category could eventually be the subject of a separate report.

LAND:	Geology, Soils, Slopes, Geologic hazards, etc.
WATER:	Aquifers, Drainage, Floodplains, etc.
CLIMATE:	Precipitation, Evaporation, Air Inversions, etc.
VEGETATION:	Group Associations, Wilderness and Conservation Areas, etc.
WILDLIFE:	Habitat Identification, Endangered Species, etc.
SOCIAL VALUES:	Scenic, Recreation, Historical, Archeological, etc.

The initial part of the program would be to collect data and in most cases present it in a graphic form. With this data critical physical and environmental factors within the County could be identified.

Although the initial phase of this program will have great value, the significance of the program is to be realized in phase two. The second phase will be to rank and evaluate the physical and environmental factors. Each subject can have a good, fair, or poor compatibility factor with urbanization. These different values for each subject can be mapped on transparent overlays and the resulting image will show the areas within the County environmentally best suited for urbanization and those least suitable, with many areas with certain limitations to development. The result of this project would give strong indication where the intense urban development should occur and the planning process should direct the future growth to these areas.

Another area of future study should be the policies and programs of public agencies concerned with land acquisition and disposal. Approximately 72 percent of the County is under public ownership and the actual areas and percentage is continually changing, thus more or different land are coming under the administration of the County. Therefore, the County administrators and public should have a thorough understanding of the programs and policies of these agencies.

As a continuing program, the Planning Department would work with other County departments and other agencies in implementing any County-wide information system. The County has endeavored to start a pilot project of compiling land use and zoning data on a computer program for quick retrieval and use of information. This program is vital if the planning program is to have the most recent data as an input into any planning project. This program and the data that would be available would be highly valuable and useful for all County Departments.

CHAPTER VII

PLANNING ADMINISTRATION

This chapter contains a discussion of existing State enabling legislation for planning, zoning, subdivision platting, major features of State enabling legislation, and coordination between planning agencies.

Existing State Enabling Legislation for Planning and Zoning

Authority for County planning and zoning and subdivision platting is derived from Title 11, Chapter 6, Article 1 and 2 of the Arizona Revised Statutes. The following is an extract from the state enabling legislation for County planning and zoning:

11-802. County planning and zoning

"The Board of Supervisors of a county, in order to conserve and promote the public health, safety, convenience and general welfare, and in accordance with the provisions of this chapter, shall plan and provide for the future growth and improvement of its area of jurisdiction, and coordinate all public improvements in accordance therewith, for a planning and zoning commission to consult with and advise it regarding matters of planning and zoning, and subdivision platting and in the manner provided in this chapter, adopt and enforce such rules, regulations, ordinances and plans as may apply to the development of its area of jurisdiction."

11-806. Powers and duties; comprehensive plan

"A. The Commission shall act in an advisory capacity to the Board, and may from time to time, and shall, when requested by the Board, make a report or recommendation in connection with any matter relating to the development of the county under the jurisdiction of the Board. The Commission shall make such investigations, maps, reports and recommendations in connection therewith as seem desirable within the limits of the funds available.

"B. The Commission shall prepare and recommend to the Board a comprehensive plan of the area of jurisdiction of the County for the purpose of bringing about coordinated physical development in accordance with the present and future needs of the county. The comprehensive plan shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds, and to promote the health, safety, convenience, and general welfare of the public. Such

comprehensive plan may include but not be limited to, among other things, studies and recommendations relative to the location, character and extent of highways, railroads, bus, and other transportation routes, bridges, public buildings, schools, parks, parkways, hiking trails, airports, forests, wildlife areas, dams, projects affecting conservation of natural resources, and floodplain zoning. Such comprehensive plans shall be a public record, but its purpose and effect shall be primarily as an aid to the County Planning and Zoning Commission in the performance of its duties."

"C. The Board shall adopt a comprehensive plan in whole or in part and subsequently amend or extend the adopted plan or portion thereof. Before the adoption, amendment, or extension of the plan or portion thereof, the Board shall hold at least one public hearing thereon."

"D. The adoption of the plan, or any part thereof, shall be by resolution carried by not less than a majority vote of the full membership of the Board."

"E. The Commission may also confer from time to time with governing bodies and planning commissions of cities and towns in the county for the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county and of zoning districts and of public improvements and utilities which do not begin and terminate within the boundaries of any single city or town, and which will, in accordance with the present and future needs of the county, best promote with efficiency and economy, the health, safety, morals, order, convenience, or general welfare of the public."

Preparation of County Plan

A major function of a county planning and zoning commission is to prepare a comprehensive county plan. This function is envisaged and provided for in the present enabling legislation as cited in the aforementioned Section, 11-806B. Various departments and agencies within the County have been or are presently engaged in area-wide planning. Such comprehensive plan may include but not be limited to, among other things, studies and recommendations relative to the location, character and extent of highways, railroads, bus, and other transportation routes, bridges, public buildings, schools, parks, parkways, hiking and riding trails, airports, forests, wildlife areas, dams, projects affecting conservation of natural resources, and floodplain zoning.

The County Planning and Zoning Department and the County Highway Department actively participated in the preparation of the major street and highway system for Maricopa County that was subsequently adopted by the County and various cities and towns therein. The Flood Control District of Maricopa County in cooperation with the U. S. Corps of Engineers has

prepared plans for various flood control structures and other improvements throughout the County, as discussed elsewhere in the report, and the County Health Department undertook a study of solid waste disposal matters. The County Planning and Zoning Department also prepared "A Parks, Recreation and Open Space Plan" for the Maricopa Association of Governments.

Zoning Regulations

Sections 11-802 and 11-821B provide for county zoning regulations. Zoning regulations are primarily concerned with the use of land, maximum height of structures, and open space around buildings which are usually established by yard requirements.

11-821. County Plan

"B. The county plan shall provide for zoning, and shall show the zoning districts designated as appropriate for various classes of residential, business and industrial uses, and provide for the establishment of setback lines and other plans providing for adequate light, air and parking facilities, and for expediting traffic within the districts. The plan may establish the percentage of a lot or parcel which may be covered by buildings, and the size of yards, courts and other open spaces."

Maricopa County has had the benefit of zoning regulations since 1951 when the first regulations were originally adopted for all of the unincorporated area. The present zoning regulations now in effect for Maricopa County were adopted by the Board of Supervisors on May 29, 1969, effective May 29, 1969. From time to time, these regulations have been amended to meet new needs and unforeseen conditions. The most recent amendment has been the addition of Floodplain Regulations.

In May, 1973, the State Legislature passed House Bill 2010 and amended the Arizona Revised Statutes to provide for floodplain management which required cities and counties to enact floodplain regulations. The purpose of the Amended Title 45, Chapter is as follows:

Section 1.

"The purpose of this act is to empower the agencies of the state of Arizona, for lands owned by the State, and to empower, encourage and assist cities, towns and counties of the State, to establish, along watercourses, streams and lakes, appropriate regulations which are part of a floodplain management program to:

1. Minimize flood damages and reduce the height and violence of floods which are caused by obstructions restricting the capacity of the floodways.
2. Prevent unwise encroachment and building development within floodplain areas.
3. Protect the life and property of citizens who have settled in floodplain areas.
4. Enhance property values of abutting floodplain lands.
5. Protect public health.
6. Reduce the financial burden imposed on the community, its governmental units and its citizens if such land is subject to flooding.
7. Enhance wildlife and recreation values where appropriate by preserving riparian vegetation in "green belts" along water-courses and floodplains."

Pursuant to this legislation, on February 25, the Maricopa County Board of Supervisors adopted Floodplain Regulations.

Virtually all cities and towns in Maricopa County have zoning regulations in effect. The County has endeavored to promulgate uniform zoning regulations and to a considerable extent, it has been able to accomplish this objective in those instances where it has been commissioned to prepare zoning regulations for various cities and towns in the County. Uniform regulations would, among other things, provide a greater stability in the zoning of property that changes from one jurisdiction to another by virtue of annexation. However, because of differences in the various zoning ordinances throughout the County and because of differences in viewpoints, land upon being annexed to a community quite often is subject to a different type of zoning regulation that was in effect prior to annexation.

Subdivision Regulations

The aforementioned Section 11-802, and Section 11-806.01 contain provisions for the preparation and adoption of subdivision regulations.

11-806.0. Subdivision platting rules; penalty

"A. No plat of a subdivision of land within the area of jurisdiction of such county shall be accepted for recording or recorded until it has been approved by the Board. The approval of the Board shall be endorsed in writing on the plat. Where a county planning and zoning commission exists, the plat shall first have been referred to such commission for its consideration and the Board shall have received the recommendation of the commission."

"D. The commission may recommend to the Board and the Board may adopt general rules and regulations of uniform application governing plats and subdivisions of land within its area of jurisdiction. The regulations adopted shall secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the official map for adequate and convenient open spaces for traffic, utilities, drainage, access of fire fighting apparatus, recreation, light and air. The general rules and regulations may provide for the modification thereof by the Commission in planned area development or specific cases where unusual topographical or other exceptional conditions may require such action. The regulations shall include provisions as to the extent to which streets and other highways shall be graded and improved and to which water, sewer, or other utility mains, piping or other facilities shall be installed or provided for on the plat as a condition precedent to the approval of the final plat."

The County does have subdivision regulations which are set forth in a manual which deals with the form, content and process of platting land, and with subdivision design principles and standards that must be observed. These regulations were adopted by the Board of Supervisors on December 26, 1972, and became effective March 1, 1973. As part of the routine process of plat review, various County departments and other governmental units are consulted. These include the County and State Highway Departments, Health Department, Parks and Recreation Department, Sheriff's Department, Flood Control District, Irrigation Districts, Conservation Districts, and public utility companies. In addition, the subdivider must refer his plat to any incorporated city or town that has adopted subdivision regulations and which lies within three miles of the area to be subdivided for their review and recommendation to the County. Subdivision regulations are also concerned with the type, scope and extent of physical improvements that may be required. However, the County does not accept into its system any street or highway that is not built to County standards.

Coordination and Cooperation Between Planning Agencies

Various facilities needed to serve the present and future population of Maricopa County transcend corporate limit lines (e.g. major streets and highways, flood channels, and utility lines). An ideal unit for planning would be an area that lies within a single political jurisdiction. However, in metropolitan areas such as Maricopa County, there are many political jurisdictions involved which necessitates a high degree of coordination and cooperation between the various agencies concerned and the various political jurisdictions. Of necessity, cooperation and coordination are largely voluntary on the part of the various entities involved.

Recognizing this need, the Arizona Highway, Maricopa County, and eighteen incorporated cities and towns joined to form the Maricopa Association of Governments to deal with regional issues. However, jurisdiction of county planning and zoning is limited to the unincorporated area. Similarly, planning activities of cities and towns are limited to their incorporated areas since they lack entraterritorial jurisdiction except for review of subdivision plats under certain conditions.

The County Planning Department refers applications for subdivision and changes of zoning within three miles of adjacent cities and towns for their advice and comment. Likewise, on occasion cities and towns refer similar matters to the County for its review and comment when the land area concerned is located adjacent or near common boundary lines. Also, there is a considerable degree of coordination between adjoining cities and towns with respect to private plans for development of land that adjoins different political jurisdictions.

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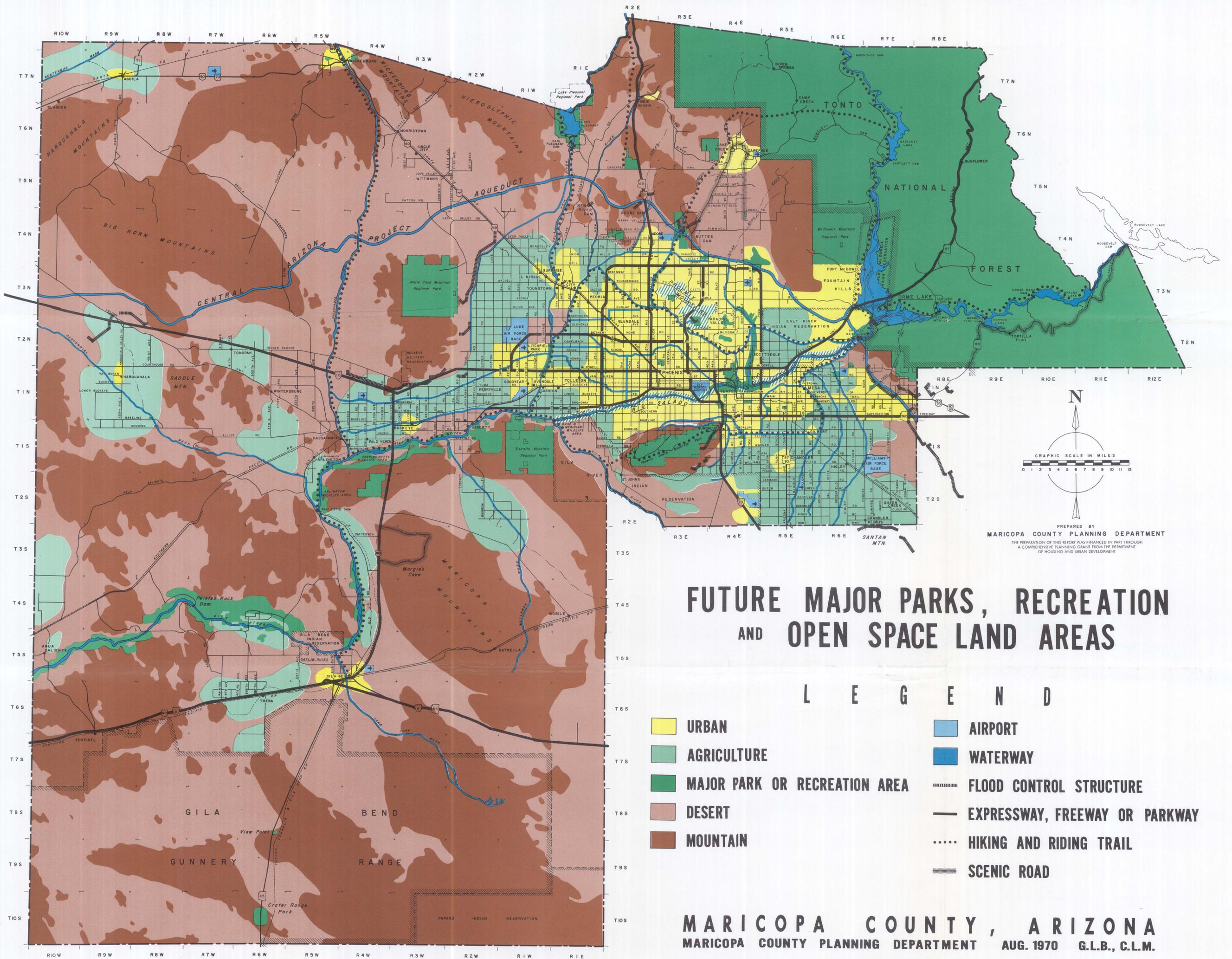
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FUTURE MAJOR PARKS, RECREATION AND OPEN SPACE LAND AREAS

- L E G E N D**
- URBAN
 - AGRICULTURE
 - MAJOR PARK OR RECREATION AREA
 - DESERT
 - MOUNTAIN
 - AIRPORT
 - WATERWAY
 - FLOOD CONTROL STRUCTURE
 - EXPRESSWAY, FREEWAY OR PARKWAY
 - HIKING AND RIDING TRAIL
 - SCENIC ROAD

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