

**MOBILE**

LAND USE PLAN  
MARICOPA COUNTY

**A901.968**

# OFFICE OF THE BOARD OF SUPERVISORS

MARICOPA COUNTY BOARD OF SUPERVISORS  
County Administration Bldg. 301 W. Jefferson Phoenix, Arizona 85003



(602) 262-3415

August 30, 1991

Dear County Resident:

The Maricopa County Board of Supervisors is pleased to present the Mobile Area Land Use Plan. This plan, adopted August 12, 1991, is one of eleven area plans Maricopa County has approved as part of its planning program for the unincorporated areas and serves as a statement of goals and policies to direct growth through the year 2010.

The Mobile Land Use Plan is the result of a three-year study initiated at a public meeting of the Mobile Community Council for Progress held in November of 1988. It represents the coordinated efforts of private consultants, homeowners associations, governmental agencies and area residents.

With the Mobile Area Land Use Plan, Maricopa County demonstrates its commitment to the area, its future and residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Freestone".

Tom Freestone  
Chairman, Board of Supervisors

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District 2

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# MARICOPA COUNTY LAND USE PLAN

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MOBILE PLANNING AREA

ADOPTED AUGUST 12, 1991

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BRW, Incorporated  
Jon Vlaming, Project Planner

\* resigned May 6, 1991

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## INTRODUCTION

The Introduction of the **Mobile Land Use Plan** provides an overview of the process utilized to prepare a land use plan for the community. The Plan also functions as an integral component of the Maricopa County Comprehensive Land Use Plan. The Introduction is presented in the following three sections.

Area Plan Development  
Organization of the Mobile Land Use Plan  
Annual Update Process

### **AREA PLAN DEVELOPMENT**

The **Mobile Land Use Plan** was initiated at a public meeting of the Mobile Community Council for Progress held in November, 1988. At that meeting, residents stated that the community should have an adopted land use plan to appropriately guide future growth. In order to initiate the planning process the Community Council enlisted the assistance of Waste Management, Inc. (WMI) to help in selecting a planning consultant to work with the community to create a plan. The firm of BRW, Inc. was selected by WMI and the Community Council to prepare the **Mobile Land Use Plan** and initiated work in January, 1989. In January 1991, a completed version of the Mobile Land Use Plan was presented to Maricopa County for review and possible adoption.

### **ORGANIZATION OF THE MOBILE LAND USE PLAN**

The remainder of this document presents the results of the planning process for the **Mobile Planning Area** and is organized corresponding to the three major work tasks identified below.

"Inventory and Analysis of Existing Conditions," provides a description and analysis of the existing environmental, socio-economic and man-made characteristics of the **Mobile Planning Area**.

"Goals and Policies," describes specific goals and policies which Maricopa County has adopted with respect to the growth of the **Mobile Planning Area**.

"Land Use Plan," presents the Land Use Plan which includes definitions for specific land use categories, discussion of the land use plan and implementation guidelines to promote compatible, quality growth within the **Mobile Planning Area**.

### **ANNUAL UPDATE PROCESS**

Each year the **Mobile Land Use Plan** is revised to reflect changes in information and data. The Maricopa County Planning and Development Department updates each land use plan using the most current Maricopa Association of Governments' (MAG) data. This data is compiled by MAG's Transportation and Planning Office. As each update is completed, it will be considered at public hearings before the Planning and Zoning Commission and Board of Supervisors.

## **INVENTORY AND ANALYSIS**

Development of the **Mobile Land Use Plan** is based on a thorough understanding of the various physical, social and economic aspects of the immediate and surrounding area. The Land Use Plan is presented in the following five sections.

- Community Background
- Natural Resources
- Land Use and Zoning
- Infrastructure
- Socio-Economic Characteristics

The Inventory and Analysis Chapter of the **Mobile Land Use Plan** presents an analysis of data that describes existing conditions in the planning area.

### **COMMUNITY BACKGROUND**

In describing the community background of the Mobile Planning Area, the following three elements are identified:

- History
- Physical Setting
- Jurisdictional Ownership

The purpose of this section of the **Mobile Land Use Plan** is to describe the historic background of the area, the physical factors that will influence future development and the public and private interests that own land within the planning area.

#### **History**

The history of Mobile began in the early 1920s when a group of 40 blacks from Mobile, Alabama homesteaded the area to flee the racial discrimination of the deep south. Over the next 40 years the community remained very small due to its geographic location and lack of improved access. The existing elementary school was constructed in 1968 and includes three buildings and a community water well. The community of Mobile now contains approximately 70 residents, equally split between white and black races, who live in houses of various structural condition. The community recently received its first paved road but still relies on a community well to provide water and outdoor privies for sewage needs.

Before the settlement of Mobile, the community of Maricopa had risen and subsequently fallen as a thriving community. Maricopa was founded in 1879 as a result of the terminus of the Southern Pacific Railroad. The Town prospered until the railroad track was completed to Phoenix and then was written off as a ghost town ten years later. Over the years Maricopa has survived, due in part to a paved road constructed in 1954, and is now a community of approximately 1,500 whose motto is "The Cattle and Cotton Capital of Arizona."

### Physical Setting

The community of Mobile is located in the Rainbow Valley within south central Maricopa County, as shown by Figure 1, "Site Location". The community, and its 36-square mile planning area (Township 4 South, Range 1 East), is located at the intersection of Maricopa Road (State Route 238) and approximately Komatke Road. Mobile is located approximately 34 miles west of Casa Grande and 25 miles east of Gila Bend.

Mobile is surrounded on four sides by a well-developed regional transportation system. To the north and east, Interstate 10 links Phoenix with Los Angeles and Tucson. To the south, Interstate 8 branches west and south of Casa Grande to link Gila Bend and Yuma with San Diego. To the west, State Route 85 links Interstate 10 and Interstate 8 at Gila Bend.

### Jurisdictional Ownership

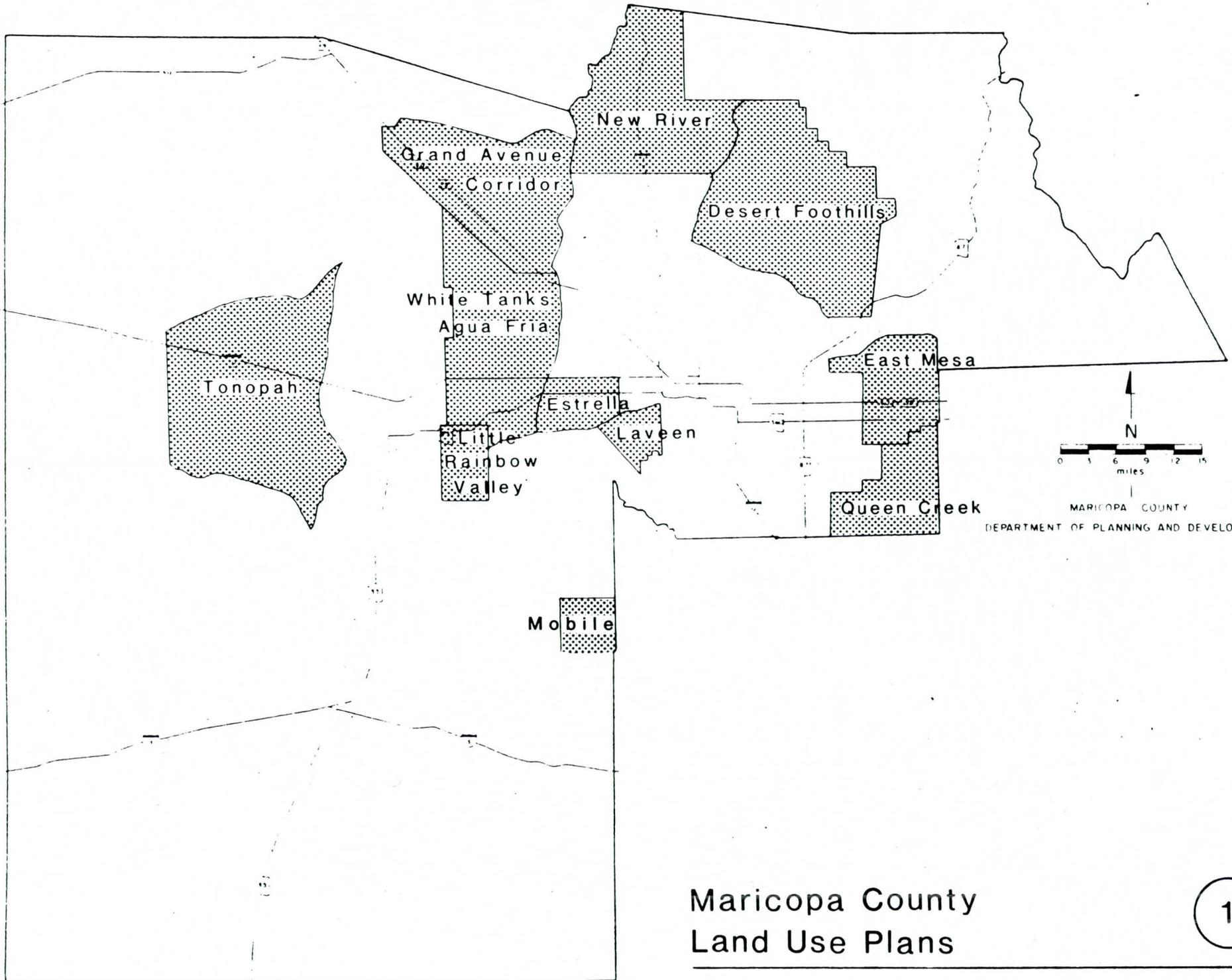
The jurisdictional ownership of the 36-square mile Mobile Planning Area includes the Bureau of Land Management, State of Arizona and private land, as shown on Figure 2, "Jurisdictional Ownership". The Bureau of Land Management controls approximately 5,920 acres or 26 percent of the planning area. The Arizona State Land Department owns approximately 1,600 acres or seven percent of the planning area. Private interests account for approximately 15,520 acres or 67 percent of the planning area.

### **NATURAL RESOURCES**

In describing natural resources of the **Mobile Planning Area** the following five elements are identified:

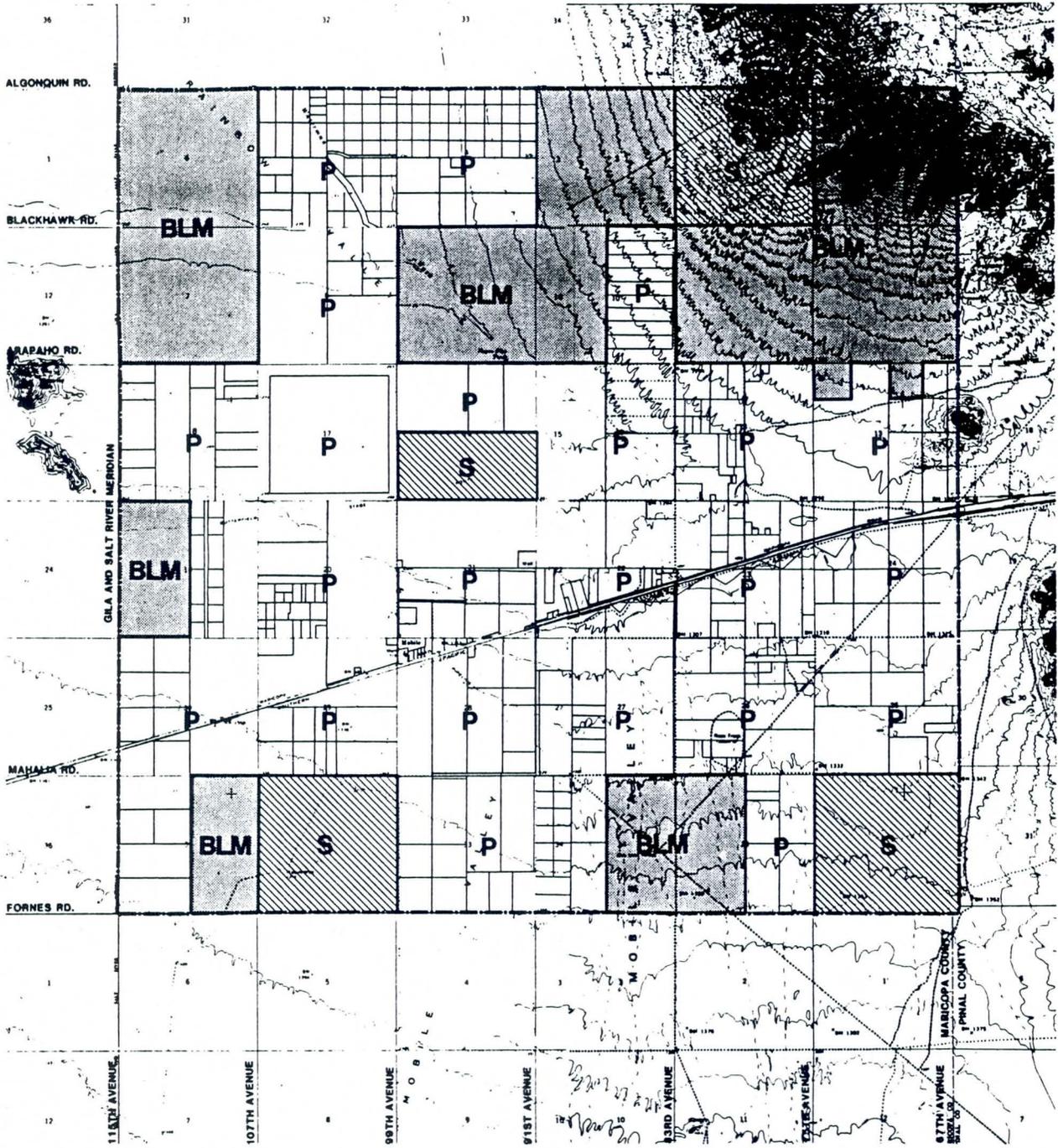
- Physical Characteristics
- Hydrology
- Vegetation and Wildlife
- Archaeology
- Policy Implications

The purpose of this section of the **Mobile Land Use Plan** is to describe the physical setting, to identify existing ground water supplies and flood control measures, to locate habitat areas, to note any archaeological resources and to identify policy implications.



MARICOPA COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

Maricopa County  
Land Use Plans



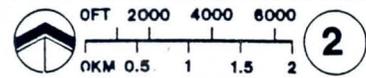
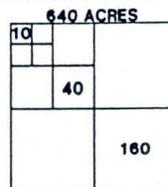
**JURISDICTIONAL OWNERSHIP**

- BLM BUREAU OF LAND MANAGEMENT
- S STATE
- P PRIVATE

1 NOVEMBER 1990

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## **Physical Characteristics**

The "Physical Characteristics" section describes key features of the natural and man-made environment which will affect growth and development in the **Mobile Planning Area**. "Physical Characteristics" are presented in the following seven sections:

- Physical Setting
- Soils
- Topography
- Geology
- Visual Features
- Air and Noise Quality
- Flood Control

### **a) *Physical Setting***

The Mobile Planning Area is located in the southeast portion of Maricopa County adjacent to the Maricopa and Pinal County boundary. The planning area ranges in elevation from approximately 1,217 to more than 2,390 feet above sea level. The terrain of the planning area ranges from nearly level alluvium to steep rock outcrops.

The Mobile Planning Area, which includes 36 square miles, generally consists of indigenous Creosote Bush and Riparian vegetation located on the lower elevations. As the elevation rises to the northeast, the existing vegetation transitions from Creosote to the Palo Verde-Saguaro Community.

The climate of the planning area is typified by the characteristics of the Central Arizona Desert exhibiting mild fall, winter and spring weather transitioning to hot dry summer weather. The characteristics of the area are summarized on Table 1, "Average Monthly Weather Characteristics".

### **b) *Soils***

The soils of the planning area include those formed in recent and old alluvium and on mountains or buttes as shown in Figure 3, "Soils". The soils formed in recent alluvium include the Gilman-Estrella-Avondale Association, the Antho-Valencia Association and the Torrifluvents Association. The Gilman-Estrella-Avondale Association is composed of nearly level loams and clay loams on valley plains and low stream terraces within the Rainbow Valley. The Antho-Valencia Association includes nearly level sandy loams located within the alluvial fan surrounding Waterman Wash. Those soils found in the Torrifluvents Association include nearly level to gently sloping soils that are gravelly, cobbly and stony. These soils are located at the base of the Sierra Estrella Range.

**Table 1**  
**Average Monthly Weather Characteristics**

Month	Average Daily Maximum Temperature (F)	Average Daily Minimum Temperature (F)	Average Total (Inches)
January	66.9	35.8	0.92
February	71.7	38.9	0.76
March	76.8	42.9	0.69
April	86.0	43.2	0.69
May	94.9	56.9	0.10
June	103.2	65.1	0.09
July	106.8	75.3	0.74
August	104.5	73.7	1.24
September	101.0	66.1	0.74
October	90.2	53.7	0.44
November	77.0	42.1	0.57
December	68.2	36.2	0.93
<b>Total</b>	<b>87.2</b>	<b>53.0</b>	<b>7.91</b>

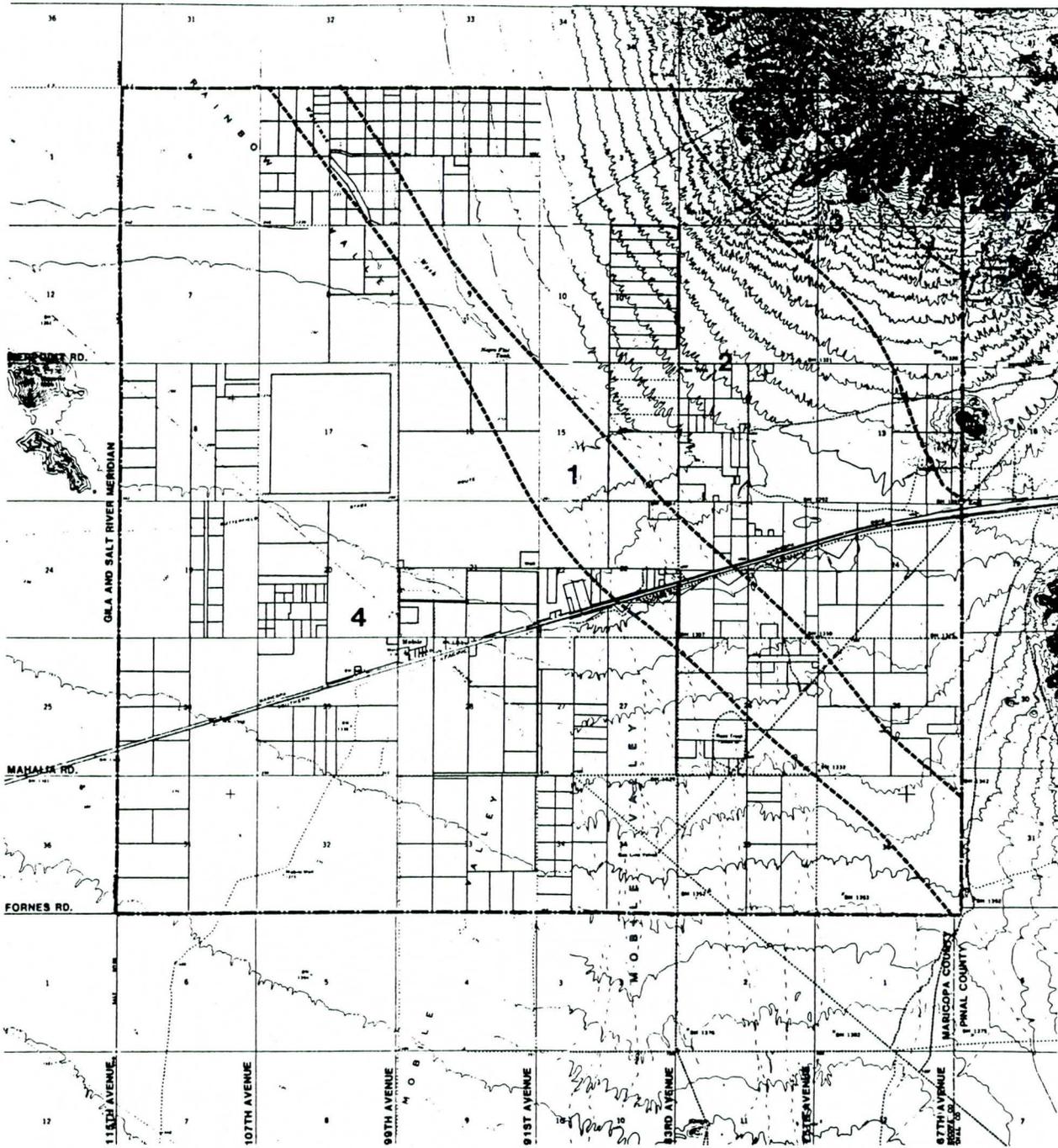
Average Total Snow, Sleet and Hail Annually: Trace

Source: Arizona Department of Commerce

The four general soil properties which effect soil suitability for development include permeability, available water capacity, shrink-swell potential, and corrosivity.

Permeability refers to the rate at which water moves through the soil and is usually determined by the texture of the soil. Soils with a slow permeability pose severe limitations for septic tank absorption fields. Soils with slow permeability do not allow adequate absorption of effluent from tile or perforated pipe into natural soil. Approximately 15 percent of the soils in the **Mobile Planning Area** pose severe restrictions for the use of septic tank absorption fields.

Available Water Capacity is the amount of water a soil can hold which is available for plants. The ability of soil to hold water, in part, determines the type of plants that can be used for landscaping and lawns. Two of the soils in the **Mobile Planning Area** have very low available water capacity. It should be noted that these soil limitations do not prevent the use of imported topsoil for landscaping purposes; provided, the topsoil has a high available water capacity.



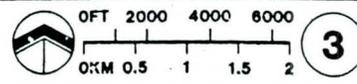
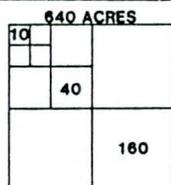
**SOILS**

- |   |                          |   |                      |
|---|--------------------------|---|----------------------|
| 1 | GILMAN-ESTRELLA-AVONDALE | 4 | LAVEEN-COOLIDGE      |
| 2 | ANTHO-VALENCIA           | 5 | CHERONI-ROCK OUTCROP |
| 3 | TORRIFLUVENTS            |   |                      |

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Shrink-Swell Potential refers to the capacity of a soil to expand or shrink as the moisture content is increased or decreased. Generally, soils with a high percentage of clay have a tendency to have a high shrink-swell capacity. Soils with a high shrink-swell capacity can contribute to structure problems for buildings and roads. Approximately 15 percent of the soils in the **Mobile Planning Area** exhibit high shrink-swell characteristics.

Corrosivity refers to a soil's capacity to induce chemical reactions that will corrode or weaken metals and concrete. Two of the soils in the **Mobile Planning Area** are highly corrosive to steel. Soils with a high corrosivity may create potential problems for underground utilities, if installed unprotected.

The characteristics of each soil association, as related to development, is illustrated in Table 2, "Development Constraints by Soil Association". Figure 3 illustrates the approximate location of each soil association within the **Mobile Planning Area**. Because of the locational variability of each soil type within the associations, soil testing should take place prior to actual development, particularly in an area that might contain soils which can pose severe problems for septic tank use, building, and foundation placement.

c) *Topography*

The existing topography of the majority of the **Mobile Planning Area** ranges between one and two percent as shown in Figure 4, "Slope." The only excessively sloped area includes approximately 15 percent of the **Mobile Planning Area** located to the northeast, where the south range of the Sierra Estrella Mountains exhibits slopes in excess of 15 percent.

d) *Geology*

The geology of the strata located within the 36-square mile planning area includes both igneous and sedimentary formations. The igneous geology of the area includes granite and related crystalline rocks formed during the Quaternary Period. These formations are located at the northeast corner of the **Mobile Planning Area** within the Sierra Estrella Mountain Range. The remainder of the planning area is underlaid with sedimentary strata that includes sand, gravel and conglomerates formed during the Laramide Period.

e) *Visual Features*

The **Mobile Planning Area** does not contain any dominant natural or man-made features which would denote its borders. The only significant natural visual feature that exists within the area is the Sierra Estrella Mountain Range located to the northeast of the planning area.

**Table 2  
Development Constraints By Soil Association**

	<b>Gilman- Estrella- Avondale</b>	<b>Antho- Valencia</b>	<b>Torrifluvents</b>	<b>Laveen- Coolidge</b>	<b>Cherioni- Rock Outcrop</b>
Septic Tank Absorption Fields	Slight	Slight	Severe	Slight	Severe
Dwellings Without Basements	Slight	Slight	Moderate	Slight	Severe
Dwellings With Basements	Slight	Slight	Severe	Slight	Severe
Local Roads and Streets	Slight	Slight	Severe	Slight to Moderate	Severe
Small Commercial Buildings	Slight	Slight	Severe	Slight	Severe
Lawns and Landscaping	Slight	Slight	Severe	Slight	Severe

Source: Maricopa County Soil Associations Map, and U.S. Department of Agriculture, Soil Conservation Service Soil Survey; September 1977.

*f) Air and Noise Quality*

The existing air quality of the area is a result of both mobile and stationary sources. Mobile sources that impact the area include motor vehicles. Stationary sources that impact the area could include the sanitary landfill, proposed hazardous waste facility, agricultural (pesticide, cultivation, harvesting) and construction (fugitive dust) activities.

The existing noise quality of the planning area is impacted by vehicular, train and aviation sources. Vehicular noise is produced through the utilization of Maricopa Road (SR 238). Train noise is produced through frequent use of the Southern Pacific Railroad that links eastern and western Arizona. Aviation noise is produced through use of the Lufthansa Facility for pilot training.

g) *Flood Control*

Presently, no flood control improvements are located within the **Mobile Planning Area** to retain or divert surface water flows through the community.

Hydrology

a) *Surface Water*

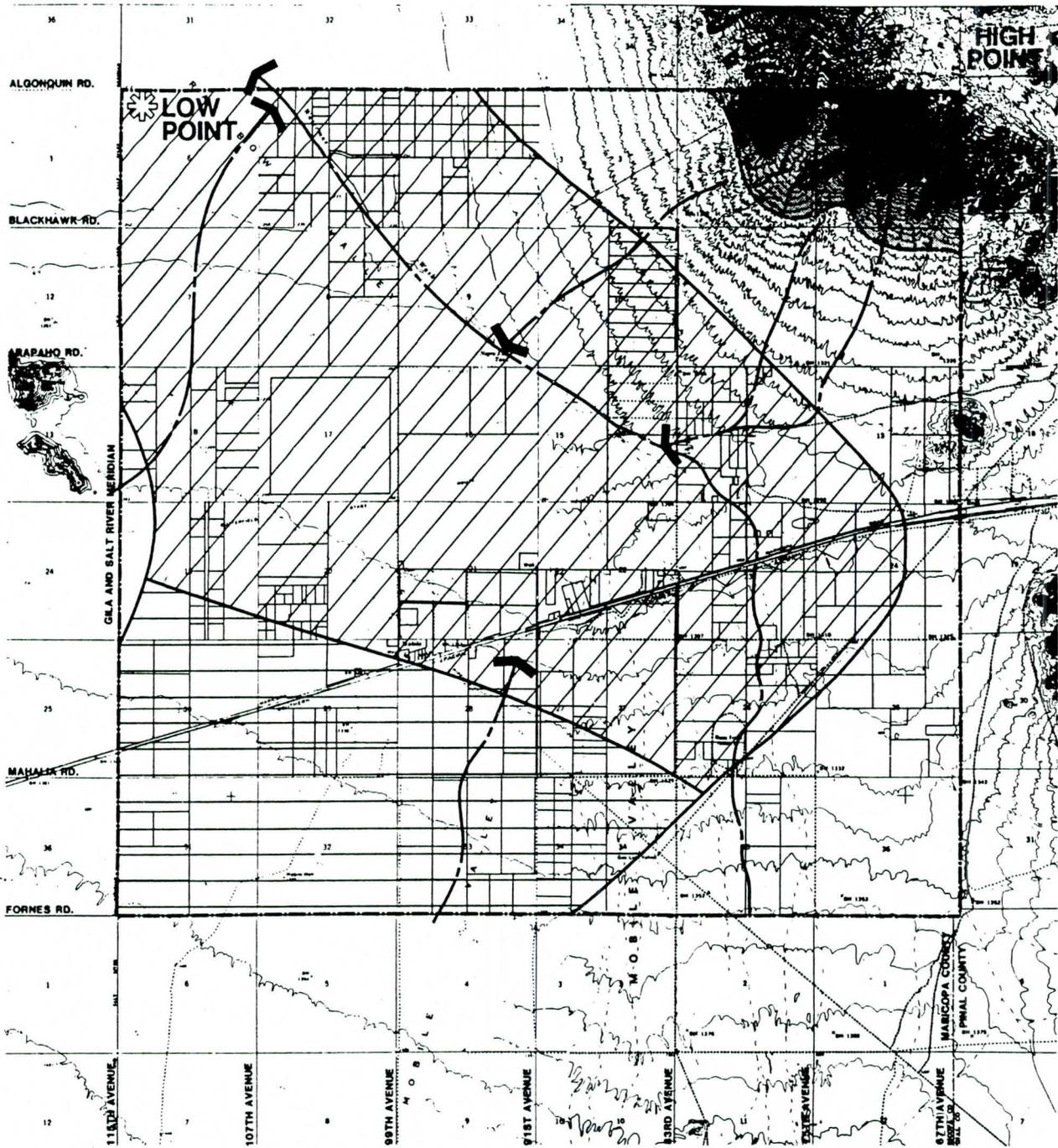
The hydrology of the **Mobile Planning Area** is exhibited by a low sloped, dendritic pattern that converges into Waterman Wash from the southwest and northeast as shown in Figure 4. Waterman Wash then drains the Rainbow Valley into the Gila River, which ultimately drains into the Colorado River north of Yuma.

It has been recognized that in periods of heavy precipitation the tributaries and channel of Waterman Wash have undergone substantial flooding, which has severely impacted vehicular access to the community. Even though a Flood Insurance Rate Map (FIRM) Study has not been conducted to locate exact floodplain boundaries and base flood elevations, the area adjacent to and including Waterman Wash is designated as zone "A" which would include those areas subject to 100-year flooding.

b) *Groundwater*

The depth to groundwater ranges from 300 to 400 feet and includes approximately 56 percent of the planning area. This area is located in the central and northwest region of the planning area and is shown on Figure 4. The depth to groundwater increases to more than 400 feet within the southwest region of the planning area and includes approximately 16 percent of the land area. The northeastern region has not been mapped due to the presence of bedrock. The southwest region also has not been mapped due to a lack of sufficient groundwater data.

Since the early 1950's, groundwater levels have declined approximately 12 feet within the **Mobile Planning Area**. In the period 1975-1982, the groundwater level declined approximately five feet within the region producing an annual decline of approximately one foot.



**SLOPE**

-  0%-2%
-  2%-15%
-  15%+
-  HYDROLOGY DIRECTION OF FLOW

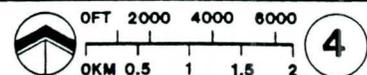
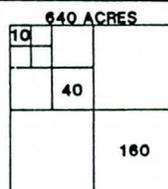
**DEPTH OF GROUNDWATER**

-  300 TO 400 FEET
-  MORE THAN 400 FEET
-  INSUFFICIENT DATA

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The quality of the groundwater extracted (in 1981) from five wells located in the **Mobile Planning Area** illustrates characteristics that may pose detrimental effects on sensitive crops and are not suitable for public water supply. The specific conductance (910-1550 micromhos) translates into a dissolved solid count ranging from 500 - 1,000 milligrams per liter (mg/l). The maximum acceptable concentration of dissolved solids in public water supplies is 500 mg/l.

The chemical quality of untreated groundwater extracted from the planning area principally includes ions of sodium and chloride. The fluoride concentration ranged from 0.6 to 1.1 mg/l which is lower than the maximum acceptable concentration (1.4 mg/l) of fluoride in public water supplies.

**Vegetation and Wildlife**

a) *Vegetation*

The vegetation of the planning area generally consists of three types that include Riparian, Palo Verde-Saguaro and Creosote Bush as shown on Figure 5, "Vegetation." The Riparian vegetation type consists of species that may include salt cedar, mesquite, willow and other species that are located within major drainage washes. The Palo Verde-Saguaro Community is located within the northeast region of the Mobile Planning Area and includes small trees (i.e., Foothills Palo Verde and Ironwood), shrubs (i.e., Creosote Bush and Bursage, the Giant Saguaro and various species of cacti. The Creosote Bush Community is dominated by Creosote Bush which is complemented by White Bursage and Big Galleta.

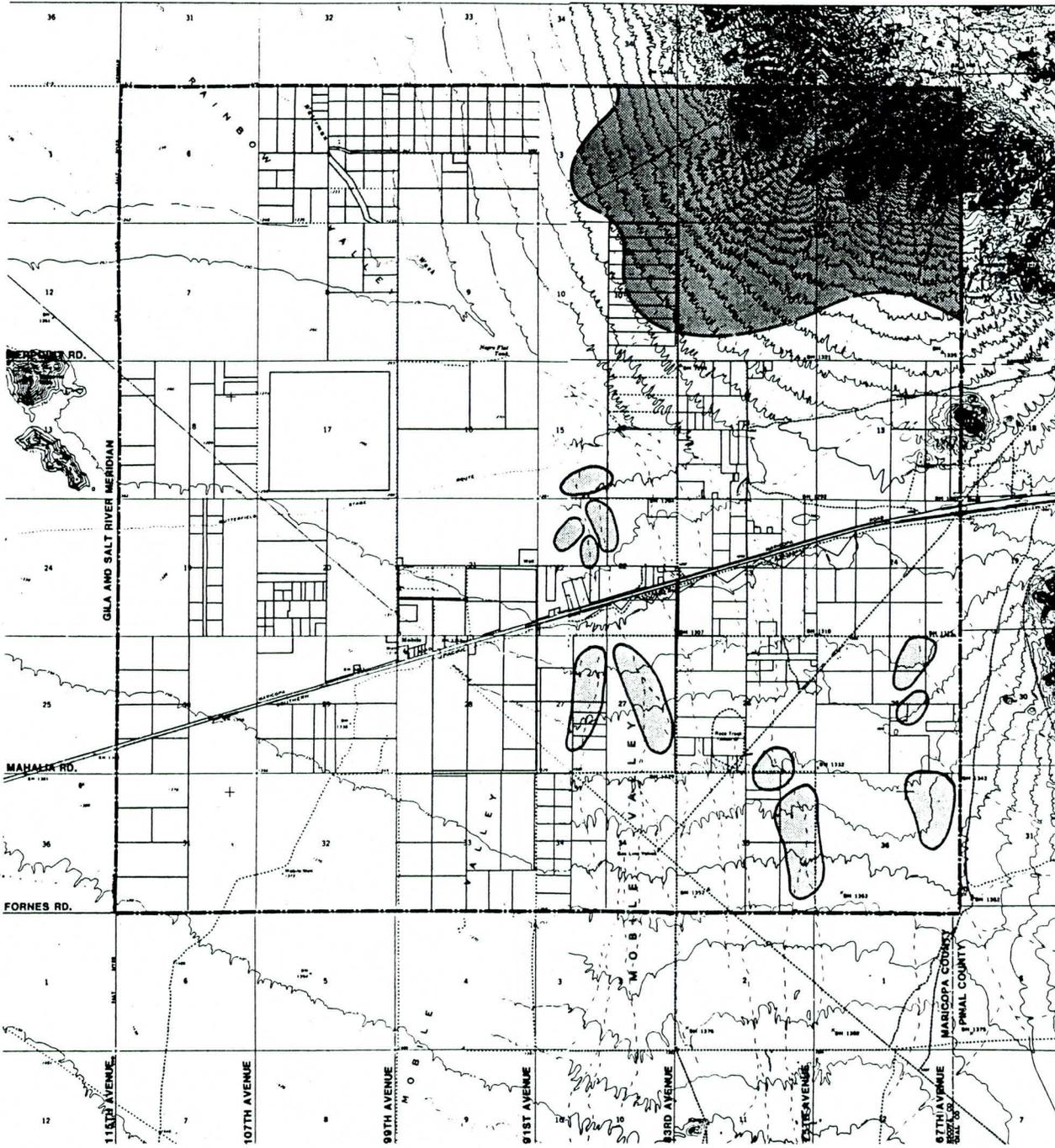
There may be plants within these three plant communities which by law, (Arizona Revised Statue Chapter 7, Article 1); can only be moved from one location to another after applying for a state permit, regardless of ownership. For removal or destruction of protected species on private property, the Arizona State Agricultural and Horticultural Commission must be notified. The protected plants within this area include:

Cacti:

Barrel	Cereus	Pin Cushion	Needle "Mulee"
Beehive	Cholla	Saguaro	Mesa Verde
Night Blooming	Hedgehog	Prickly Pear (Opuntia)	

Trees and Shrubs:

Agave (Century Plant)	Desert Spoon	Yucca
Desert Holly	Ocotillo	Flannel Bush



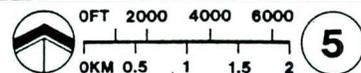
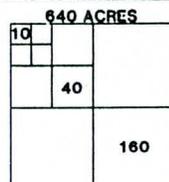
**VEGETATION**

-  RIPARIAN
-  PALOVERDE-SAGUARO
-  CREOSOTE BUSH

1 NOVEMBER 1990

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b) *Wildlife*

The **Mobile Planning Area** contains a number of animal species including rodents, birds, reptiles, foxes, coyote and deer. Birds living in the Creosote Community include Mourning Dove, Gambel's Quail, Inca Dove and the Gila Woodpecker, as well as many other species. Based on two factors, 1) the limited number and similarity of animal species, and 2) the low scenic quality of the Creosote Community, the majority of this planning area is to be viewed unpreferentially in terms of preservation with the exception of the riparian habitat located within the major drainage washes and the verde-saguaro habitat located in the Sierra Estrella Mountains.

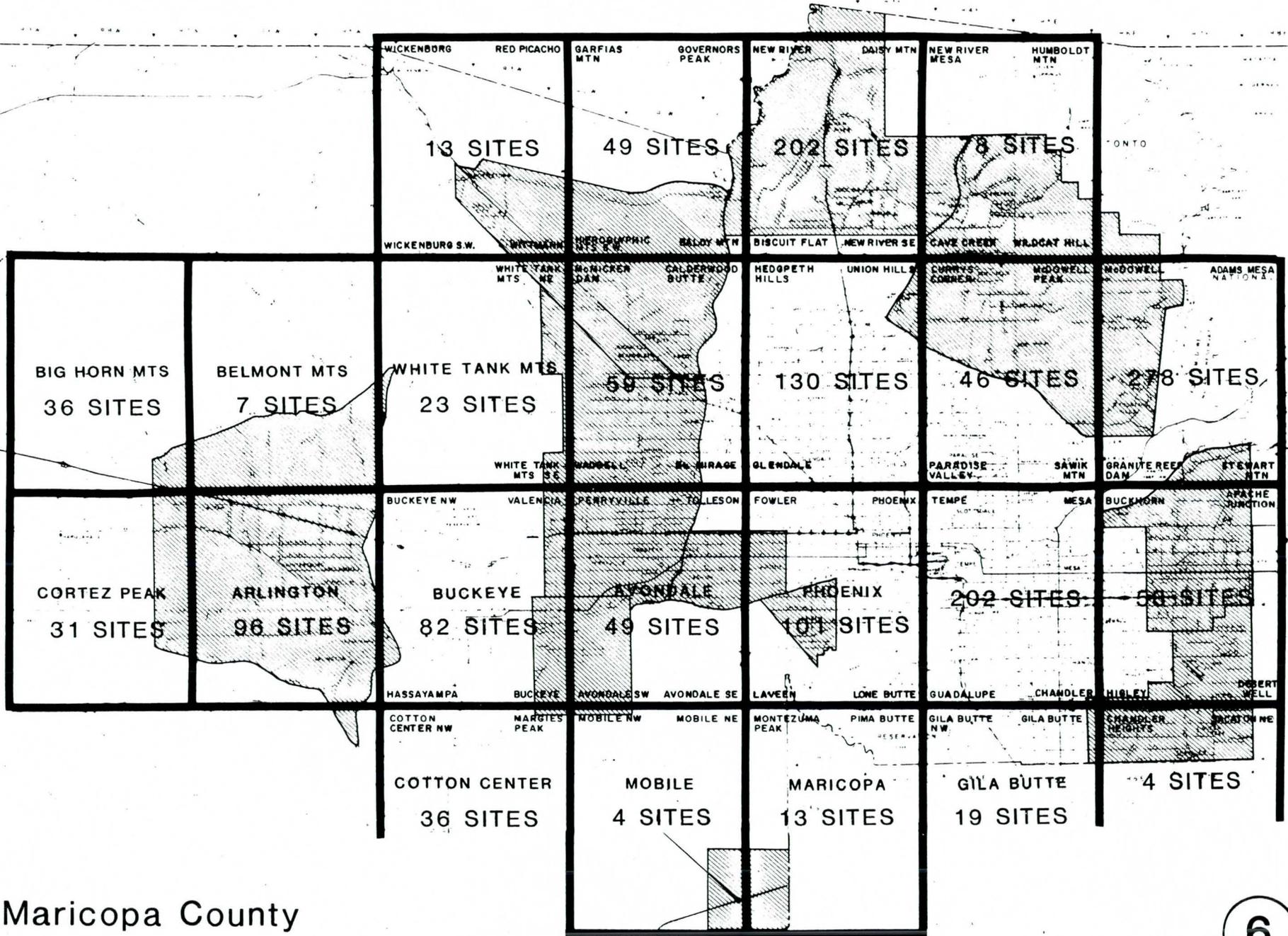
The only special status species that may exist within the **Mobile Planning Area** is the Desert Tortoise (*Xerobates Agassizii*). The Desert Tortoise is a candidate species on the State's "Threatened Native Species" list and is found principally in rocky foothills and less often on lower bajadas and semi-desert grasslands. The tortoise is also listed as a candidate Category Two Species on the U.S. Fish and Wildlife Service list of proposed and candidate species under the Endangered Species Act in Arizona.

The Arizona Game and Fish Department has recommended protection of desert riparian washes and may restrict off-road vehicle activity in this planning area.

**Archaeology**

Arizona, and especially Maricopa County, has one of the highest concentrations of archaeological sites in the United States and possibly the world. Figure 6, "Archaeological Site Frequency," summarizes known archaeological site frequency by U.S.G.S. quadrangles within and surrounding the **Mobile Planning Area**. Detailed site locations are on file with the State Historic Preservation Office (SHPO) and may be confidentially examined, on a project basis, for the protection of the resource. To date, no systematic reconnaissance field survey of the county has been conducted, so it could be assumed that unreported cultural resources, including historic resources, may exist within the **Mobile Planning Area**.

Prior to development, an archaeological/historical review should be accomplished in order to determine the full archaeological potential within the area.



Maricopa County  
 Archaeological Site Frequency by U.S.G.S. Quadrangle

### Policy Implications

This section, concerning the natural resources, summarizes the key issues identified previously which should be addressed during the development of Mobile.

a) *Physical Characteristics*

Approximately 10 percent of the soils located throughout the entire planning area, are characterized by slow permeability, which can limit the safe use of septic tanks. The majority of the slopes within the planning area are less than two percent.

b) *Vegetation and Wildlife*

Plants of the Saguaro - Palo Verde Community, located in the Sierra Estrella Mountains, and within the major drainage wash corridors are undisturbed. Future development in this area should be sensitive to these unique plant habitats.

c) *Archaeology*

Only four archaeology sites have been located in the **Mobile Planning Area** at the present time, but others could exist along the natural drainageways of Waterman Wash.

d) *Air and Noise Quality*

If the proposed hazardous waste facility is approved, air quality of the region could be tremendously affected if rigid controls and monitoring are not placed on the facility. Noise quality may also be negatively affected if there are substantial increases in operations or jet aircraft were utilized at the Lufthansa Training Facility.

e) *Hydrology*

The existing surface drainage pattern has created flooding and maintenance problems on existing roadways. Culverts should be retrofitted onto SR 238 and utilized in future roadway construction. The presence of a sanitary landfill (and potential hazardous waste facility) should prompt frequent monitoring of groundwater quality.

## LAND USE AND ZONING

The Land Use and Zoning section describes and analyzes the existing conditions within the community and planning area. This section is presented in the following three elements.

- Land Use Pattern
- Zoning Pattern and Districts
- Current Development Plans

### Land Use Pattern

The existing land use pattern is characterized by the dispersed residents located throughout the **Mobile Planning Area**. As shown on Figure 7, "Land Use," the community only contains residential uses and does not presently have any commercial uses located within close proximity. The major landmark of the community is the elementary school which is located at the northeast corner of Maricopa Road (SR 238) and 99th Avenue. The school presently has an enrollment of approximately 20 students and is 22 years old. The remaining land has remained in its natural state or has, at one time, been cultivated for agricultural use.

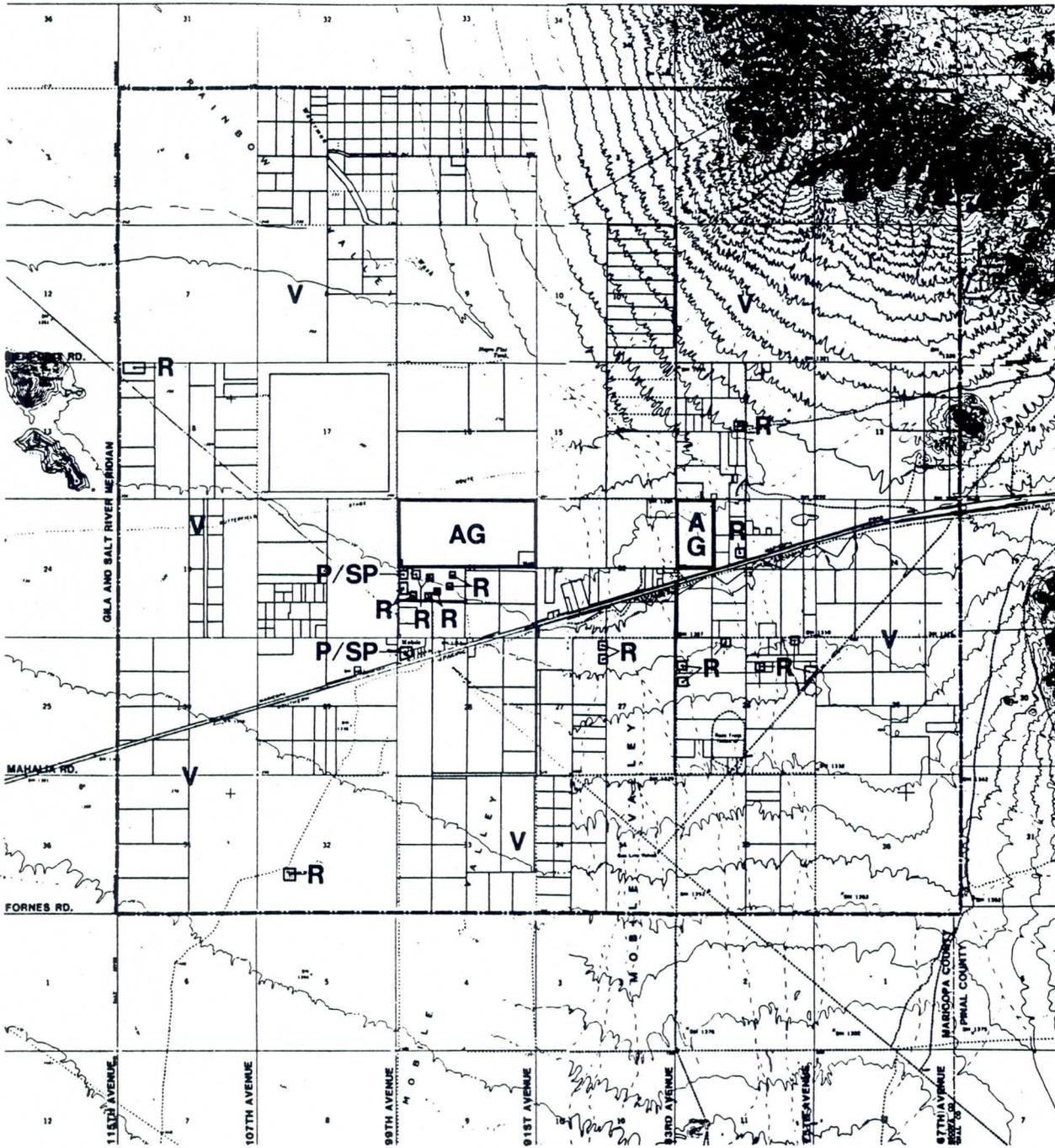
### Zoning Pattern and Districts

The existing zoning pattern generally reflects the existing land use pattern as shown in Figure 8, "Zoning," with the exception of one recorded single family residential zoning district (R1-18) and a general commercial zoning district (C-3) which are currently vacant. The single family residential parcel includes approximately 80 acres and consists of 113 lots, only a few of which have houses. This parcel is located at the northeast corner of 99th Avenue and Powhatan Road.

The general commercial parcel includes an approximate six acre lineal parcel that is generally bisected (200 feet on each side) by the Southern Pacific Railroad right-of-way, and is located between 107th and 91st Avenues.

The planning area also contains three parcels of special use (S.U.) zones that include aviation, landfill and oil refinery uses. The aviation parcel includes approximately 480 acres and is administered by Lufthansa Airlines as pilot training facility. The landfill parcel includes approximately 640 acres and is administered by Waste Management, Inc. The oil refinery parcel includes approximately 100 acres but is currently vacant.

Maricopa County enforces a Zoning Ordinance to regulate land development within unincorporated areas such as the community of Mobile. The ordinance has been summarized to include the permitted uses described in Table 3, "Maricopa County Zoning Ordinance Summary."



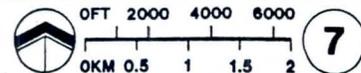
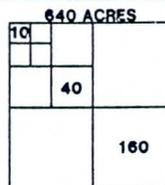
**LAND USE**

- R RESIDENTIAL - SINGLE FAMILY OR MOBILE HOME
- P/SP PUBLIC/SEMI-PUBLIC
- AG AGRICULTURAL
- V VACANT

1 NOVEMBER 1990

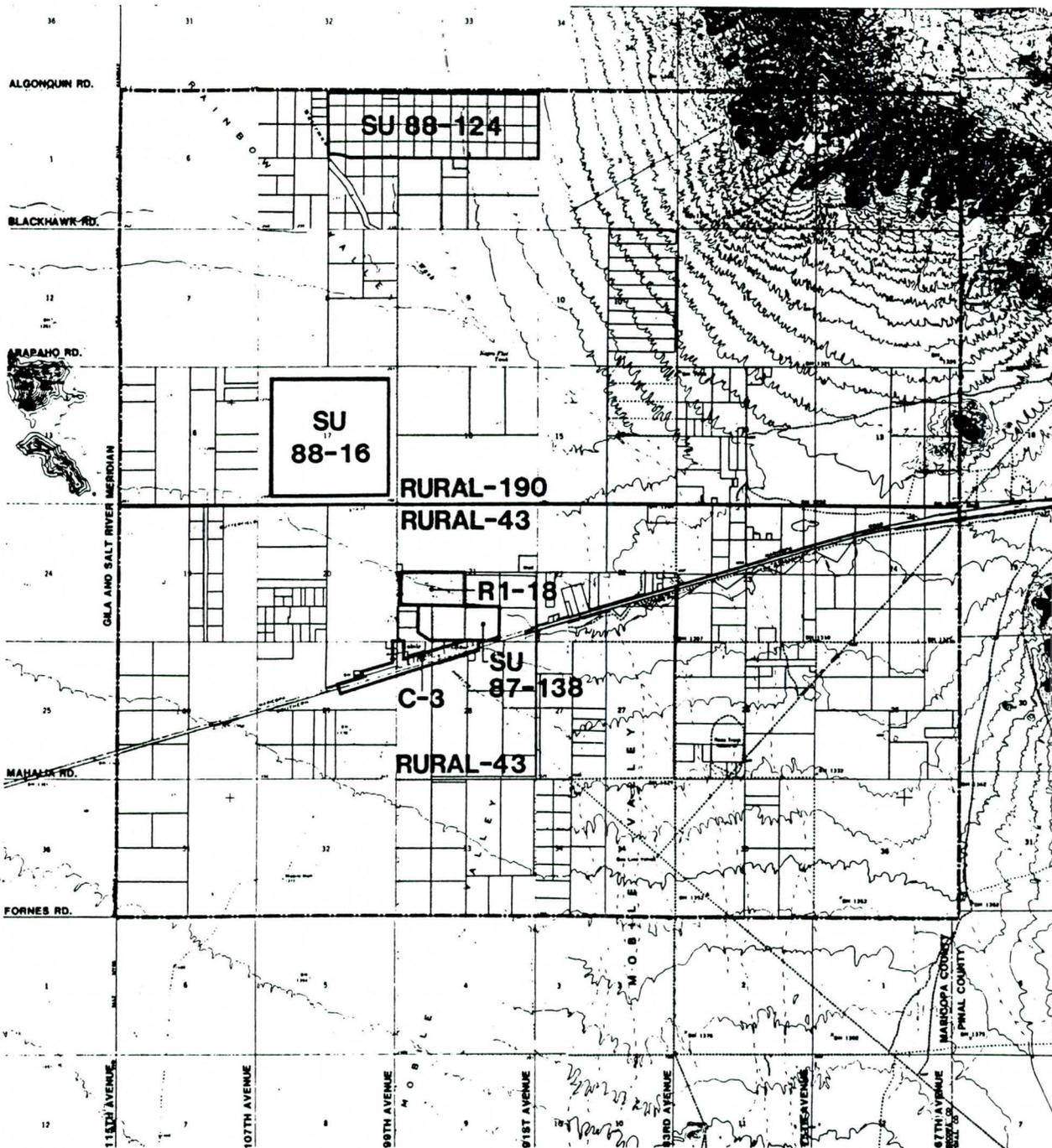
# MARICOPA COUNTY LAND USE PLAN

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**ZONING**

RURAL-190

RURAL ZONING DISTRICT

C-3

GENERAL COMMERCIAL ZONING DISTRICT

RURAL-43

RURAL ZONING DISTRICT

SU

SPECIAL USE

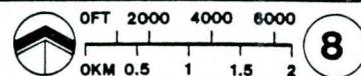
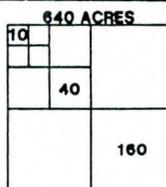
R1-18

SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

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**MARICOPA COUNTY  
LAND USE PLAN**

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**Table 3**  
**Maricopa County Zoning Ordinance Summary**

1)	Rural Zoning District (Rural-190)	Permitted Uses:	One dwelling unit per 190,000 square feet; agricultural activities
2)	Rural Zoning District (Rural-70)	Permitted Uses:	One dwelling unit per 70,000 square feet; agricultural activities
3)	Rural Zoning District (Rural-43):	Permitted Uses:	One dwelling unit per one (1) acre of site; agricultural activities
4)	Single Family Residential Zoning District (R1-35):	Permitted Uses:	One dwelling unit per 35,000 square feet of site
5)	Single Family Residential Zoning District (R1-18):	Permitted Uses:	One dwelling unit per 18,000 square feet of site
6)	Single Family Residential Zoning District (R1-10):	Permitted Uses:	One dwelling unit per 10,000 square feet of site
7)	Single Family Residential Zoning District (R1-8):	Permitted Uses:	One dwelling unit per 8,000 square feet of site
8)	Single Family Residential Zoning District (R1-7):	Permitted Uses:	One dwelling unit per 7,000 square feet of site
9)	Single Family Residential Zoning District (R1-6):	Permitted Uses:	One dwelling unit per 6,000 square feet of site
10)	Two-Family Residential Zoning district (R-2):	Permitted Uses:	One dwelling unit per 4,000 square feet of site; multi-family dwellings

**Table 3 (continued)**  
**Maricopa County Zoning Ordinance Summary**

- |     |  |  |
|-----|--|--|
| 11) | Multiple-Family Residential Zoning District (R-3): |  |
|     | Permitted Uses:                                    | One dwelling unit per 3,000 square feet of site; multiple-family dwellings   |
| 12) | Multiple-Family Residential Zoning District (R-4): |  |
|     | Permitted Uses:                                    | One dwelling unit per 2,000 square feet of site; multiple-family dwellings   |
| 13) | Multiple-Family Residential Zoning District (R-5): |  |
|     | Permitted Uses:                                    | One Dwelling unit per 1,000 square feet of site; multiple-family dwellings   |
| 14) | Planned Shopping Center Zoning District (C-S):     |  |
|     | Permitted Uses:                                    | Retail and service businesses with a development site plan approved by the Board of Supervisors  |
| 15) | Commercial Office Zoning District (C-O):           |  |
|     | Permitted Uses:                                    | Professional, semi-professional and business office activities   |
| 16) | Neighborhood Commercial Zoning District (C-1):     |  |
|     | Permitted Uses:                                    | Food markets, drugstores and personal service shop activities  |
| 17) | Intermediate Commercial Zoning District (C-2):     |  |
|     | Permitted Uses:                                    | Hotels and motels, travel trailer parks, restaurants, and some commercial recreation and cultural facilities, such as movies and art and music instruction |
| 18) | General Commercial Zoning District (C-3):          |  |
|     | Permitted Uses:                                    | Retail and wholesale commerce and commercial entertainment activities  |

**Table 3 (continued)**  
**Maricopa County Zoning Ordinance Summary**

- |     |  |   |
|-----|--|---|
| 19) | Planned Industrial Zoning District (Ind-1):<br>Permitted Uses: | Business and manufacturing activities with a development site plan approved by the Board of Supervisors |
| 20) | Light Industrial Zoning District (Ind-2):<br>Permitted Uses:   | Light industrial activities with a development site plan approved by the Board of Supervisors           |
| 21) | Heavy Industrial Zoning District (Ind-3):<br>Permitted Uses:   | Heavy industrial activities with a development site plan approved by the Board of Supervisors           |

Source: Maricopa County Zoning Ordinance, Maricopa County Department of Planning and Development

In addition to the zoning districts listed above, Overlay Zoning Districts, Special Uses and Unit Plans of Development are also established to allow development which protects the environment, provides alternative housing types, and promotes age specific residential areas. These include:

- 1) *Hillside Development Overlay Zoning District (HD):*  
To allow the reasonable use and development of hillside areas while maintaining the character, identity and image of the hillside area. This district applies to slopes of 15 percent and greater.
- 2) *Manufactured House Residential Overlay Zoning District (MHR):*  
To provide for housing which is similar to conventional on-site-built housing in subdivisions or on individual lots where manufactured housing is appropriate.
- 3) *Senior Citizen Overlay Zoning District (SC):*  
To provide for planned residential development designed specifically for residency by persons of advanced age.

4) *Planned Development Overlay Zoning District (PD):*

To establish a basic set of conceptual parameters for the development of land and supporting infrastructure, which is to be carried out and implemented by precise plans at the time of actual development.

5) *Special Uses (SU):*

To permit a class of uses that are otherwise prohibited by the Ordinance.

6) *Unit Plans of Development (UPD):*

To provide for large scale development where variations in lot size, dwelling type and open space is warranted due to topographic or other considerations.

### **CURRENT DEVELOPMENT PLANS**

Although the **Mobile Planning Area** currently exhibits a rural character, a number of large scale industrial uses exist or are planned for the area. These include:

#### **Regional Sanitary Landfill**

Waste Management Inc. has developed a regional sanitary landfill facility located north of the community, which is now operational. The facility, Butterfield Station, has a capacity of 100 tons per day and a functional life of 50 years. The landfill includes approximately 960 acres (Section 17 (all) the Section 21 (north half)).

#### **Airline Pilot Training Facility**

Lufthansa Airlines has developed a training facility for pilots on a parcel of land located north of the regional landfill. The airstrip is located on approximately 480 acres (Section 4 (north half)) and Section 5 (northeast quarter) and utilizes single and twin engine aircraft for flight operations.

#### **Hazardous Waste Facility**

ENSCO, an Arkansas based hazardous operator, was previously approved to construct a \$27 million hazardous waste facility approximately six miles west of Mobile, but is now undergoing considerable public scrutiny to determine its impact on the surrounding area. The facility is located on 640 acres (Section 32) and is projected to process a variety of toxic wastes produced within, and outside of, Arizona.

#### **Wilderness Area**

A regional wilderness area has been designed by the Bureau of Land Management that includes approximately 14,800 acres in the Sierra Estrella Mountains. The Wilderness Area located south and east of Estrella Mountain Park and bounded on the east by the Maricopa-Pinal County Boundary. The Wilderness Area, is restricted from future mining, roads and gas and oil exploration.

**PUBLIC FACILITIES AND UTILITIES**

The public facilities and utilities section analyzes and describes the existing transportation system and utilities that are located within the **Mobile Planning Area**. This section is presented in the following sub-sections.

- Transportation
- Utility System
- Sheriff's Department
- Fire Department
- Educational Facilities

**Transportation**

The existing transportation system includes both vehicular and train circulation as shown in Figure 9, "Transportation System". The paved vehicular circulation system consists of Maricopa Road (SR 238) which links Mobile and the communities of Maricopa and Gila Bend.

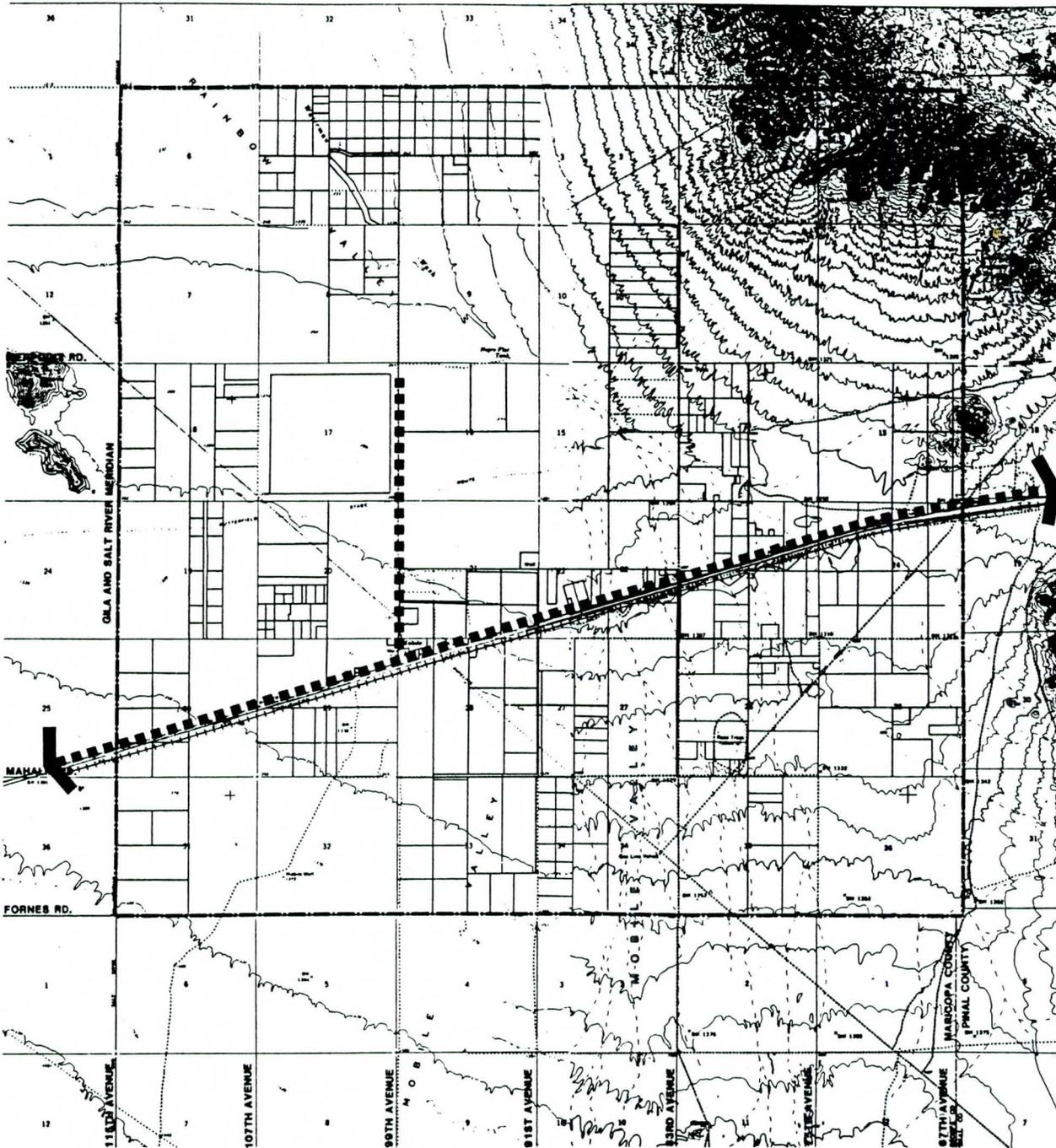
Within the five-year transportation improvement program for Maricopa County, from 1986/87 to 1990/91, three projects have been identified that will improve access and mobility within the community. These improvements have been planned for Fiscal Years (FY) 1987, 1988 and 1989 and will involve a total cost of \$3.1 million as shown on Table 4, "Transportation Improvement Program for Maricopa County."

Southern Pacific Railroad, which includes 200 feet of right-of-way, extends through the planning area on the south side of Maricopa Road, linking Yuma and Tucson to provide overland freight delivery to southern California from the east.

**Table 4**  
**Transportation Improvements for Maricopa County**  
**(1986/87 - 1990/91)**

<u>Year</u>	<u>Project Location</u>	<u>Work</u>	<u>Length Miles</u>	<u>Cost State/Local</u>	<u>Cost Federal</u>	<u>Total Cost</u>
FY 87	SR 238 from Maricopa to Mobile, Phase I	Grade, Drain, and Pave	21.0	\$1,000,000	-0-	\$1,000,000
FY 90	83rd Avenue in Mobile	Flashers, Gates RR and Planking	0.10	10,000	\$90,000	100,000
FY 88	SR 238 from Maricopa to Mobile, Phase III	Grade, Drain, and Pave	21.0	2,000,000	-0-	2,000,000

Source: Transportation Improvement Program for Maricopa County, 1986/87 - 1989/90



**TRANSPORTATION SYSTEM**



ARTERIAL ROADWAYS

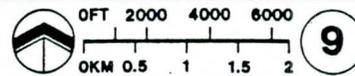
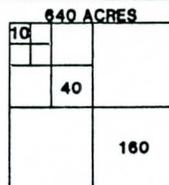


RAILROAD RIGHT-OF-WAY

1 NOVEMBER 1990

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### Utility System

Due to the low population base of the community at the present time, water supply and distribution and sewage collection and treatment systems have not been developed. The community also lacks a power distribution system, although some private residences are served by private lines. Mobile citizens who do not have private water wells currently use the community well located at the elementary school. Residents utilize both septic tanks and outdoor privies for sewage collection.

A regional natural gas line is owned and operated by El Paso Natural Gas as shown in Figure 10, "Utility System." The trunk line crosses the planning area from the northwest to the southeast, and forms a T-intersection with another line that extends to the northeast which is located in Section 34. The trunk line provides service to western Maricopa County and central Pinal County.

### Sheriff's Department

The Maricopa County Sheriff's Department, located at 102 W. Madison Street, in Phoenix, serves the unincorporated areas in Maricopa County. Presently, the Gila Bend Substation, located at 209 E. Pima, Gila Bend, serves the Mobile Planning area. The Substation has approximately a 30 minute response time.

### Fire Department

The Mobile Planning area is not serviced by any fire department. Gila Bend has a volunteer Fire Department located approximately 30 miles away, but may not respond to a fire in the Mobile area. The Town of Maricopa has a Fire Department but is not obligated to respond to fire's outside of their area of responsibility. The AK Chin Indian Reservation, located 11 miles east, has ambulance and fire service and could respond to an emergency in the Mobile area.

### Educational Facilities

Currently the Mobile Elementary School District #86 operates one (1) elementary school in the Mobile Planning Area. The Mobile Elementary School has 14 students enrolled in kindergarten through eighth grade. The School has the capabilities to accommodate up to 150 students. High school students 9-12, attend Casa Grande High School in Casa Grande.

## **SOCIO-ECONOMIC CHARACTERISTICS**

The Socio-Economic Characteristics section analyzes and describes the demographic profile of the residents of Mobile. This section is presented in the following seven subsections.

Community Survey Background  
Age Characteristics  
Race Profile  
Marital Profile  
Household Profile  
Employment Profile  
Housing Profile

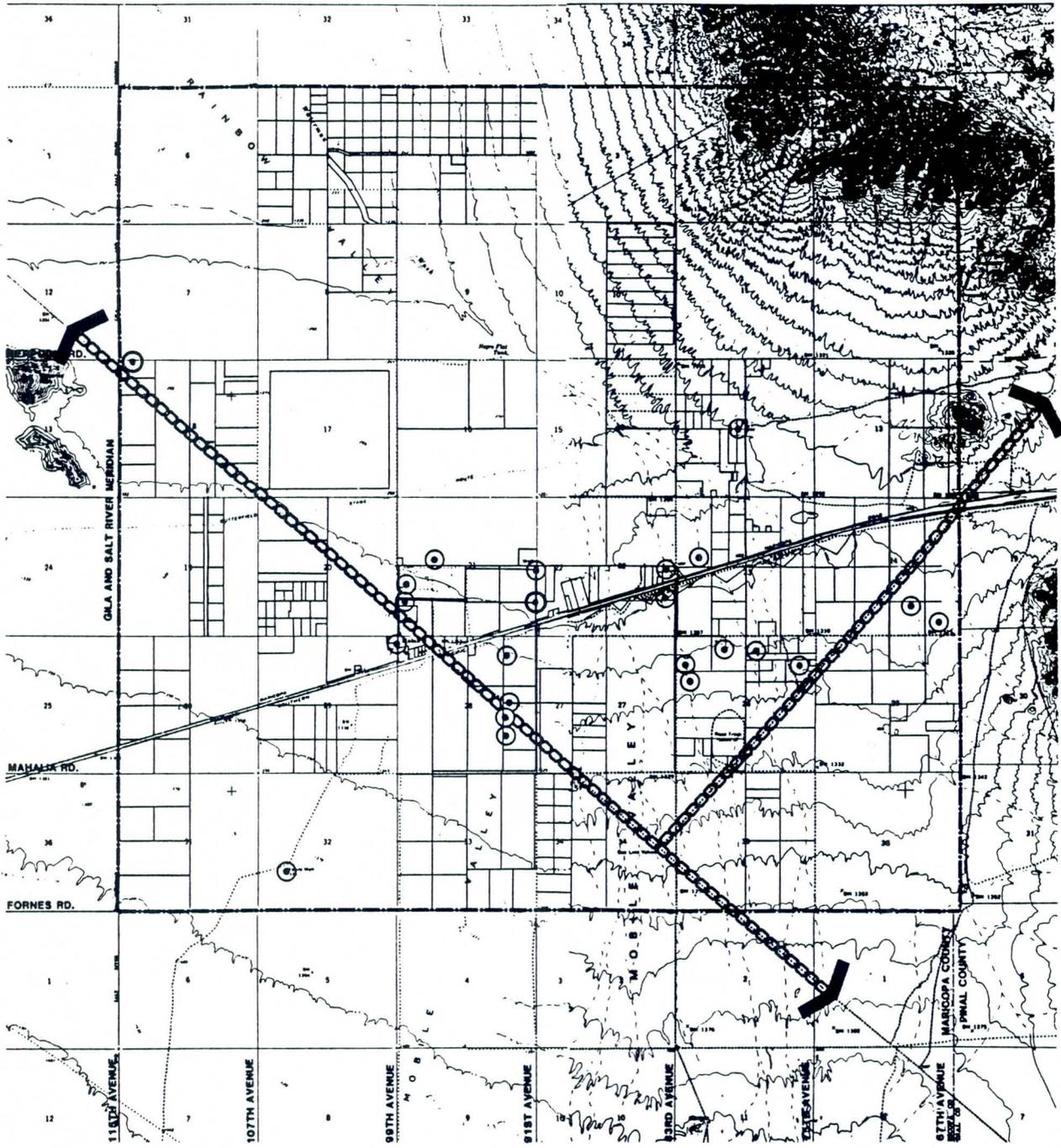
**Community Survey Background**

Because the existing census data is ten years old and the census tract (7233) that includes the community encompasses approximately *five* square miles, the creation and administration of a community survey was viewed as the most accurate method to determine specific socio-economic and demographic characteristics for the planning area.

A community survey was prepared and administered to 47 residents, comprising approximately 90 percent of the area residents located within the **Mobile Planning Area**. The purpose of the survey was to specifically identify the existing socio-economic characteristics of the community, which could not be accurately interpolated from U.S. Census Data prepared in 1980. The results of the survey are located in the Appendix to this document.

**Age Characteristics**

The age characteristics of the area are most heavily weighted above the age of 50 years, which constitutes more than 50 percent of those residents surveyed. The distribution by age is shown in Table 5, "Age Characteristics."



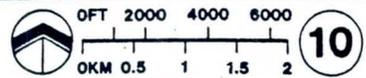
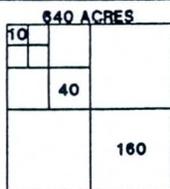
**UTILITY SYSTEM**

-  TRUNK GAS LINES
-  WATER WELLS

1 NOVEMBER 1990

# MARICOPA COUNTY LAND USE PLAN

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**Table 5  
Age Characteristics**

<b>Age</b>	<b>Number</b>	<b>Percentage</b>
Less than 20 years	2	4.3
20 - 29 years	7	14.9
30 - 39 years	9	19.2
40 - 49 years	5	10.6
50 - 59 years	12	25.5
60 years and over	12	25.5
<b>Total</b>	<b>47</b>	<b>100.0%</b>

Source: BRW, Inc.; May 1990

**Race Profile**

The race profile of the area generally includes white, black and hispanic residents comprising approximately 55, 21 and 12 percent of the respondents, respectively. The composition of the race profile is shown below in Table 6, "Race Profile."

**Table 6  
Race Profile**

<b>Race</b>	<b>Number</b>	<b>Percentage</b>
White	26	55.3
Black	10	21.3
Hispanic	6	12.8
Native American	5	10.6
Other		
<b>Total</b>	<b>47</b>	<b>100.0%</b>

Source: BRW, Inc.; May 1990

**Marital Profile**

The marital profile of the respondents includes more than 75 percent which are married or widowed.

### Household Profile

The household profile of the area includes more than 50 percent consisting of one or two person households. The existing profile is shown below in Table 7, "Household Profile."

**Table 7  
Household Profile**

<b>Person Household</b>	<b>Number</b>	<b>Percentage</b>
One	11	25.0
Two	16	36.4
Three	3	6.8
Four	9	20.4
Five	4	9.1
Six or more	1	2.3
<hr/>		
Total	44 *	100.0%

Source: BRW, Inc.; May 1990

\*Three respondents did not answer this survey question.

### Employment Profile

The employment profile of the area illustrates that more than 50 percent of the respondents work in Mobile and generally earn less than \$16,500 annually. The existing profile is shown below in Table 8, "Income Profile."

**Table 8  
Income Profile**

<b>Income</b>	<b>Number</b>	<b>Percentage</b>
Zero - \$16,500	35	81.4
\$16,600 - \$26,500	5	11.6
Over \$26,500	3	7
<hr/>		
Total	43 *	100.0%

Source: BRW, Inc.; May 1990

\*Four respondents did not answer this survey question.

**Housing Profile**

The housing profile of the planning area illustrates that more than 50 percent live in a mobile home and nearly 50 percent live in a single family home. More than 75 percent of the respondents own their place of residence and nearly 65 percent have lived in their residence for more than five years.

The results of the survey indicate that the existing population base is very low and is generally elderly, married and earns a relatively low annual income. Less than half of the residents are employed, but would welcome increasing opportunities for jobs. Many of the residents have lived in the area more than five years and reside in a single family or mobile home.

## MOBILE RESIDENT ISSUE IDENTIFICATION

The "Resident Identification" element of the **Mobile Land Use Plan** summarizes the major land development issues raised by the residents of the **Mobile Planning Area**.

### MOBILE ISSUE IDENTIFICATION WORKSHOP

On December 7, 1988, the Mobile Community Issue Identification Workshop was held at the Mobile Elementary School. Residents of the area were invited to attend the workshop through prior issuance of a community newsletter issued by the Mobile Community Council for Progress.

Approximately 12 residents attended the workshop and identified nine issues relating to the environment, land use, transportation, employment and public services and utilities. All of the issues were rated as a high priority due to the lack of basic services available to the residents of the planning area.

In conjunction with the issue identification workshop, a community survey was administered to residents who live inside of, and surrounding, the **Mobile Planning Area**. A listing of the most important projects that the County could undertake include:

- Provision of Water Service
- Additional Jobs
- More Parks
- Electric Service
- Paved Roads

### Summary of Resident Issues

During the time when the inventory and analysis document was prepared for the Mobile Land Use Plan, specific issues surfaced as a result of the extensive inventory and documentation. Those issues correspond very closely to the issues identified at the Community Issue Identification Workshop. The issues are summarized as follows.

#### *a) Environment*

The Mobile residents perceived flooding as a major issue to be considered while preparing the Land Use Plan.

#### *b) Land Use*

The Mobile residents perceived the provision of housing and the need for shopping and employment opportunities as major land use issues to be considered while preparing the land use plan. The residents also would like to see the provision of social services and recreation facilities as additional components to improve their lifestyle and quality of life.

**c) *Public Facilities and Utilities***

The Mobile residents perceived the provision of water service, fire protection and crime prevention as critical issues to be considered while preparing the Land Use Plan.

**Table 9  
Mobile Resident Issue Identification**

**Environment**

Improve Flood Conditions

**Land Use**

Additional Employment Opportunities  
Additional Housing  
Selection of Shopping Goods  
Social Service Availability  
Additional Recreation Facilities

**Public Facilities and Utilities**

Provide Fire Protection  
Provide Crime Prevention  
Availability of Water

Source: BRW, Inc.; December 1988

## GOALS AND POLICIES

The formulation of a realistic and implementable Land Use Plan for the **Mobile Planning Area** is predicated upon the definition of a set of comprehensive goals and policies. The Land Use Goals and Policies are presented in the following three sections:

Natural Resources  
Socio-Economic Development  
Land Use

The following are generalized definitions which should be referred to as a guide when reading this chapter of the Mobile Land Use Plan.

**GOAL:** A desired end which, if pursued over the long-term, will ultimately result in the attainment of a desired living environment.

**POLICY:** A means to attain the established goals. Policies prescribe or represent a course of action.

The "Goals and Policies" are intended to set the stage for public and private actions geared to guide orderly and planned growth within the **Mobile Planning Area** and its fringe; promote high quality residential, commercial, and industrial development; and continue to improve and expand transportation and public facilities for the Mobile Planning Area.

### Natural Resources

#### *A. Physical Characteristics*

**GOAL:** Permit developments which are compatible with natural environmental features and which do not lead to its destruction.

Policy A-1: Discourage land uses that have the potential to diminish the existing levels of air, water and noise quality within the planning area.

Policy A-1.1: Encourage compatible land use relationships with high intensity employment uses and sources of excessive noise, dust or noxious odors.

Policy A-2: Encourage land uses and development plans that are compatible with environmentally sensitive areas such as open space, floodplains, hillsides, riparian habitat, scenic areas, and unstable geologic and soil conditions.

Policy A-2.1: Encourage land uses and development plans that are compatible with soil conditions which have severe development constraints such as within the Cherioni Rock Outcrop area located in the northeastern portion of the planning area.

- Policy A-3: In order to minimize adverse impacts of hillside development, the submittal of land development applications which permit review on lands with slopes of 15 percent or greater should be encouraged.
- Policy A-3.1: Encourage the preservation of the scenic quality of the Sierra Estrella Mountains.
- Policy A-3.2: Support the Bureau of Land Management in their efforts to have the Sierra Estrella Mountain Range designated as a wilderness area.

**B. Hydrology**

**GOAL: Protect and preserve existing water resources and minimize flood hazards.**

- Policy B-1: Encourage cooperation with the Maricopa Flood Control District to minimize land development conflicts and achieve compatibility with the development and implementation of Area Drainage Master Studies and other relevant investigations.
- Policy B-2: Limit the location of land uses which rely on direct extraction of groundwater to locations where subsidence is neither an existing condition nor is projected to occur in the future.
- Policy B-3: Support the regulation of land uses which are consistent with water conservation efforts mandated in the Arizona 1980 Groundwater Management Act or successor legislation.
- Policy B-4: Encourage developments which maximize recharge of groundwater supplies.
- Policy B-5: Encourage the use of drought tolerant and low water consumptive landscape materials.
- Policy B-6: Support Flood Control District policies and regulations on development within all floodplains of Maricopa County.
- Policy B-7: Discourage the location of structures which would increase waterponding and sheetflow in areas of extremely flat land and areas susceptible to sheetflow.

**Socio-Economic Development**

**A. Commercial/Industrial Development**

**GOAL: Permit major commercial and job employment centers where the labor force and infrastructure exist or are expanding.**

**GOAL:** In developments with densities greater than one dwelling unit per acre create a land use environment that generates a diversified economic base which fosters varied employment opportunities, and encourages business information and expansion.

**Policy A-1:** Commercial development is only to be encouraged when its demand can be justified and with the provision that construction will be completed on the proposed facilities within a specified time period.

**Policy A-1.1:** Require that existing recreational vehicle/mobile home parks be fully constructed prior to the approval of new ones, or require that a market study be presented which clearly demonstrates a need and market before new parks are approved.

**Policy A-1.2:** Encourage the construction of a high school in the Mobile Planning Area at such time that student population will support its existence.

**Policy A-2:** Encourage industrial development on property zoned industrial prior to rezoning of additional property for industrial use.

**Policy A-3:** Encourage commercial development in areas currently zoned for such activity, and in areas that are a portion of a large scale or planned development, provided that proposed acreage may be supported by on-site population.

***B. Vegetation and Wildlife***

**GOAL:** Preserve existing habitat areas of threatened or endangered wildlife species.

**Policy C-1:** Encourage the protection of threatened and endangered species.

**Policy C-2:** Support preservation practices in the Palo Verde-Saguaro Community located in the northeast planning area.

**Policy C-3:** Encourage the re-use of native vegetation or the use of replacement vegetation that is primarily indigenous to the Palo Verde-Saguaro Community for land developments which disturb that community.

**Policy C-3.1:** Recognizing the unique character of the Palo Verde-Saguaro Plant Community located in the Sierra Estrella Mountains, support preservation practices when reviewing proposed land uses.

**C. Archaeology**

**GOAL: Protect Maricopa County's historical and archaeological resources.**

Policy D-1: Prior to development, excavation, or grading, require the submittal of a letter by the applicant from the Arizona Historical Preservation Office stating that the proposed land development will not negatively impact historical and cultural resources of the Mobile Planning Area.

**Land Use**

**A. Land Use**

**GOAL: Create orderly, efficient, and functional development patterns.**

**GOAL: Create high quality residential, commercial, and industrial land developments that are compatible with adjacent land uses.**

Policy A-1: Encourage residential developments within urban residential land use categories as a part of a planned community with a mixture of housing types and intensities.

Policy A-2: Encourage the use of "planned developments" for suburban development projects which incorporate quality and cluster development.

Policy A-3: Encourage the location of rural density residential development (less than one dwelling unit per acre) in areas where infrastructure to support higher density housing is lacking, and where natural environmental conditions promote low intensity development.

Policy A-4: Residential development at one (1) dwelling unit per acre or greater intensities are to be directed toward urbanizing portions of the County.

Policy A-4.1: Residential development will be discouraged at suburban or greater intensities (exceeding one dwelling unit per acre) except in the area around the existing population core located in close proximity to 99th Avenue and Maricopa Road, therefore, preserving the existing rural character of the planning area.

Policy A-5: Encourage land developers to cooperate with residents, and homeowner's associations during any development review process for construction near the property holdings of those residents and homeowner's associations.

Policy A-6: In addition to normal site plan review of development proposals along major streets and adjacent to existing and approved land uses will be reviewed to determine compatibility with those uses.

Policy A-6.1: Encourage commercial development concentrated around the intersection of Maricopa Road and 99th Avenue.

Policy A-7: Discourage the location of commercial or industrial developments in locations specified for development with rural density land uses.

Policy A-8: Encourage signage to be located on the site for which it pertains.

***B. Transportation***

**GOAL: Establish a circulation system that provides for the safe, convenient and efficient movement of goods and people throughout Maricopa County.**

Policy B-1: Support the Arizona Department of Transportation's efforts to improve existing regional transportation links and their planning and construction of new regional freeways and expressways.

Policy B-2: Encourage the planning and construction of frontage roads adjacent to regional transportation links where needed to provide for safe, convenient and efficient movement of local traffic.

Policy B-3: Support the continued maintenance of roadways and the paving of new and existing local roads consistent with adopted engineering and design standards.

Policy B-4: Encourage the extension of local roadways only when needed to provide for the safe, convenient, and efficient movement of local traffic.

Policy B-4.1: Only allow vehicular and commercial truck traffic to utilize roadways improved to County Highway Department Standards.

Policy B-5: Support the County Highway Department's efforts to provide for all-weather travel over washes on County roads.

Policy B-6: Encourage the location of drought tolerant landscaping along new and existing major roadways, thereby enhancing the visual character of public transportation routes.

Policy B-7: Support the County Highway Department's efforts to obtain land dedications for roadways during rezoning and subdivision processes.

Policy B-8: Require the development of an arterial street system based upon the existing section line grid pattern unless, as part of approved developments, alternative arterial patterns are deemed superior or more appropriate.

**C. Public Facilities and Utilities**

**GOAL: Provide for a functional, efficient and cost effective system of utilities, facilities and services to serve county population and employment centers.**

Policy C-1: Continue to establish and maintain a system of park and recreational facilities to serve the residents of the County.

Policy C-2: Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in large and/or high density residential developments.

Policy C-3: Support public agency coordination to provide a balanced system of recreational opportunities in the County.

Policy C-4: Preserve natural drainageways as linear open space corridors.

Policy C-5: Permit residential developments that exceed one dwelling unit per acre only if they have community water and sanitary sewer systems provided.

**D. Growth Guidance**

**GOAL: Provide sufficient public services for intensity of land use.**

**GOAL: Minimize conflicts between urban and rural land uses.**

Policy D-1: New urban development is to be in accordance with the Mobile Land Use Plan and respective land use categories.

Policy D-2: New urban development shall 1) supply evidence of an adequate supply of potable water, and 2) provide for public wastewater treatment.

Policy D-3: New urban zoning shall be within one mile of existing urban development.

Policy D-4: New urban development shall identify sites for parks and schools. The following standards apply:

### Space Standards

<u>Type of Facility</u>	<u>Amount of Acres</u>
Neighborhood Park/Recreational Open Space Area	5 Acres/1000 People
Community Parks/Recreation Facilities	5 Acres/1000 People
Elementary School	3.1 Acres/1000 People
Junior High School	2.7 Acres/1000 People
Senior High School	1.9 Acres/1000 People

### Location Standard

*Neighborhood Park* - To be located within 1/4 mile of all residential uses proposed for development (without arterial street bisecting).

*Community Park Recreation Facility* - Should serve a population of approximately 20,000 people, be centrally located and within 1 to 1-1/2 miles of every home.

*Elementary School* - To be located within 1/2 - 3/4 mile (without arterial street bisecting) of all residential uses proposed for development.

*Junior High School* - To be located within 1 to 1-1/2 mile of all residential uses proposed for development.

*Senior High School* - To be located within 5 miles of all residential uses proposed for development.

Policy D-5: New urban development shall provide evidence of adequate fire protection. Prior to rezoning the following standards apply:

- a) Four (4) minute response time
- b) 500 gallons per minute pressure rating
- c) Minimum two (2) engines able to respond

Policy D-6: New urban development shall have access to a four (4) lane improved arterial road (110 foot right-of-way).

## LAND USE PLAN

The Land Use Plan section for the community of Mobile describes the land use definitions, land use development patterns and implementation guidelines of the **Mobile Planning Area**. The Land Use Plan is presented in the following five sections.

- Community Issues
- Land Use Definitions
- Land Use Plan
- Use of the Land Use Plan
- Related Planning Elements

### **COMMUNITY ISSUES**

A number of land use issues were identified in the "Inventory and Analysis," as a result of the data collection process and, most importantly, the community participation process. The major land use issues identified by the residents of the area included:

- Additional Employment Opportunities
- Additional Housing
- Selection of Shopping Goods
- Social Service Availability
- Additional Recreation Facilities

### **LAND USE DEFINITIONS**

The following land use definitions have been established to be used in understanding the "Land Use Plan". For each land use designated, the corresponding definition is to be used to assure consistent interpretation of the "Land Use Plan". (**Note: Definitions are only given for those land use categories designated on the Mobile Land Use Plan**).

#### *Open Space, OS*

The Open Space category denotes areas which would be best precluded from development except as open space and recreational areas. However, development of such environmentally sensitive areas as steep slopes and flood plains may be developed when in compliance with the Hillside Development Overlay District and Flood Plain Development Regulations. Additional uses in this category include parks, recreation areas, drainage ways and scenic areas.

## Residential

The Land Use categories which permit residential development are divided into two areas based upon the availability of urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.). Those categories in which some or all of these services do not exist and are not anticipated to be provided have been defined as rural, while those categories in which these services exist or are anticipated to be provided have been defined as suburban and urban. Permitted uses in all residential use categories include schools and churches. Special attention to the location of these uses should be given with regard to access, traffic and proximity to arterial roadways.

### *Rural Residential/High Density, RR/H, (0-1.0 Dwelling Units per Acre)*

The Rural Residential/High Density category denotes areas where single family residential development is desirable but urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) limited. Suitability is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints. Within any particular development, densities greater than 1.0 du/acre may be permitted, but only if areas of lower densities off-set the increase such that an average of less than 1.0 du/acre is maintained. Uses in this category include agricultural and single family residential.

### *Suburban Residential, SR, (0-2.0 Dwelling Units per Acre)*

The Suburban Residential category denotes areas where single family residential development is desirable and urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are available or will be provided. Suitability is determined on the basis of location, access, existing land use patterns and natural or man-made constraints. Within any particular development, densities greater than 2.0 du/acre may be permitted, but only if areas of less than 2.0 du/acre is maintained. In addition to residential uses, limited convenience commercial uses may also be permitted, provided there is direct access to arterial streets. A community sewer and water system will be required for developments above 1.0 du/acre and may be required for those below 1.0 du/acre.

## **Commercial**

### ***Convenience Commercial, CC***

The Convenience Commercial category denotes areas for the location of small convenience shops and services for the benefit of local residents. This category permits developments of 1 acre or less. Convenience Commercial locations are designated in areas having a more rural character. No market analysis will be required for the approval of these uses. Permitted uses in this category include gasoline stations, minor auto repair and maintenance, convenience food marts, mini-banks, barber shops, beauty shops, package liquor stores, laundromats, and eating and drinking establishments. Urban level services are not required, however uses allowed should be appropriate for the services available.

## **Employment Centers**

### ***Mixed-Use Center, MUC***

The Mixed-Use Center category denotes areas for the location of major employment centers which would have minimal impacts on surrounding areas outside of increased traffic demands. Uses permitted in this category would include offices, light industrial parks, business parks, research parks, government facilities, post secondary educational facilities, hospitals and major medical facilities. Access to a principal arterial or freeway will be required. No noise, vibration, smoke, dust, odor, heat or glare will be permitted. Only the minimum of truck traffic will be allowed. Urban services are available or will be provided. All uses within this category are subject to plan review and approval.

## **Special Use Areas**

### ***Special Use Areas***

There are three Special Uses permitted within the Mobile Planning Area. A Special Use for a pilot training facility, (Z88-124), on 455 acres will expire in the year 2004. A Special Use for a sanitary landfill, (Z88-16), on 484 acres has no expiration date. The landfill, however, is scheduled to be at full capacity by the year 2019. A Special Use for an oil refinery, (Z88-16), on 94 acres will expire in the year 2008.

## **Circulation System**

### ***Freeways and Principal Arterial Streets***

Freeways and Principal Arterial Streets represent streets which will carry the majority of trips leaving and entering the Planning Area, represent the area's highest traffic volume corridors, and are the only streets designated on the future Land Use Map. (Arterial and collector level streets may be developed, but are not illustrated on the plan.)

## LAND USE PLAN

The recommended land use development plan was prepared based upon the inventory and analysis of existing conditions and the formulation of desired goals and policies for the community of Mobile. More specifically, the recommended Land Use Plan was strongly influenced by the existing land use pattern, zoning pattern and natural features as shown on Figure 11, "Land Use Plan." The boundaries of these districts have been located on man-made or natural demarcations whenever possible. When not distinguishable, districts were located in areas where transitions (i.e., buffering, site planning techniques) could be accomplished without jeopardizing the intent of the land use plan.

### Land Use Development Patterns

Through the inventory and analysis of both natural and man-made features, the "Land Use Plan" was prepared. While the desired goals and policies formed the basis of the desired land use patterns for the area, the ultimate development pattern was tempered by recognition of existing development activities and patterns that have been established in the recent past. This included consideration for land uses and features outside the planning area which might positively or negatively impact the desired future development patterns within the planning area.

The following summarizes the "Land Use Plan" for the **Mobile Planning Area**, based upon development of the area by the year 2010.

### Residential Development

Residential development for the **Mobile Planning Area** is forecast to be minimal within the next 10 to 15 years based on the fact that:

- The community is physically separated by, and distant from the Phoenix Metropolitan Area.
- The regional circulation system consists of Maricopa Road, with no other improvements currently planned for additional paved roadways.
- With the exception of the Mobile Elementary School, community facilities do not exist.
- There are not any existing systems to provide utility service (i.e., water, sewer, electricity), although a limited source and system may be developed in the near future.

Only one parcel has been designated with a residential density over one dwelling unit per acre (gross) which is located on a parcel previously zoned for 18,000 SF lots.

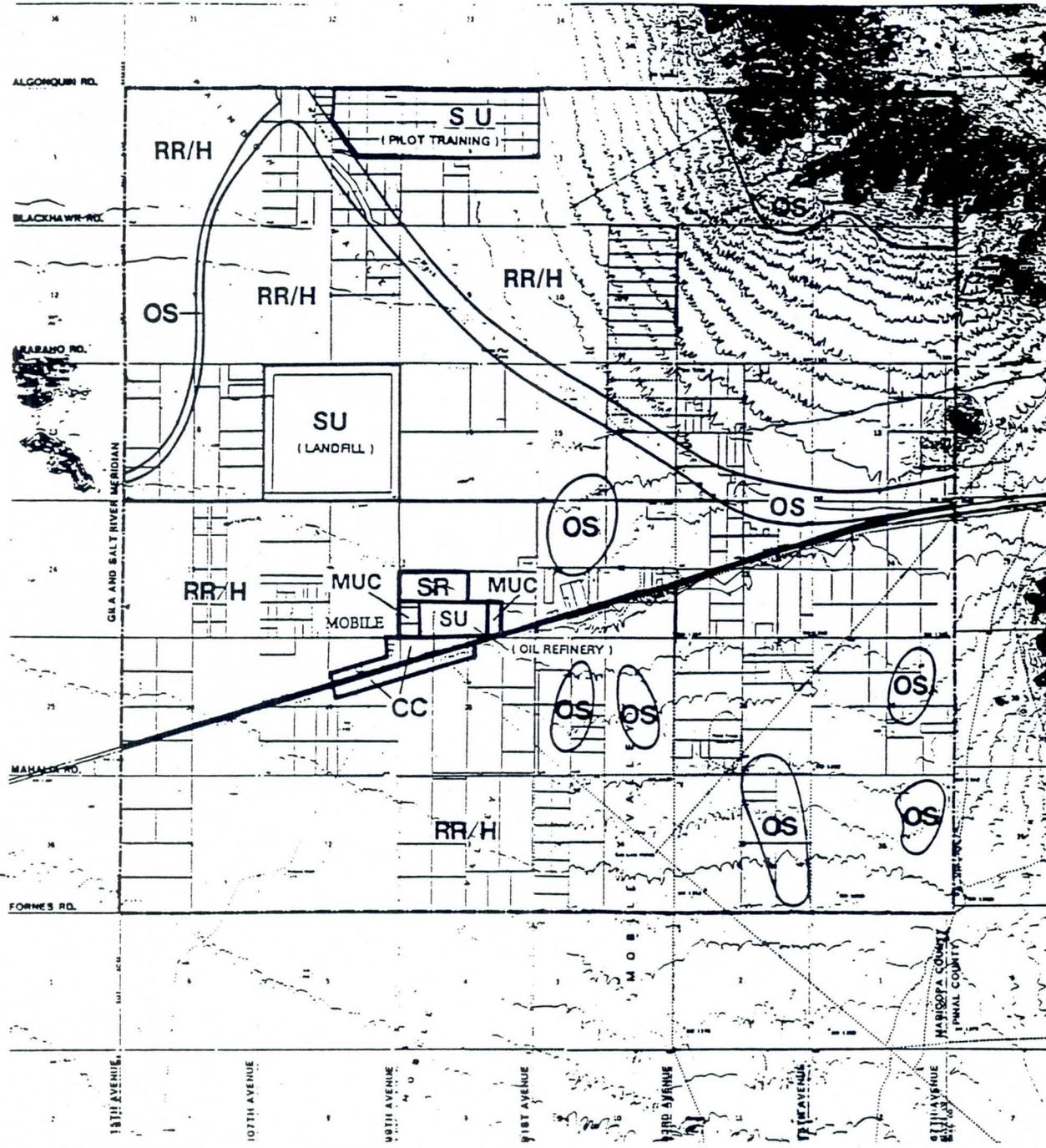
### Non-Residential Development

Non-residential development consists of three types within the **Mobile Planning Area** that include convenience commercial and heavy industrial uses. Convenience commercial, which has been previously zoned, is located on the north side of Maricopa Road approximately one-half mile on both sides of the Mobile Elementary School. Special Uses

approximately one-half mile on both sides of the Mobile Elementary School. Special Uses include three parcels that contain approximately 1,700 acres and are located north of the school between 91st and 107th Avenues. In addition, Mixed-Use activities are encouraged to locate east and west of the existing Special Use for an oil-refinery.

#### **Open Space Preservation and Development**

Open space has been located on steep sloped, drainage and riparian ecosystem areas within the **Mobile Planning Area**. Due to both development constraints and the long term provision of pristine areas for retention as open space, these areas would be best precluded from development except as open space and recreational areas. However, development in these areas is not prohibited within the underlying Zoning District and provided that Hillside and Floodplain Development Regulations are complied with where appropriate.



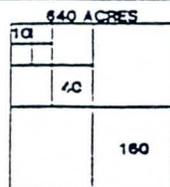
**LAND USE PLAN**

- RR/H RURAL RESIDENTIAL/HIGH DENSITY (0-1 DU/AC)
- SR SUBURBAN RESIDENTIAL (0-2 DU/AC)
- CC CONVENIENCE COMMERCIAL (1 ACRE SITE OR 2,500 SF BUILDING)
- MUC MIXED USE CENTER
- SU SPECIAL USE AREA
- OS OPEN SPACE (PARK, RECREATION, DRAINAGE, SCENIC AREAS)
- PRINCIPAL ARTERIAL STREET

6-11-91

# MARICOPA COUNTY LAND USE PLAN

## MOBILE



PLANNING  
TRANSPORTATION  
ENGINEERING  
URBAN DESIGN

BRW INC. 2700 N CENTRAL SUITE 1000 PHOENIX AZ 85004

Adopted August 12, 1991

## **Development Master Plans**

The use of Development Master Plans (DMPs) should be promoted by the County, as a means of implementing the generalized land use identified on the **Land Use Plan Map**. The use of DMPs is intended to allow flexibility in the master planning of large tracts of land located outside of municipal boundaries. Master Plans may be initiated by property owners and should have the following features:

### **Mixed use development**

A separation of vehicular and pedestrian traffic which promote open space networks

Dispersal of through traffic when practical and desirable

A high level of integrated development design

A mix of intensities which are transitional with spatial, structural, and visual buffers

## **Use of the Land Use Plan**

Consistency in zoning for specific areas or parcels of land within the **Mobile Planning Area** must be evaluated in terms of overall furtherance of plan goals and polices. The following guidelines have been formulated to help insure that the intent and integrity of the "Land Use Plan" is retained over the life of its use. The "Land Use Guidelines" are presented in the following categories:

### **Development Master Plans**

Residential Land Use Guidelines

Commercial and Mixed-Use Land Use Guidelines

Special-Use Land Use Guidelines

Buffering and Transitional Land Use Guidelines

Amendments to the Land Use Plan

## **Residential Land Use Guidelines**

The following guidelines shall aid in governing the development of land designated as residential in the "**Land Use Plan**."

1. Residential densities within any given development project will be calculated based upon the gross acreage of the project. The following densities apply:

Rural Residential/High Density	0-1.0 du/acre
Suburban Residential	0-2.0 du/acre
Urban Residential/Very Low Density	0-4.0 du/acre
Urban Residential/Low Density	0-6.0 du/acre
Urban Residential/Medium Density	0-12.0 du/acre
Urban Residential/High Density	0-25.0 du/acre

Note: Residential densities within any given development project will be calculated based upon the gross acreage of the parcel.

2. Commercial uses are allowed by most of the residential categories.

In an effort to create quality neighborhoods in the **Mobile Planning Area**, retail and service commercial uses will be permitted as a component of the planned development pattern. However, any commercial development must be sited and designated such that the activities present will not detrimentally affect adjacent residential neighborhoods. To mitigate potentially negative impacts, the following guidelines will promote the appropriate siting of commercial uses.

- a. Commercial uses will be located at the intersection of arterial streets. It is Maricopa County's intent **not** to permit the proliferation of commercial development at every arterial intersection, therefore, only major intersections will be considered for commercial development.
- b. Professional office, retail and service commercial uses may be permitted in neighborhood commercial centers, but only at a development scale compatible with adjacent residential development.

#### **Commercial and Mixed-Use Land Use Guidelines**

The following guidelines shall aid in governing all land use planning pertaining to the Land designated as Commercial and Mixed-Use on the "Land Use Plan."

1. Commercial and mixed-use activities in designated areas include appropriate service, retail and professional office uses.
2. All commercial and mixed-use development should be landscaped utilizing consistent landscape themes that will tie adjacent projects together. Landscaped easements along public rights-of-way using shrubs, trees and/or earth berming will be provided and installed at the time of street construction. Signage should be carefully controlled to determine optimum placement and maximum size with respect to Maricopa County regulations.

#### **Special Use Land Use Guidelines**

The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as Special Use on the "Land Use Plan."

1. Proposed uses must be appropriate for the type of employment center in which it is located and should have access to arterial streets.
2. Landscaping should be required to screen unattractive uses from public view.

## **Buffering and Transitional Land Use Guidelines**

When any two different land use types are shown on the "Land Use Plan" or are approved as part of a Development Master Plan, buffering or a transitional land use between the two uses may be necessary. Buffering may consist of the placement of open space between two incompatible uses and will be required of the more intensive use where a less intensive use already exists or where the "Land Use Plan" illustrates that a less intensive use is intended to be located adjacent to a more intensive use. The use of transitional land uses consists of placing uses of intermediate intensity between two incompatible uses.

*Situations necessitating transitional land uses may include:*

- Low density, single family development adjacent to multi-family development.
- Single family development adjacent to commercial development.

*In situations where buffering is proposed, the following examples may be considered:*

- Areas consisting of landscaped open space;
- Arterial and collector streets with landscaping;
- Major transmission line easements, if landscaped;
- Block walls, landscaping, earth berms; or
- Combinations of the above.

## **Amendments to the Land Use Plan**

The Plan is intended to be a flexible guide to County development. The plan must be able to respond to changes in growth patterns without losing sight of basic guiding policies.

Amendments to the plan should never be allowed to occur in a haphazard manner. Amendments should only occur after careful review of the request, findings of fact in support of the revision, and a public hearing. The statutory requirements which guided the adoption of the "Land Use Plan" will be followed for all amendments as they pertain to public hearings and otherwise. The term amendment will apply to both text and map revisions.

The findings of fact shall conclude that:

1. The amendment constitutes an overall improvement to the "Land Use Plan" and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
2. The amendment will not adversely impact the planning area as a whole or a portion of the planning area by:
  - a) Significantly altering acceptable land use patterns,
  - b) Requiring public expenditures for larger and more expensive public improvements to roads, sewer, or water systems that are needed to support the prevailing land uses,
  - c) Adversely impacting existing uses because of increased traffic,

- d) Affecting the livability of the area or the health and safety of the residents.

3. The amendment is consistent with the overall intent of the "Land Use Plan."

Amendments to the "Land Use Plan" may be initiated by the County or by private individuals or agencies. It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the Plan. It shall not be the burden of the County to prove that an amendment should be denied.

#### **RELATED PLANNING ELEMENTS**

Closely related to land use planning are the concerns for the protection of the natural environment and for facilities to support the desired land use patterns. This section briefly addresses the following elements as they relate to the "Land Use Plan."

- Environmental Conservation
- Transportation
- Public Facilities and Services

#### ***Environmental Conservation***

There are four general conditions within the **Mobile Planning Area** which deserve consideration for application of environmental protection measures. These include floodplains and drainage ways, mountainsides where slopes exceed 15 percent, areas where the Palo Verde-Saguaro Plant Community exists and areas impacted by Lufthansa Airfield operations. Due to the absence of Flood Insurance Rate Maps (FIRM) in this area, floodplains and drainage ways require protection or restrictive development standards to minimize the future destruction of property during periods of flooding. In the northeast corner of the planning area (Sierra Estrella Mountain Range) areas where steep slopes exist (greater than 15 percent) should be subjected to minimal development due to the potentially destructive nature of cut and fill operations that are often necessary for providing property access and building pads.

The Palo Verde-Saguaro Community represents one of the common types of plant communities and exhibits a natural beauty associated with arid landscapes. Although development can be compatible with Palo Verde-Saguaro Communities, it must usually be maintained at relatively low densities (not much greater than 2.0 du/acre), and the developments must be sensitively designed so that the image and character of the Palo Verde-Saguaro Community is retained.

Although the areas of steep slopes located within a small region of the northeast planning area are under federal or state jurisdiction, thus promoting their short term retention as open space, future land transfers (BLM) or designation as urban lands suitable for development could jeopardize long term open space preservation. If such lands revert to public ownership and if there is pressure for development of these certain lands, amendments to the Plan must be made prior to approving development. The amendment

process can then include preparation of a Development Master Plan which can be approved under terms that will assure environmentally sensitive design.

### ***Transportation***

A system of minor arterial and collector streets, which will augment the major and principal arterial system, will also be necessary as the community develops in the future. Although minor level arterial streets are not illustrated on Figure 11, Maricopa County will continue its policy of requiring the standard 110-foot right-of-way for all section line (minor arterial) roadways unless, as part of a planned development, an equally efficient transportation system is adopted. In such a case the County will require 110 feet of right-of-way for the street or streets that were approved to function as minor arterial.

Collector and local level streets will integrate with the principal, major and minor system to construct the remainder the vehicular transportation system. Collector streets will generally be located on or near the half-section lines as an acceptable solution to help relieve potential congestion on the minor arterial streets.

In addition to providing collector streets to relieve Maricopa Road and minor arterial (section-line) street congestion, careful consideration should be addressed in the provision of direct access onto both minor and major arterial streets. Arterial streets are intended to primarily move traffic compared with local streets that mainly function to provide property access. A multitude of access points along an arterial street, particularly in employment areas will severely restrict traffic flow and traffic volumes. Table 10 "Functional Classification Definitions" illustrates the general design principles of the functional classification street system. When reviewing development requests, each street's intended function and the function's relationship to access control should be considered. Table 11, "Minimum Driveway Spacing", provides recommended minimum driveway spacing to ensure proper street function. It should be noted that these driveway spacings represent minimum distances and additional spacing may be necessary under certain circumstances.

Serious consideration should be given to minimizing the proliferation of commercial intersections. Although a limited amount of linear and strip commercial acreage has been approved at the intersection of 99th Avenue and Maricopa Road, future approval should be prohibited, unless extreme control over access is obtained (and design of the individual enterprises is compatible). For arterial streets located adjacent to residential development, reverse fronting lots should be provided so that direct access to the arterial streets from individual driveways is eliminated.

## ***Public Facilities and Services***

Based on the recommendations of the Plan, a full compliment of facilities and services will not be required and is usually not expected by the prospective resident, with the exception of public education, law enforcement and fire protection services. This situation will generally apply to development where densities remain less than 2.0 du/acre as in the Rural and Suburban Residential categories. However, in the future the County will be faced with reviewing major developments where densities exceed 2.0 du/acre and are more urban in nature. In these situations, community sewer and water service is required and other facilities are generally expected, depending upon the actual character and intensity of development. At the present time, the community is exploring opportunities to provide water service to a limited area from a well donated by Waste Management, Inc. When this system is operational, revision of the Land Use Plan may need to be undertaken to review the recommended intensity of the immediate water service area. For other community facilities (i.e., parks, school, libraries, etc.) each development must be considered on its own merits, and its intended impact on the community, to determine community facility needs.

Table 12, "Facility Space Standards" should be used as a reference when determining and sizing necessary facilities for a proposed development.

**Table 10**  
**Functional Classification Characteristics**

<b>Category</b>	<b>Primary Function</b>	<b>Degree of Private Access Control</b>
Freeways	Traffic Mobility	Total Control
Expressways	Traffic Mobility	Very High
Major Arterial Streets	Traffic Mobility	High
Arterial Streets	Traffic Mobility	Moderate
Collector Streets	Mobility/Accessibility Transition	Moderate
Local Streets	Accessibility	None

**Table 11  
Minimum Driveway Spacing  
(Centerline to Centerline)**

Facility	Land Use	Minimum Spacing (Feet)
Major Arterial	Commercial, High Density/Activity	200
	Industrial/Office Park, Low to Moderate Activity	275
Arterial	Commercial, High Density/Activity	150
	Industrial/Office Park, Low to Moderate Activity	230
	Multi-Family Residential, Low to Moderate Activity	150

**Table 12  
Facilities Space Standards**

<b>Type</b>	<b>Space Requirements</b>	<b>Source</b>
<b><u>PARKS AND RECREATION STANDARDS</u></b>		
Neighborhood Park/Recreation Open Space Area	5 Acres/1000 People	
Community Parks/ Recreation Facilities	5 Acres/1000 People	
Elementary School	3.1 Acres/1000 People	
Junior High School	2.7 Acres/1000 People	
Senior High School	1.9 Acres/1000 People	
<b><u>PUBLIC SAFETY FACILITIES:</u></b>		
Law Enforcement	400 s.f./1,000 persons (Does not include garage space)	Colorado Division Impact Assistance
Fire	800-1,000 s.f./1,000 persons (Four-minute response time)**	Colorado Division Impact Division
<b><u>GENERAL SERVICE FACILITIES:</u></b>		
Administration (Branch County Offices)	800 s.f./1,000 persons	Colorado Division Impact Assistance
Library	700 s.f./1,000 persons (1,000 s.f. minimum)	National Library Association

**EDUCATION**

**FACILITIES:**

Elementary School

8-12 acres,  
1 school/1,500-5,000  
persons

U.S. Department  
of Health  
Education And Welfare;  
Urban Planning and  
Design Criteria,  
3rd Edition

**Table 12 (continued)  
Facilities Space Standards**

<b>Type</b>	<b>Space Requirements</b>	<b>Source</b>
Junior High School	20-25 acres, 1 school/1,000-16,000 persons	
Senior High School	30-45 acres, 1 school/14,000- 25,000 persons	

\* Standard is highly variable and dependent upon community values.

\*\* Dependent upon factors of water availability, storage and flow; trained personnel; equipment response time; building types, codes.

## APPENDIX

### Results of Resident Survey

Question	No. of Answers	Percent
1. What is your sex?		
• Male	23	50.0
• Female	23	50.0
Total	46 *	100.0%
2. What is your martial status?		
• Single	11	24.4
• Married	30	66.6
• Widowed	4	9.0
Total	45 *	100.0%
3. Which category includes your present age?		
• Less than 20 years	2	4.3
• 20 - 29 years	7	14.9
• 30 - 39 years	9	19.2
• 40 - 49 years	5	10.6
• 50 - 59 years	12	25.5
• 60 years and over	12	25.5
Total	47	100.0%
4. How many people live in your household?		
• One	11	25.0
• Two	16	36.4
• Three	3	6.9
• Four	9	20.4
• Five	4	9.1
• Six or more	1	2.2
Total	44 *	100.0%

\* Some totals may not add up to 47 due to lack of respondent answer

\*\* Some totals may add up to more than 47 due to multiple respondent answers

Question	No. of Answers	Percent
5. How many members of your household work (full-time or part-time)?		
• None		
• One	25	56.8
• Two	11	25.0
• Three and over	8	18.2
Total	44 *	100.0%
6. Where are you employed:		
• Maricopa	4	15.4
• Phoenix Metro Area	5	19.2
• Other	17	65.4
Total	26 *	100.0%
7. Where are the other members of your household employed (full-time or part-time)?		
• Maricopa	4	20.0
• Phoenix Metro Area	4	20.0
• Other	12	60.0
Total	20 *	100.0%
8. What is your yearly household income?		
• Zero - \$16,500	35	81.4
• \$16,600 - \$26,500	5	11.6
• Over \$26,500	3	7.0
Total	43 *	100.0%
9. What kind of home do you live in?		
• House	21	46.6
• Mobile home	23	51.1
• Other	1	2.3
Total	45 *	100.0%
10. Do you rent or own your house?		
• Rent	10	23.9
• Own	32	76.1
Total	42 *	100.0%

Question	No. of Answers	Percent
11. How many years have you lived in your present home?		
• Less than 1	6	13.7
• 1 - 4 years	9	20.4
• 5 - 9 years	13	29.6
• 10 or more years	16	36.3
Total	44 *	100.0%
12. Where did you live prior to moving into your present home?		
• Out of State	9	19.6
• Elsewhere in Arizona	11	23.9
• Elsewhere in Maricopa County	23	50.0
• In Maricopa	3	6.5
Total	46 *	100.0%
13. Of which racial group do you consider yourself a member?		
• White	26	55.3
• Black	10	21.3
• Hispanic	6	12.8
• Native American	5	10.6
• Other		
Total	47	100.0%
14. Mobile is a good place to live. Do you:		
• Strongly Agree	22	48.9
• Agree	19	42.2
• Neutral	4	8.9
• Disagree	0	0
• Strongly Disagree	0	0
Total	45 *	100.0%
15. What is the primary reason you live in Mobile?		
• Cost of housing	12	21.8
• Close to work	2	3.6
• Family/friend here	11	20.0
• Small Community	17	30.9
• Far from Phoenix	13	23.7
Total	55 **	100.0%

**Question****No. of Answers**

16. Here is a list of issues that concern the future of Mobile. How do you rate their importance?

Potential Community Concerns	Important	Not Important	Neutral	Total
• Fire Protection	42	0	3	45
• Crime prevention	41	1	3	45
• Improving flooding conditions	40	3	2	45
• Creation of more employment opportunities	36	3	6	45
• Developing housing	28	8	9	45
• Providing a selection of shopping opportunities	34	3	8	45
• Availability of social services	29	6	10	45
• More recreation facilities	37	1	5	43
• Availability of water	42	2	2	46

17. What type of jobs would you like to see increased in the Mobile/Maricopa Area?

Job Type	Yes	No	Total
• Professional/managerial	30	8	38
• Service worker (e.g., secretary, file clerk)	28	10	38
• Manufacturing	35	7	42
• Construction	33	8	41
• Sales	18	17	35
• Transportation/distributing (e.g., trucking, warehousing)	31	10	41

Question	No. of Answers	Percent
18. If you were to move from your present home, where would you relocate?		
• Elsewhere in Mobile	18	40.9
• Elsewhere in Maricopa County	10	22.7
• Other	16	36.4
Total	44 *	100.0%
19. If you were to move, what type of home would you prefer?		
• House	38	79.1
• Apartment	0	0
• Townhouse or condominium	4	8.3
• Mobile home	3	6.3
• Duplex (2-unit building)	2	4.2
• Other	1	2.1
Total	48 **	100.0%
20. Additional business/industry should be encouraged to locate with Mobile. Do you:		
• Agree	29	64.4
• Neutral	15	33.3
• Disagree	1	2.3
Total	45 *	100.0%
21. More jobs in Mobile will mean more people and more housing. Do you:		
• Agree	33	75.0
• Neutral	10	22.7
• Disagree	1	2.3
Total	44 *	100.0%
22. What would you say is the most important advantage you enjoy by living in Mobile?		
Quiet - 16	Low Crime - 3	Low Pollution - 1
Rural Setting - 9	No Traffic - 2	Good Hospital - 1
Clean Air - 8	Good Cost of Living - 2	
Open Spaces - 8	Teachers - 1	
School - 5	Taxes - 1	
Water - 3	Scenery - 1	

Question	No. of Answers	Percent
23. What do you feel is the <u>single most important project</u> that Maricopa County could undertake to make Mobile a better place for you to live?		
Water - 16	Housing - 1	
Jobs - 5	Waste Management - 1	
Parks & Recreation - 4	Utilities at reasonable rate - 1	
Electric - 3	Shopping Centers - 1	
Roads - 2		
Flood Control - 2		
24. If you have any ideas or concerns which are not already addressed in the questions above, please feel free to give us your comments below:		
More Jobs - 3		
More Schooling - 2		
Need Railroad Signals - 2		
Need Post Office - 1		
Open More Business - 1		
Doctor - 1		
Grocery - 1		
Gas Station - 1		
More Housing - 2		

## APPENDIX

### 1980 Census Data - Socio Economic Characteristics

#### *Census Data Background*

Although a special population census was conducted in 1985, the population forecasts included only the incorporated areas of Maricopa County. The entire unincorporated area that surrounds the Phoenix Metropolitan Area was combined, and could not be apportioned to a specific geographic region. The unincorporated area includes those regions contained in Municipal Planning Area (MPA) District 89. The forecast for this district begins with a mid-year 1990 projection of 15,014 residents and non-residents. The mid-year 2015 forecast illustrates a population of 90,257 people, representing an annual growth rate of 20 percent. Because the 1985 special census could not allocate specific socio-economic characteristics for Mobile, data from the 1980 Population Census was utilized.

The socio-economic data compiled for the community of Mobile was summarized from the 1980 census for population and housing conducted by the Bureau of the Census. The community of Mobile is located within Census Tract 7233. Census Tract 7233 includes approximately 5 square miles and is bounded on the north by the Gila River and on the south, east and west by the Maricopa County Boundary. The Bureau of the census sampled approximately 21.8 percent of the 4,902 residents and 24.0 percent of the 1,668 households to determine the specific characteristics described in this Appendix.

#### *Age Characteristics*

The age characteristics of Census Tract 7233 are nearly equally distributed between the ages of five and 19 years as shown in Table 1, "Age Distribution". The age range of 20 to 24 years provides the peak within this tract, which then tapers off to six percent for the 65 and older age group.

#### *Race Profile*

The composition of race is heavily weighted toward a predominantly white population that accounts for nearly 70 percent of the tract as shown on Table 2, "Race Profile". Among specific minorities the American Indian ranks highest followed by the Black population.

**Table 1  
Age Distribution**

<b>Age</b>	<b>Number</b>	<b>Percent</b>
Under 5 Years	548	11.0
5 to 9 Years	505	10.0
10 to 14 Years	448	9.0
15 to 19 Years	508	10.0
20 to 24 Years	537	11.0
25 to 34 Years	781	16.0
35 to 44 Years	557	11.0
45 to 54 Years	419	9.0
55 to 64 Years	331	7.0
65 to 74 Years	195	4.0
75 to Years and Over	73	2.0
<b>Total</b>	<b>4,902</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census

**Table 2  
Race Profile**

<b>Type</b>	<b>Number</b>	<b>Percent</b>
White	3,397	69.0
Black	193	4.0
American Indian	586	12.0
Asian and Pacific	38	1.0
Other	688	14.0
<b>Total</b>	<b>4,902</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census

## Education

The educational level within Tract 7233 consists of school enrollment (as of 1979) and completed education. School enrollment mainly consists of public school usage rather than private school usage for students as shown on Table 3, "School Enrollment". As shown, 745 children were enrolled in elementary school compared with 953 children accounted for between the ages of five and 14 years. This difference between population and enrollment illustrates the high (28 percent) number of non-educated children. Also as shown, 342 students were enrolled in high school while 537 young adults were counted during the census which further shows the high drop-out rate (28 percent) of high school students. For college enrollment, less than 15 percent of high school graduates continued their education beyond attaining a high school diploma.

**Table 3**  
**School Enrollment**

Type	Number	Percent
Nursery School	17	1.0
Private	7	0.0
Kindergarten	86	7.0
Private	-	-
Elementary	745	57.0
Private	4	0.0
High School	342	26.0
Private	-	-
College	112	9.0
Total	1,313	100.0

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

The completed high school education of census tract residents approximates 50 percent as shown in Table 4, "Completed Education". For college graduates, the existing population only produced 243 college diplomas representing approximately ten percent of the population.

**Table 4**  
**Completed Education**

<b>Type</b>		<b>Number</b>	<b>Percent</b>
Elementary:	0 to 4 Years	286	12.0
	5 to 7 Years	333	14.0
	8 Years	175	7.0
High School:	1 to 3 Years	391	16.0
	4 Years	726	30.0
College	1 to 3 Years	261	11.0
	4 or More Years	243	10.0
<b>Total</b>		<b>2,415</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

***Employment***

The employment characteristics for Census Tract 7233 are in general, equitably distributed among occupation types as shown in Table 5, "Occupation and Employment of Selected Industries". White collar employment (i.e. managerial and technical) account for approximately one-third of the labor force while blue collar jobs (i.e., service, farming, production and laborers) make up nearly two-thirds of the employment base. As of 1979, the unemployment within the tract approximated six percent.

**Table 5**  
**Occupation and Employment of Selected Industries**

Age	Number	Percent
Managerial and Professional	240	15.0
Technical, Sales and Administrative	374	22.0
Service	221	13.0
Farming, Forestry and Fishing	372	23.0
Precision Production	224	13.0
Operators, Fabricators and Laborers	226	14.0
Total	1,657	100.0

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

***Income***

The income composition of Census Tract 7233 is the direct result of education and employment type. As shown in Table 6, "Income Characteristics", the median household income is \$12,833. In 1979, approximately 67 percent of the households had an annual income less than \$14,999. Only 22 percent of the households had an annual income more than \$20,000.

**Table 6**  
**Income Characteristics**  
**(Per Household)**

Income	Number	Percent
Less than \$5,000	244	18.2
\$ 5,000 to \$7,499	127	9.5
\$ 7,500 to \$9,999	328	24.4
\$10,000 to \$14,999	205	15.3
\$15,000 to \$19,000	135	10.0
\$20,000 to \$24,999	183	13.6
\$25,000 to \$34,999	100	7.4
\$35,000 or More	19	
Median \$12,833		1.6
Mean \$15,807		
<hr/>		
Total	1,341	100.0

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

***Housing Number and Type***

The number of housing units located in Census Tract 7233 totalled 1,668 in 1979 as shown in Table 7, "Housing Units". These units supported a population of 4,837 residents (2.9 persons/household) or 98.6 percent of the population. Approximately 87 percent of the units were either renter or owner occupied. Approximately 11 percent of the units were totally vacant while approximately two percent were vacant due to seasonal or migratory residents.

**Table 7  
Housing Units**

Type	Number	Percent
Owner Occupied	753	45.1
Renter Occupied	707	42.3
Vacant	33	2.0
(Seasonal and Migratory) Vacant	175	10.6
<b>Total</b>	<b>1,668</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

***Structural Age of Housing***

The median structural age of the existing housing stock is between 20 and 29 years old as shown in Table 8, "Structural Age of Housing Units". Almost 60 percent of the units were constructed more than 20 years ago and approximately 17 percent of the existing stock is now almost 50 years old.

**Table 8  
Structural Age of Housing Units**

Type	Number	Percent
1939 or Earlier	182	10.9
1940 to 1949	106	6.5
1950 to 1959	295	17.8
1960 to 1969	400	24.2
1970 to 1979	609	36.8
1980 and Later	63	3.8
<b>Total</b>	<b>1,655</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.

### **Household Value**

The approximate value of owner occupied housing units ranges from less than \$10,000 to more than \$79,000 as shown in Table 9, "Household Value of Owner Occupied Units". The median value, \$30,500 is approximately 2.5 times more than the median income which places an approximate monthly payment of \$305 on the resident population to own a home within this region.

As a comparison, approximately 622 units were occupied by renters in 1979. These units had a median rent of \$160 per month which is approximately 50 percent of the monthly payment for owner occupied units.

**Table 9**  
**Household Value of Owner Occupied Units**

<b>Value</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	35	8.7
\$ 10,000 to \$19,999	73	18.1
\$ 20,000 to \$29,999	91	22.6
\$ 30,000 to \$39,999	47	11.7
\$ 40,000 to \$59,000	88	21.8
\$ 60,000 to \$79,999	59	14.7
\$ 80,000 to \$99,000	5	1.2
\$100,000 to \$149,000	4	1.0
\$150,000 to \$199,000	-	-
\$200,000 or More	1	0.2
Median \$30,500		
<b>Total</b>	<b>403</b>	<b>100.0</b>

Source: 1980 Census of Population and Housing, U.S. Bureau of the Census.