

# Fountain Hills

– General Plan 2010 –



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*Adopted by the Mayor and Council of the Town of Fountain Hills on January 7, 2010  
Ratified by Special Election on May 18, 2010*

# ACKNOWLEDGEMENTS

The following individuals and firms had a major role in the preparation of the General Plan 2010.

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# Fountain Hills

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## CHAPTER 1: INTRODUCTION

## ❖ MISSION STATEMENT

The Town of Fountain Hills has grown from the guiding hand of the founders into an independent, vibrant and vital family-oriented community where the conservation and preservation of the natural heritage and visual beauty of the surrounding desert are maintained.

Residents revere the sense of closeness and small town feeling in a community dedicated to high quality schools and strive for diversity in neighborhoods that all have an adjacency to nature in common.

Fountain Hills is committed to creating a Town that is attractive for small businesses, clean industry and village commerce, where the natural environment is preserved and protected, and where diverse housing is supplied in beautiful developments.

## ❖ PURPOSE OF THE GENERAL PLAN 2010

The original Fountain Hills General Plan was adopted in 1993. The planning team of Vernon Swaback Associates, P.C. in association with Town staff and the citizens, prepared the Plan for the Town of Fountain Hills. The original Fountain Hills General Plan was modified and re-adopted as the 2002 Fountain Hills General Plan, which was ratified by the Fountain Hills voters on September 10, 2002.

The Town of Fountain Hills General Plan 2002 served not only to update and revise the existing General Plan document and fulfill the State of Arizona Growing Smarter/Plus legislation, but also served to unite and support the community with a focused and comprehensive vision for guiding community growth and development. The General Plan 2002 reflected the combined input from both the public and private sectors, and provided the Town with goals and development policies for future growth while maintaining flexibility in interpretation and use.

The General Plan is a valuable document that provides guidance in the development of the Town. For the General Plan to continue to be a meaningful and relevant tool, it must be kept current. The General Plan Update 2010 is an updated version of the General Plan 2002.

The Town of Fountain Hills has changed in the eight years since the 2002 Plan was approved. The area of the Town has increased by 1,311 acres (11 percent) due to the annexation of State Trust land. The Town's population has increased approximately 28.5 percent since the 2000 census. The Town has adopted a strategic plan and key information from that plan has been incorporated into this General Plan 2010. The Town Council has also adopted responsible environmental policy, key elements of which are included and integrated into the General Plan 2010. This General Plan 2010 also addresses measures that should be taken to ensure the future economic vitality of the Town from a land use perspective. The adopted sidewalk plan is included in the Appendix of General Plan 2010.

The 1998 Growing Smarter Act and 2000 Growing Smarter Plus legislation (codified Arizona Revised Statutes, Section 9-461.05, as amended) outlined the following required elements that must be included in the General Plan 2010:

A **Land Use Element** providing a written and graphic form of the proposed land uses within the community. The Land Use Element must:

- Designate the proposed general distribution and location and extent of such uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as appropriate to the Town.
- Include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- Identify specific programs and policies that the Town of Fountain Hills may use to promote infill or compact form development activity in locations where those development patterns should be encouraged.
- Include consideration of air quality and access to incident solar energy for all general categories of land use.
- Include policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

A **Circulation Element** consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

An **Open Space Element** that includes:

- A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
- An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and establish additional recreational resources.
- Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources with consideration of any existing regional open space plans.

A **Growth Area Element** specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside growth area boundaries.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding (e.g. development fees) and financial planning that is coordinated with development activity.

An **Environmental Planning Element** that contains analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.

A **Cost of Development Element** that identifies policies and strategies that the Town will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:

- A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.
- A component that identifies policies to ensure that any mechanisms that are adopted by the Town under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

A **Water Resources Element** that addresses:

- The known legally and physically available surface water, groundwater and effluent supplies.
- The demand for water that will result from future growth projected in the general plan, added to existing uses.
- An analysis of how the demand for water that will result from future growth projected in the General Plan will be served by the currently available water supplies or a plan to obtain additional necessary water supplies.



# Fountain Hills

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## CHAPTER 2: EXISTING CONDITIONS

## ❖ REGIONAL CONTEXT

The Town of Fountain Hills is located in the northeast region of Maricopa County, approximately 30 miles northeast of downtown Phoenix. The Town's spectacular hillside location, in the Upper Sonoran Desert on the eastern slope of the McDowell Mountains, provides the community with its famous mountain vistas and rich natural desert vegetation. The Town is bordered by McDowell Mountain Regional Park on the north, the Salt River Pima-Maricopa Indian Community on the south, the Fort McDowell Yavapai Nation on the east, and City of Scottsdale on the west as displayed on **Figure 1, Regional Context**.

Major vehicular access to the community (from the west) is provided by Shea Boulevard. Shea Boulevard serves as the Town's primary connection to the greater Phoenix Metropolitan Area on the west through Scottsdale and Phoenix. Shea Boulevard terminates at State Highway 87 (SH 87), which connects the Town to the communities of the East Valley, including the cities/towns of Mesa, Chandler and Gilbert. To the north, SH 87 crosses the Verde River, Goldfield Ranch and the entrance to the Saguaro Lake/Salt River recreation areas. Extending further north, it is a major gateway to Roosevelt Lake, the Town of Payson and other Mogollon Rim recreation areas.

## ❖ COMMUNITY HISTORY

The landforms that comprise the Town are characterized by low ridgelines and wash corridors that were originally home to Native Americans. Archaeological studies have identified the area around the Fort McDowell Yavapai Indian Nation as a major center of Hohokam-Salado occupation from approximately 100 to 1450 A.D. Petroglyphs and lithic remains have been found in both McDowell Mountain Regional Park and in the surveyed portions of the former State Land south of the Town's northern boundary. In the mid 1500's, Spanish explorers traveled northward from Mexico into the area and began colonizing the region. In 1821, when Mexico declared independence from Spain, the region became a part of the Republic of Mexico. Subsequently, with the Treaty of Hidalgo in 1848 and the signing of the Gadsden Purchase in 1854, the area became part of the Arizona Territory until statehood occurred on February 14, 1912.

The close proximity of both the Verde River and Fort McDowell to the east, served to bring attention to the region and created opportunities for the ranchers who subsequently settled the area. Fort McDowell was established in 1865 and was located on the west side of the Verde River, approximately seven miles above its junction with the Salt River. The Fort was linked to Mesa and Phoenix to the south and Payson and Winslow to the north by the Mormon Honeymoon (Wagon) Trail, named for the many Mormon couples who made the long trek to St. George (the nearest Temple) to be married. The Fort was closed in 1890. In 1903, President Theodore Roosevelt signed an executive order granting the land to the Yavapai as a reservation.

The initial property that became the Town of Fountain Hills resulted from a partial sale of the P-Bar Ranch, a working cattle ranch, under the ownership of the Page Land & Cattle Company. Approximately 4,500 acres was split off in 1968 in a sale to McCulloch Properties, a subsidiary of McCulloch Oil Corporation.

In 1970 McCullough Properties Inc. (MCO), after a combination of other land purchases, directed the creation of an approximate 12,000-acre model city. As a result, the company prepared documentation known as the initial "Development Plan for the Community of Fountain Hills". The plan included a variety of residential housing types, commercial and industrial land uses, provisions for schools, churches, a community park, and a variety of open space corridors. Singularly, the founders included, as an attraction to and for the new community, the "World's Tallest Fountain", christening it's namesake on December 15, 1970. Interest in the new community was generated throughout the Midwest and eastern regions of the country through an innovative "fly to see" program. Prospective buyers were flown to the fledgling community by private aircraft and toured their potential homesites by a Jeep-driving sales force. Initial residential construction began within months, and by February 1972 residents began living in Fountain Hills. The Fountain Hills Sanitary District completed the initial phase of its wastewater treatment plant in 1974.

In December 1989, the Maricopa County Board of Supervisors voted to incorporate the Town of Fountain Hills. A seven member Town Council was organized to establish a form of governance for the community. The Town retained the established land uses approved through Maricopa County as well as the continued use of County zoning ordinances for the first six months of the Town's existence. The Town adopted its initial zoning and subdivision ordinances in May 1990 and began administering these ordinances on July 1, 1990. A Community Development Department was established the next month and the Planning and Zoning Commission was organized in November 1990. The Planning and Zoning Commission continues as the recommending body to the Town Council on land use plans and the implementation of ordinances. In February 1991, the Town Council chose not to continue as its own Board of Adjustment and formed an independent Board of Adjustment to consider variance requests from the land use ordinances and to consider appeals of the zoning administrator's decisions.

Development continued steadily throughout the 1990s. The land underlying Eagle Mountain, southwest of the Shea Boulevard/Palisades Boulevard intersection, was annexed in 1991. Communities Southwest developed a mixture of approximately 500 residential units and commercial facilities adjacent to Eagle Mountain, and an 18-hole golf course. In May 1994, SunRidge Canyon, northwest of Palisades Boulevard and west of Golden Eagle Boulevard, was approved as a Specific Planning Area. SunCor and MCO Properties provided SunRidge Canyon an 18-hole golf course, as a community amenity for the 830 single-family dwelling units within the development.

Subsequently over the next seven years, the subdivisions of FireRock, regulated by the FireRock Area Specific Plan, Crestview, Eagle Ridge North, and Eagles Nest were added. In 2001 the Town opened the Community Center and Library Complex. The Sanitary District completed a major upgrade to its wastewater treatment plant and put into operation a new aquifer storage and recovery (ASR) system to dispose of and/or store excess effluent/reclaimed water. Most of the remaining vacant land is either secured open space, or platted subdivisions/approved site plans. The current Town Hall was built and occupied in 2005.

In 2006 the Town Council approved the annexation of an approximate 1,311-acre area of State Land that bordered Fountain Hills to the north, increasing the incorporated area of the Town to 13,006 acres as shown on **Figure 2, Town Planning Area**. The land is the last significant amount of contiguous property to increase the size of the Town. This annexation and resulting major general plan amendment allow for an appropriate mixture of open space uses, single family residential uses (medium and low density), a community park, an area that may be developed with a lodging use, and an area for general commercial/retail. Subsequent to its annexation, the land was bought by the Fountain Hills Investment Company, a subsidiary of The Ellman Companies who amended the Town's general plan and rezoned the property in 2008. The new entitlements provide the potential for up to 1,350 new homes, a community park, and over 400 acres of open space.

## ❖ ENVIRONMENTAL CHARACTERISTICS

Fountain Hills is famous for the spectacular aquatic display of the grand fountain, which can be viewed from many vantage points within and outside the Town. The fountain is one of the tallest continuously operating fountains in the world. The Town is also renowned for its sensitive preservation of the natural desert within and through its developed areas, showcasing many scenic vistas and abundant wildlife.

The Town lies on the lower portion of the eastern slopes of the McDowell Mountains and is characterized by alternating low ridgelines punctuated with dense rock outcroppings and washes generally draining in a southeasterly direction as shown on **Figure 3, Topography/Drainage**. Elevations in the Town range between 1,510 feet above sea level on the east/southeast to a peak of 3,170 in the northwestern hills. The Town ranges from 400 to 500 feet higher in elevation than other metropolitan Phoenix communities, which translates to a slightly lower range of temperatures (40°f-105°f) and a higher average annual precipitation total (11.97 inches).

Fountain Hills retains a significant amount of luxuriant undisturbed Upper Sonoran Desert vegetation that is characterized as the Saguaro-Palo Verde vegetation community according to the United States Geological Survey (USGS). Saguaro and cholla cacti cascade down the Town's ridges interweaving with ocotillo, creosote, bursage, jojoba and brittlebush on the slopes which in turn give way to mesquite, palo verde, ironwood and finally cottonwood trees in the washes. Distributed throughout the region are many varieties of cacti and flowering seasonal plants that carpet the land with multi-colored displays, each color in turn intensifying and giving way to the next.

The washes and abundant vegetation serve to protect and maintain viable homes and wildlife corridors for the native desert fauna. The most common native wildlife species are coyote, desert cottontail, javelina, deer, bobcat, various species of quail, dove, owl and hawk, lizards, banded geckos, gopher snakes, bull snakes and rattlesnakes. Specialized habitats in stands of cacti, wash corridors and rock outcroppings allow native species to thrive in close proximity to developed areas of the Town. The Town is vigilant in its conservation and protection of these important areas.

The Town of Fountain Hills contains four soil associations: Ebon-Pinamt-Tremant, Sun City-Cavelt, Cherioni-Gachado-Rock Outcrop, and Gran-Usery-Rock Outcrop. These soil association types were developed by the Soil Conservation Service (SCS) according to their locations and properties. The locations of the soil associations are displayed on **Figure 4, Soils**.

The majority of the Town of Fountain Hills is made up of the Ebon-Pinamt-Tremant association. This association consists of deep, well drained, slowly to moderately permeable fine-loamy, loamy skeletal, and clayey skeletal soils formed in old mixed alluvium on old fans. This association presents very moderate limitations for human use for development and construction of housing, roads, and commercial and industrial uses.

The Sun City-Cavelt association makes up a small portion of land south of Shea. This association consists of very shallow to shallow, well drained, slowly to moderately permeable loamy to fine-loamy soils (with lime cemented hardpan within 20' in the Cavelt soils) formed in mixed alluvium on old fans and terraces. A cemented hard pan occurs at 10"-46" in the Cavelt soils, and at 8"-20" in the Suncity soils. This association presents a moderate barrier to development due to its cemented pan.

The Cherioni-Gachado-Rock Outcrop and Gran-Usery-Rock Outcrop associations make up the remainder of the soils. The Cherioni-Gachado-Rock Outcrop association consists of shallow, well drained, slowly permeable loamy skeletal soils formed in residuum from volcanic rocks on low hills and the toe slopes of hills and mountains. At about 9" there is a duripan resting on andesite, basalt or conglomerate bedrock. The Gran-Usery-Rock Outcrop association consists of shallow to moderately deep, well drained, slowly permeable gravelly clay and gravelly loam soils on nearly level to very steep mountain slopes over highly weathered granite bed rock. The excessive slope and rocky base, are limiting factors for development.

## ❖ **COMMUNITY FACILITIES AND SERVICES**

Community facilities and services include the full complement of public, quasi-public and private services that support a vibrant community. These areas include public safety/health care, educational, municipal, parks, open space and trails, community and civic center, and utility services as shown on **Figure 5, Public/Quasi-Public Facilities**.

### **Law Enforcement**

Presently the Town of Fountain Hills contracts with the Maricopa County Sheriffs' Office (MCSO) to provide 24 hour law enforcement protection, seven days per week. The MCSO has established Fountain Hills as a separate administrative district that includes patrol squads, school resource officer, community services, a detective squad and a commanding officer. The Sheriff and the Department of Public Safety share common facilities at the Town Hall offices, located at 16705 E. Avenue of the Fountains.

## Fire Protection

The Town of Fountain Hills contracts with Rural/Metro Corporation to provide fire and emergency medical services (EMS) to the community, including public education, public information and code development and enforcement. Fountain Hills Station No.1 is located on Palisades Boulevard across from the intersection of Avenue of the Fountains. Fountain Hills Station No. 2 is located south of Shea Boulevard on Saguaro Boulevard. However, the town is considering relocating Station No. 2 to increase service area coverage for the southern part of the community. The Town also owns a lot in the Eagles Nest subdivision in the Northwest part of the Town that may be used for a third fire station.

The City of Scottsdale operates a fire station at 130<sup>th</sup> Street and Via Linda, which houses an engine company. The City of Scottsdale has a mutual aid agreement with the Town of Fountain Hills.

The Salt River Pima-Maricopa Indian Community Fire Department operates three fire stations in the Salt River Pima-Maricopa Indian Community. The department is a full service public safety organization providing fire prevention, emergency medical response, fire suppression, rescue, code enforcement, public education, and community partnerships.

The Fort McDowell Fire Department operates one fire station located on Fort McDowell Road, north of the Beeline Highway, adjacent to the Fort McDowell Casino. The department has an engine company and an ambulance. The Fort McDowell Yavapai Nation has a mutual aid agreement with the Town of Fountain Hills.

The Rio Verde Fire District provides emergency medical service and fire response for the unincorporated communities of Rio Verde and Tonto Verde located approximately six miles north of the Town. The District's equipment includes an engine company and a brush truck. The Rio Verde Fire District has a mutual aid agreement with the Town of Fountain Hills.

## Health Care

A walk-in emergency clinic is located in the Basha's Shopping Center on the southwest corner of Palisades Boulevard and La Montana Drive. Physicians, dentists, orthodontists, chiropractors, optometrists and other specialists maintain private practices in Fountain Hills. A new urgent care facility recently opened on Shea Boulevard east of Saguaro Boulevard to provide urgent care needs. Additionally, a new medical complex recently opened at Old Town Hall on Palisades Boulevard west of Saguaro Boulevard. The medical complex includes a variety of health care services.

The Mayo Clinic is located one mile west of Fountain Hills, north of Shea Boulevard. The medical campus includes a five-story Mayo Clinic, the Samuel C. Johnson Medical Research Building, Mayo Clinic Hospital, and the new Collaborative Research Building. Scottsdale Healthcare Shea Hospital is located at Shea Boulevard and 92<sup>nd</sup> Street, approximately 10 miles west of Fountain Hills. Scottsdale Healthcare Shea is consistently ranked among the top hospitals in the nation for patient satisfaction.

The Fort McDowell Medical Clinic is a small outpatient facility located east of Fountain Hills. The Clinic is open three days per week.

## **Educational Facilities**

Fountain Hills Unified School District #98 is comprised of four schools. Two elementary schools, encompassing grades K-5, had a total spring 2008 enrollment of 975 students. The middle school, grades six through eight, and the high school, grades nine through twelve, had a combined enrollment of 1,385 students, for the 2008 school year. The district boundary encompasses all lands within the Town limits and also provides educational facilities for 125 students from the adjacent Fort McDowell Yavapai Nation; 50 elementary students, 35 middle school students and 40 high school students from the Nation are included in the student totals. Additionally, the Arizona State Legislature passed legislation in the spring of 2007 allowing the community of Goldfield Ranch to be a part of the Fountain Hills School District. School officials project that the new development could produce as many as 230 new students.

## **Religious Facilities**

At least 12 places of worship are located within Town boundaries. Many of these congregations also provide meeting facilities, public services and other amenities. These facilities represent the full variety of faith-based institutions for the citizens of the Town. The majority of these institutions are located in the eastern half of the community, and predominately along Fountain Hills and Saguaro Boulevards.

## **Community and Civic Center**

The Fountain Hills Community and Civic Center, located on La Montana Drive between Avenue of the Fountains and El Lago Boulevard, opened on September 29, 2001. The Community Center facility includes 31,000 square feet of ballroom and meeting room space for local and valley-wide corporate meetings, local civic programming, art and educational classes as well as black tie events and wedding receptions. Adjacent to the Community Center is a branch of the Maricopa County Library which boasts 500-600 visitors daily. The River of Time Museum, dedicated to local and Native American history, is also located in the civic center. The Museum leads visitors through creative, informative exhibits that recount the captivating past of the Lower Verde River Valley and depict the importance of water in the Sonoran Desert.

## **Parks and Open Space**

As a result of the Town's location within the foothills of the McDowell Mountains, a network of natural drainage channels or washes extend through the community. These washes, primarily owned by the Town, are typically undeveloped, although most also contain utilities and utility easements, as well as serving as surface drainage corridors. This network of undeveloped washes contributes to the quality of life for the residents of the community by providing significant natural open space between neighborhoods.

The Town currently operates and maintains four developed park sites as identified below:

- Fountain Park - 64 acres
- Desert Vista Neighborhood Park - 12 acres
- Four Peaks Neighborhood Park - 15 acres
- Golden Eagle Park - 25 acres

The location of all existing public park sites is shown on **Figure 6, Existing Parks, Trails and Open Space**, and the site plan for each of these parks is shown on **Figures 15A and 15B, Developed Park Sites**.

Other park facilities that serve the Town include:

- Kiwanis Park - adjacent to the Kiwanis Activity Center
- Four school sites - facilities are used for park and recreational activities
- McDowell Mountain Regional Park - 21,099 acres (owned and operated by Maricopa County)

Dedicated Open Space within the Town includes:

- A portion of McDowell Mountain Preserve - 740 acres
- Natural washes - 58 acres

Existing trails have also been developed within the Town:

- Dedicated public trails - 1.7 miles
- Preserve trails - 3.9 miles

## ❖ UTILITY SERVICES

### Water

Water is supplied to the Town through the independent services of the Chaparral City Water Company (CCWC). CCWC has a Certificate of Convenience and Necessity issued by the Arizona Corporation Commission (ACC) to serve the 12,060 acres of land originally acquired by McCullough Properties to develop Fountain Hills. The 2010 corporate boundary of the Town of Fountain Hills is completely within the Chaparral City Water Company certificated area, except for the 1,276 acres of State Trust Land purchased by the Fountain Hills Investment Company in March 2007. The Chaparral City Water Company has received a designation of an assured water supply by the Arizona Department of Water Resources, and is a member of the Central Arizona Groundwater Replenishment District (CAGRDR). CCWC obtains water from one groundwater well and the Central Arizona Project. Water from the Central Arizona Project is treated and distributed throughout CCWC's service area from a facility located near Palatial Dr. and Shea Boulevard. Water storage reservoirs and booster pump stations are located throughout the Town.

### Sanitary Sewer

The Fountain Hills Sanitary District is a governmental entity (special district) that is not affiliated with the Town of Fountain Hills. The District's sole purpose is to collect, treat, and dispose of wastewater and its byproducts produced within the Town of Fountain Hills and a very small portion of the City of Scottsdale. The District provides sewer service to over 13,000 residential connections and 300 commercial

connections. The District operates a 2.6 million gallon per day (MGD) wastewater treatment facility, 18 raw wastewater pump stations, over 200 miles of sewer lines, over 10 miles of reclaimed water lines, an advanced water treatment facility and five aquifer storage and recovery (ASR) wells. The District provides reclaimed water to three golf courses (SunRidge Canyon, Eagle Mountain and FireRock Country Club) and three Town parks (Fountain Park, including Fountain Lake, Desert Vista Park, and Golden Eagle Park). During the winter when the supply of reclaimed water exceeds the demand, water is stored in the ground through a series of ASR wells. When demand exceeds supply in the summer, water is withdrawn from the ASR wells to supplement the supply from the wastewater treatment plant.

## **Electricity**

Electricity is provided by Salt River Project (SRP) with primarily underground local service distribution. A 69 kV above ground power line is located along a portion of the southern boundary of the Town and northward along the eastern Town boundary to the Glenbrook substation at the intersection of Glenbrook Boulevard and Ivory Drive. Other 69 kV service is provided to the Wheeler substation, located west of Palisades Boulevard and the Fountain substation located east of Saguaro Boulevard. SRP also has a maintenance facility south of Shea Boulevard within FireRock Centre. A fourth substation, McMullin, is currently under construction at the southern boundary of town. New 69kV lines will connect the McMullin substation with the Fountain substation.

## **Natural Gas**

Southwest Gas provides natural gas service to Bella Lago, Diamonte Del Lago, Copperwynd, Eagle Mountain, FireRock Country Club, SunRidge Canyon developments, and to limited portions of the central, west and downtown areas of Fountain Hills. Liquid propane is available from local suppliers to serve individual property owners.

## **Telephone**

Qwest Communications provides telephone line installation and service, limited in-state long distance service, cable TV service and Internet access to the Town. All lines are underground. In 2001 Qwest expanded capacity at their switching facilities at the substation site located on the northeast corner of Palisades and Fountain Hills Boulevard. Cox Communications also offers digital telephone, digital cable, and high speed internet.

Several carriers provide cellular service with existing wireless communication facilities within the community. The Town continues to review proposals for service area expansion by cellular providers.

## **Solid Waste Collection**

Solid waste collection in Fountain Hills is currently provided by independent solid waste providers. There is not a mandatory solid waste subscription requirement. Currently, residents can choose services from six private refuse companies. The majority of these private collection companies offer weekly recycling service. The Town is studying a town-wide single hauler system, including recycling for all residential units.

## ❖ SOCIOECONOMIC CONDITIONS

The Town of Fountain Hills has grown at a steady rate since 1972 when the first residents began moving in. Based on Certificates of Occupancy issued for new homes in 2007, it is estimated that Fountain Hills' population now totals 25,207. This gives the Town an average of 1,241 people per square mile, or 1.94 people per acre. Its low population density helps to give Fountain Hills a desirable reputation as an affluent community in which to live and work. The Town is expected to reach full buildout in approximately 2030 with a population of 34,324.

### **Age Distribution**

According to the 2000 US Census, 48 percent of Fountain Hills' population were male and 52 percent were female. Furthermore, the population under 18 years of age was 19 percent, 18-64 years of age was 62 percent, and 19 percent was above age 65. In 2000, the median age in Fountain Hills was 46.4. The median age for the same timeframe in Maricopa County and Arizona was 33 and 34.2 years, respectively.

### **Race Distribution**

For Census 2000, respondents could identify themselves as being in one or more racial groups (White, Black/African American, American Indian/Alaska Native, Asian, Native Hawaiian/other Pacific Islander, Other Race, Two or More Races). The Census documented that Fountain Hills is predominantly White (96 percent), which is a higher percentage than Maricopa County (75 percent) and the State of Arizona (79 percent).

### **Housing Trends**

The Town of Fountain Hills has been developed primarily for residential use (53 percent). The peak of residential development occurred between 1996 and 1999 and has recently leveled off as the Town approaches full buildout. In recent years, residential development has shifted from single family units to more multi-family complexes. However, with the recent annexation of the former State Trust land a resurgence of single family residential development will occur. The US Census 2000 shows that the majority, 84 percent, of residences are owner occupied and only 16 percent are renter occupied. At the end of the 2006, there were 3,311 undeveloped single family lots and 69 undeveloped multi-family lots (not including the former state trust land).

### **Education Level and Income**

According to the US Census 2000, of residents 25 years and older, slightly more than 24 percent had attained a Bachelor's Degree. In comparison, the rates in Maricopa County were 23 percent and in the State of Arizona 26 percent, respectively. The median household income in Fountain Hills was \$61,619 in 1999. This is substantially higher than the median household income for Maricopa County (\$45,358) and the State (\$40,558).

## ❖ TOWN FINANCIAL OVERVIEW

The Town's General Fund revenue is generated primarily through local sales tax. Fountain Hills levies a 2.6 percent sales tax, including a special 0.4 percent assessment to fund: downtown development (0.1 percent); payoff of Town Hall construction bonds (0.1 percent); and mountain land acquisition bonds (0.2 percent). Local sales tax generates nearly half the Town's annual general fund revenues.

State shared revenue is the Town's second largest generator of funds. The Town receives an allocation of the State's 6.3 percent sales tax. Furthermore, the Town receives its share of State income tax collections and State vehicle license taxes based on population. Nearly half of the Town's general fund budget is controlled by the State Legislature, and therefore is out of the Town's direct control. In addition, the nearly built out condition of the Town and the fact that it has achieved its ultimate annexation area, will allow other growing municipalities the ability to increase their population faster than Fountain Hills, thus gaining a larger proportionate share of State shared revenues.

The remainder of revenue to the Town's general fund is generated through charges for services fees, licenses and permits.

## ❖ LAND USE AND ZONING

This section identifies the existing pattern of land uses within Fountain Hills, existing zoning districts and a general discussion on existing surface land ownership.

### Existing Land Use

The existing land use pattern of Fountain Hills was largely influenced by the implementation of an original master plan prepared under the supervision of McCulloch Properties Inc. in the early 1970's. This plan envisioned a complete, self-supporting "New Town" of approximately 70,000 people. In 1980, MCO Properties revised the original Master Plan to lower the proposed density and land use intensity in consideration of environmental constraints. The revised Master Plan, approved by Maricopa County, projected a build-out population of approximately 45,000.

In 1986, the revised Master Plan was amended by Maricopa County to include the subdivisions of Crestview, Westridge, Summit East and Los Altos Hills (previously named Summit West). In 1989, an amendment was administratively approved by Maricopa County for the Lakeside Village, Bainbridge, and Golden Eagle areas.

In 1991, MCO Properties revised the Master Plan Map to include all the prior County amendments. This revised map was presented to the Town which incorporated on December 5, 1989. The Town took no action on this document. Instead, the original Town of Fountain Hills General Plan was approved on May 6, 1993. The first amendment to the original General Plan, to re-designate land uses for the SunRidge Canyon area was approved on May 18<sup>th</sup> of the following year.

Topography was, and continues to be, the major constraint of the existing land use patterns. Additionally, the pre-selected locations of the Fountain and the wastewater treatment plant site have influenced land use patterns. Originally, single-family residential areas tended to be planned on the ridges, with commercial uses grouped primarily on the flatter land near Fountain Park. Construction of community septic tanks and leach fields were abandoned when sewer collection lines became available.

With the exception of the former State Trust Land, most of the land is platted and either developed or under construction. Large portions of the Town are regulated by Specific Area Plans or Development Agreements, which can be reviewed at the Town's Planning and Zoning Department. The pattern of land use is displayed on **Figure 7, Existing Land Use** and is as follows:

#### Single-family Residential

Existing single-family residential land use areas are distributed throughout the Town. Larger lot/low density neighborhoods are located in three areas:

- Following the ridgelines in the northwest and north central portions of the community;
- In a wide, roughly northwest to southeast band, in the central portion of Town on the north side of Shea Boulevard; and
- South of Shea Boulevard between Palisades and the industrial and commercial node at Saguaro Boulevard.

#### Multi-family Residential

Existing multi-family dwelling units, identified as multi-family structures having at least one common wall, are concentrated in three areas:

- In an irregular band surrounding the Town center and the Fountain Park;
- In a wide band on the east side of Fountain Hills Boulevard, extending from the north of the downtown commercial center to the middle school; and
- In isolated parcels on both the north and south sides of Shea Boulevard including a northward extension from the commercial node at Shea and Saguaro Boulevards along the Town's eastern boundary line.

Additional multi-family developments have been built on commercially zoned property within the Town Center area through the Special Use permit process.

#### Commercial (Office and Retail)

Existing commercial land uses are concentrated in three areas:

- The Town Center area, located primarily south of Palisades Boulevard, between Fountain Hills Boulevard and Saguaro Boulevard;
- Continuing south on the east side of Saguaro Boulevard from the south edge of the commercial core at El Lago Boulevard to Malta Drive; and

- The commercial node at Shea and Saguaro Boulevards that extends primarily westward on the south side of Shea, and primarily eastward on both sides of Shea.

Two other isolated existing commercial sites are:

- A supermarket/strip center located at the southeast corner of Shea/Eagle Mountain Parkway; and
- An area on the east side of Fountain Hills Boulevard one mile south of the Town's northern boundary.

In addition, there are numerous home-based businesses located throughout the community.

### Industrial

One area serves the entire Town, and is located on the north side of Saguaro Boulevard, west of the Shea/Saguaro commercial node. It is currently zoned and used for industrial uses within the Town. This nearly built-out industrial area includes storage facilities and light manufacturing/distribution operations.

### Open Space

Publicly owned and/or controlled open space areas that prohibit development, provide recreational areas and protect view corridors are found in:

- Parks and open space areas owned by the Town include:
  - Fountain Park
  - Golden Eagle Park
  - Four Peaks Park
  - Desert Vista Park
- The 740-acre Fountain Hills McDowell Mountain Preserve located in the northwest portion of the Town that provides hiking and passive recreational opportunities;
- 200 acres of dedicated open space within the Town but owned by the City of Scottsdale. Located immediately adjacent to and south of the 740-acre Fountain Hills McDowell Mountain Preserve; and
- Open Space – zoned areas within platted subdivisions.

Privately owned lands currently designated for open space land uses include:

- Privately owned and controlled parks/open space areas in developed subdivisions;
- Planned open space areas located in the former State Trust Land;
- Existing undeveloped wash areas within existing platted areas;
- Hillside Protection Easement areas within platted subdivisions; and

- Three privately owned/publicly accessible golf courses that are zoned “OSR” or Residential Unit Planned Development “RUPD”.

### Vacant Land

Only small areas of vacant developable land remain in the community. These parcels occur as:

- Zoned and platted vacant lots;
- Zoned, unplatted parcels (including the former State Trust Land); and
- Undeveloped school sites.

## **Existing Zoning**

The Town of Fountain Hills regulates land use through an adopted zoning ordinance. A total of 33 zoning districts are provided within the ordinance including three open space zones (OSC, OSR and OSP), eleven single family residential districts (R-190, R1-43, R1-35, R1-35H, R1-18, R1-10, R1-10A, R1-8, R1-8A, R1-6 and R1-6A), seven multi-family districts (M-1, M-2, M-3, R-2, R-3, R-4 and R-5), six commercial districts (C-O, C-C, C-1, C-2, C-3 and TCCD), two industrial districts (IND-1 and IND-2), three lodging districts (L-1, L-2 and L-3), a utility district (UT), and a mobile home district (MH). The zoning pattern is displayed on **Figure 8, Existing Zoning**.

Fountain Hills is predominantly zoned residential. The residential zoning districts provide a wide variety of residential developments that encompass the many lifestyles within the Town, from large lot to cluster development. The residential districts accommodate the needs of residents by providing associated limited non-residential uses, including religious, educational and recreational facilities.

The large amount of acreage zoned as open space aids Fountain Hills in retaining its scenic desert character. The three open space districts provide natural and manmade recreation spaces for Town residents. The open space conservation and preservation districts are in place to conserve and protect open space, natural desert lands, wildlife habitat and lands set aside as undeveloped parcels or tracts in master planned communities. These were predominately executed through hillside disturbance transfers. The primary purpose of designating these areas is to raise the degree of assurance that designated open space and recreation areas will remain undeveloped, except for very limited public infrastructure.

Employment zoning in Fountain Hills includes commercial/retail, office, mixed-use, industrial and lodging districts. These districts provide well designed shops, business/professional offices, hotels and other employment opportunities. The major concentration of these districts is generally located between Fountain Hills and Saguaro Boulevards, south of Palisades Boulevard and includes uses such as commercial/retail, government, multi-use and lodging. A second cluster of commercial/retail and industrial uses is located at the intersection of Shea and Saguaro Boulevard. This employment cluster contains the only portion of the Town that is zoned industrial. Existing industrial uses generally include distribution centers and storage facilities.

## Land Ownership

The surface land ownership pattern within the Town of Fountain Hills is comprised of five major owners. The majority of the Town's land is privately held and accounts for 83 percent of its incorporated area, or 10,837 acres. The majority of the privately held land is utilized for residential uses. However, private land is also used for commercial/retail, office, lodging, industrial, open space, and golf courses. The second largest land owner is the Town itself. The Town owns a total of 1,737 acres or 13 percent of the overall land. The Town's holdings are comprised mainly of park and open space but also include governmental uses. The City of Scottsdale owns nearly two percent, or 200 acres of Fountain Hills. This land is dedicated open space and is located in the northwest region of the Town in the McDowell Mountain Preserve. The Fountain Hills Unified School District owns 179 acres, or one percent of the Town.

The school-owned sites are distributed throughout the northeast region of the Town. The remaining one percent (53 acres) are owned by utility companies. See **Figure 9, Existing Land Ownership**.

## ❖ TRANSPORTATION

### Street System Inventory

There are approximately 165 miles of paved roadways in the Town of Fountain Hills. See **Figure 10**, *Existing Transportation System*.

Arterial roadways form the foundation of the roadway system, providing regional access and major transportation links. State Route 87 is a State Highway and Shea Boulevard is classified as a principal arterial. Palisades Boulevard, Fountain Hills Boulevard, McDowell Mountain Road, Saguaro Boulevard and portions of Golden Eagle Boulevard are classified as minor arterials.

Roadways classified as collector streets provide the linkages between arterial roadways and the local streets. They effectively balance the need for vehicular mobility and parcel access.

The existing major collector street system in Fountain Hills consists of the following 16 streets:

Avenue of the Fountains	Kingstree Boulevard
Desert Canyon Drive	La Montana Drive (northern)
Eagle Mountain Parkway	Palomino Boulevard
El Lago Boulevard	Panorama Drive
El Pueblo Boulevard	Parkview Drive
Glenbrook Boulevard	Saguaro Boulevard (south of Shea)
Golden Eagle Boulevard (northern)	Summerhill Boulevard (northern)
Grande Boulevard	Sunridge Drive

The existing minor collector street system in Fountain Hills consists of the following 22 minor streets:

Alamosa Drive	Richwood Drive
Avenida Vida Buena	Sierra Madre Drive
Bainbridge Avenue	Summerhill Boulevard (southern)
Boulder Drive	Thistle Drive
Calaveras Drive	Westby Drive
Del Cambre Drive	
El Sobrante Drive	
Fayette Drive	
Greenhurst Drive	
Hampstead Drive	
Inca Drive	
Indian Wells Drive	
La Montana Drive (southern)	
Mira Monte Way	
Mountain Parkway	
Mountainside Drive	
Ocotillo Drive	

The remaining street system is made up of two-lane local roadways that provide access to property and are not intended to provide mobility between various areas of the Town.

Signalized traffic control devices have been placed at the following intersections:

- Saguaro Boulevard/Grande Boulevard
- Shea Boulevard/Saguaro Boulevard
- Shea Boulevard/Fountain Hills Boulevard
- Shea Boulevard/Palisades Boulevard
- Shea Boulevard/Eagle Mountain Parkway
- Shea Boulevard/Technology Drive
- Shea Boulevard/Target Entrance (1/4 mile west of Saguaro Blvd)
- Palisades Boulevard/Fountain Hills Boulevard
- Palisades/Avenue of the Fountains
- Palisades Boulevard/Saguaro Boulevard
- Palisades Boulevard/Sunridge Drive
- El Lago Boulevard/Fountain Hills Boulevard
- El Lago Boulevard/Saguaro Boulevard

## Public Transit

The Phoenix Transit System, under contract with the Regional Public Transportation Authority (RPTA), provides limited bus service to Fountain Hills. Daily bus service consists of two morning inbound express and two afternoon outbound express routes between downtown Phoenix and the local transit stop (northeast corner of Palisades Boulevard and La Montana Drive, via Saguaro Boulevard and Shea Boulevard). Local transit service does not currently exist within the community.

## Bicycle Pathways

The Town has developed a bicycle plan based, in part, on the design features and recommendations of the Maricopa Association of Governments (MAG) Bicycle Plan. The Town has both existing and proposed roadway bike lanes, which are delineated, painted roadway-adjacent lanes where parking is not permitted, and existing and proposed roadway bike routes, which are non-delineated routes where parking is permitted.

The major existing bicycle pathways include:

- Saguaro Boulevard: In its entirety
- Palisades Boulevard: In its entirety
- Fountain Hills Boulevard/McDowell Mountain Road: From Arroyo Vista Drive to McDowell Mountain Regional Park
- Golden Eagle Boulevard: From Palisades Boulevard to Edgewater Drive
- Sunridge Drive: From Palisades Boulevard to Golden Eagle Boulevard
- Desert Canyon Drive: From Sunridge Drive to Golden Eagle Boulevard
- Palomino Boulevard: From Palisades Boulevard to Fountain Hills Boulevard
- Kingstree Boulevard: From Fountain Hills Boulevard to Saguaro Boulevard

All Existing Bicycle Paths are shown on **Figure 10**.

## Sidewalks and Trails

Fountain Hills has developed a sidewalk circulation network that serves a majority of the community. In 2007, the Town adopted a Sidewalk Plan that identifies all existing and proposed sidewalks throughout the Town (See the *2007 Sidewalk Plan* in the Appendix). The Preserve trail system consists of five trails, including the Promenade, North, Western Loop, Town Overlook and Interpretive trails. This system stretches 3.88 miles. The second system of trails lies within the Bela Lago and Dia Lago subdivisions uphill from Fountain Park. These trails are not officially named and are 1.7 miles in length. In addition, there is a trail access off the upper end of Golden Eagle Boulevard that utilizes an existing easement in the Eagles Nest MCO development that allows access to the McDowell Mountain Regional Park trail system. The existing trails and sidewalks are displayed on **Figure 6, Existing Parks, Trails and Open Space**.

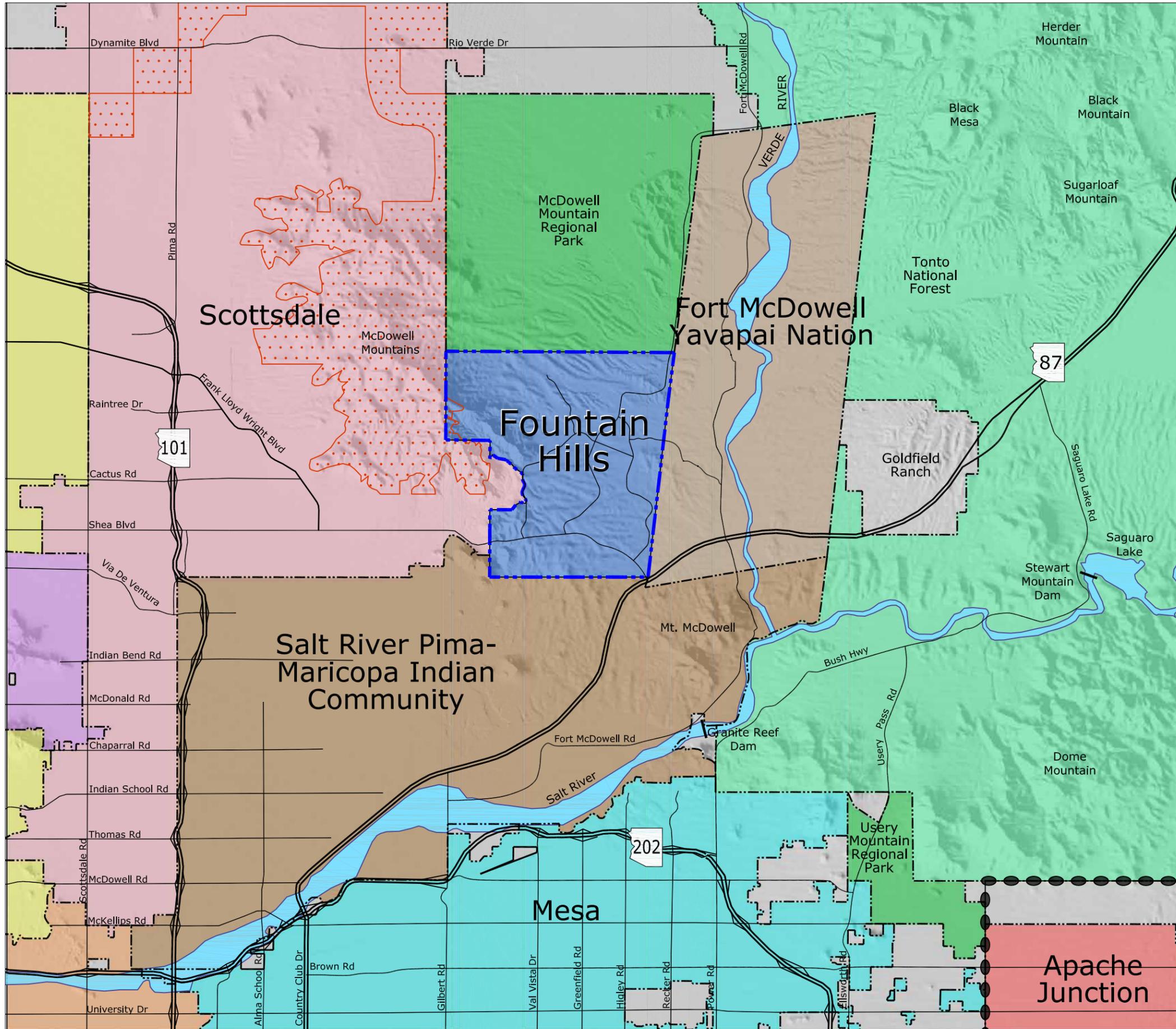
The Town recently worked with Maricopa County in an effort to establish a trail spur connecting the McDowell Mountain Regional Trail system with Town Preserve at the North Trail. This connection provides the direct access to the Preserve that both residents and visitors may utilize throughout the year from dusk to dawn.

# Fountain Hills

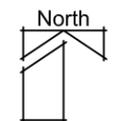
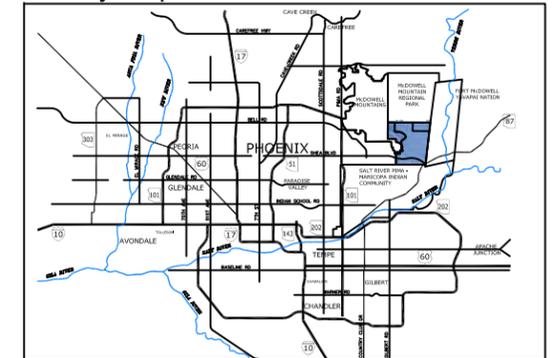
## General Plan 2010

### Regional Context

-  Fountain Hills
-  Scottsdale
-  Tempe
-  Phoenix
-  Paradise Valley
-  Apache Junction
-  Salt River Pima-Maricopa Indian Community
-  Fort McDowell Yavapai Nation
-  Tonto National Forest
-  Regional Park
-  McDowell Sonoran Preserve
-  Unincorporated Maricopa County
-  River/Lake
-  Freeway/State Highway
-  Arterial Roadway
-  Maricopa/Pinal County



Vicinity Map



640 acres



Figure 1



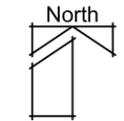
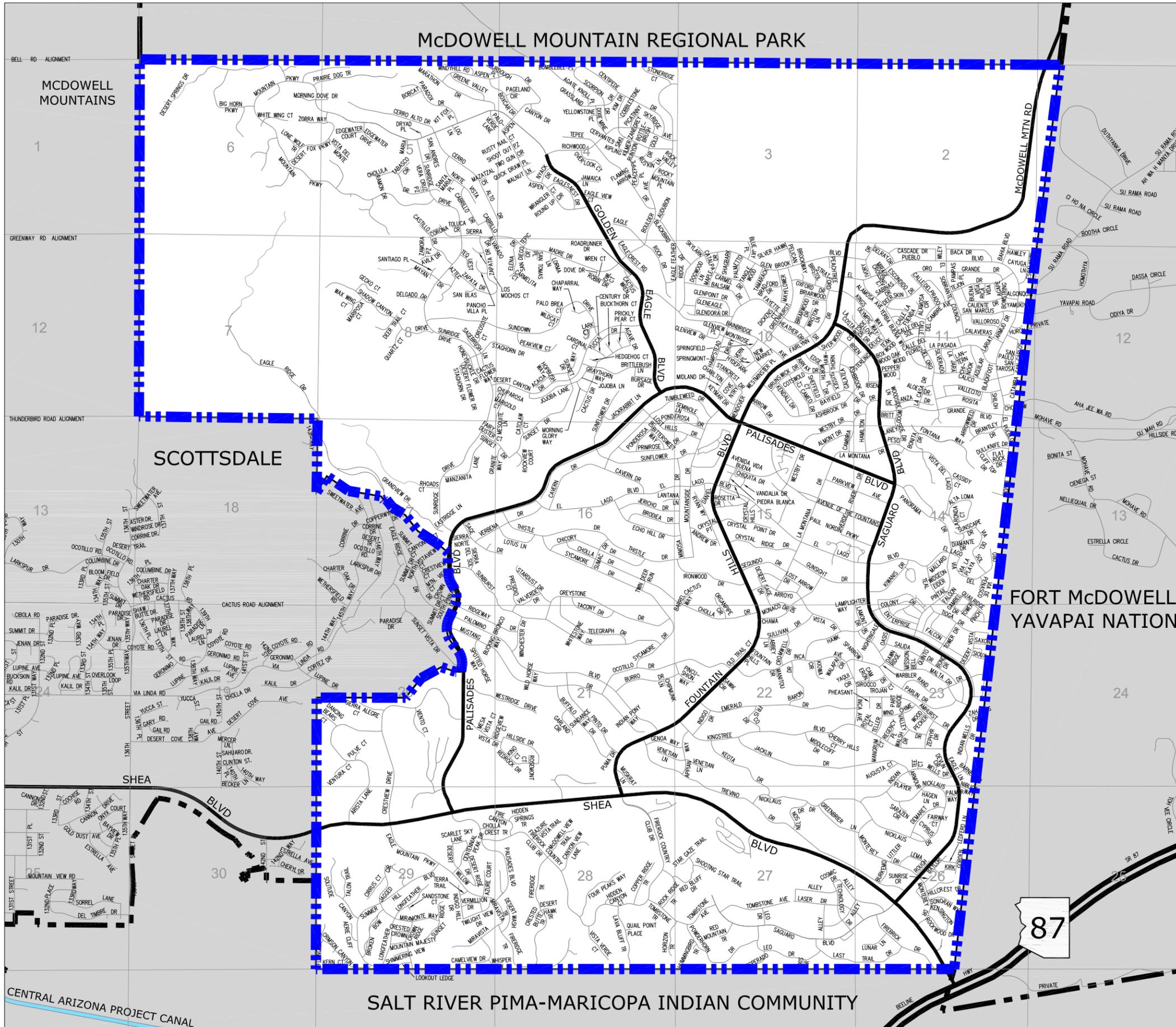
Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008

# Fountain Hills

## General Plan 2010

### Town Planning Area

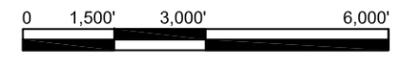
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway



40 acres

5	20
10	

Figure 2



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008

# Fountain Hills

## General Plan 2010

### Topography/Drainage

-  Wash
-  Dam
-  Existing Bridges
-  Water
-  Major Detention Basin
-  50' Contours
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

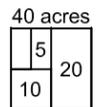
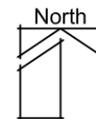
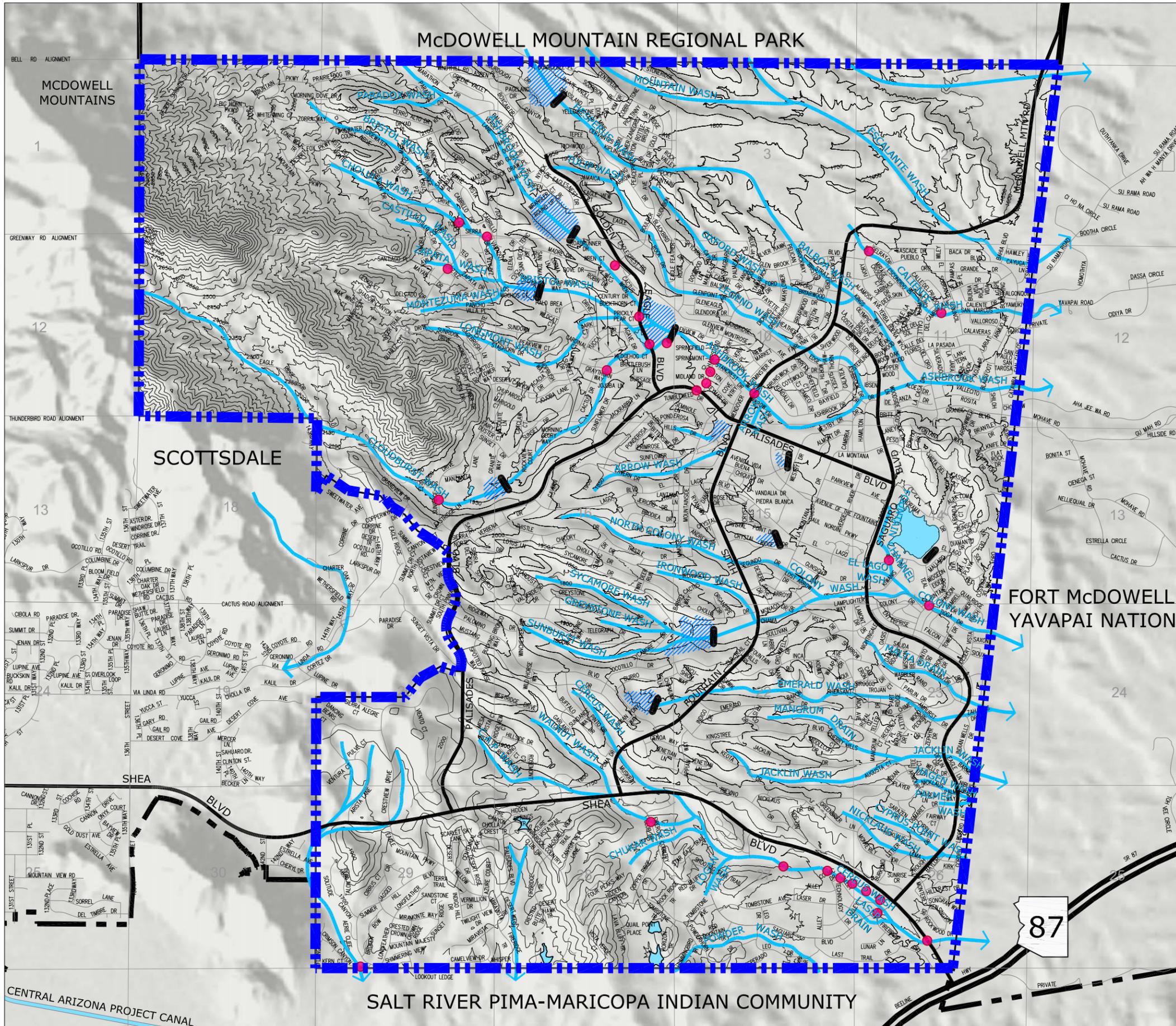


Figure 3



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008

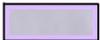
# Fountain Hills

## General Plan 2010

### Soils

#### Hyperthermic

##### Soils from Old Alluvium

-  Rillito -Gunsight - Pinal\*
-  Ebon - Pinamt - Tremant\*
-  Suncity - Cavelt\*\*

##### Soils of Mountains & Low Hills

-  Cherioni - Gachado - Rock Outcrop\*
-  Gran - Userly - Rock Outcrop\*

\*Slight Shrink/Swell Limitation

\*\*Moderate Shrink/Swell Limitation

Source: Maricopa County Planning Department - Soils Associations

-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

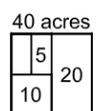
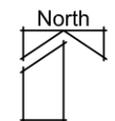
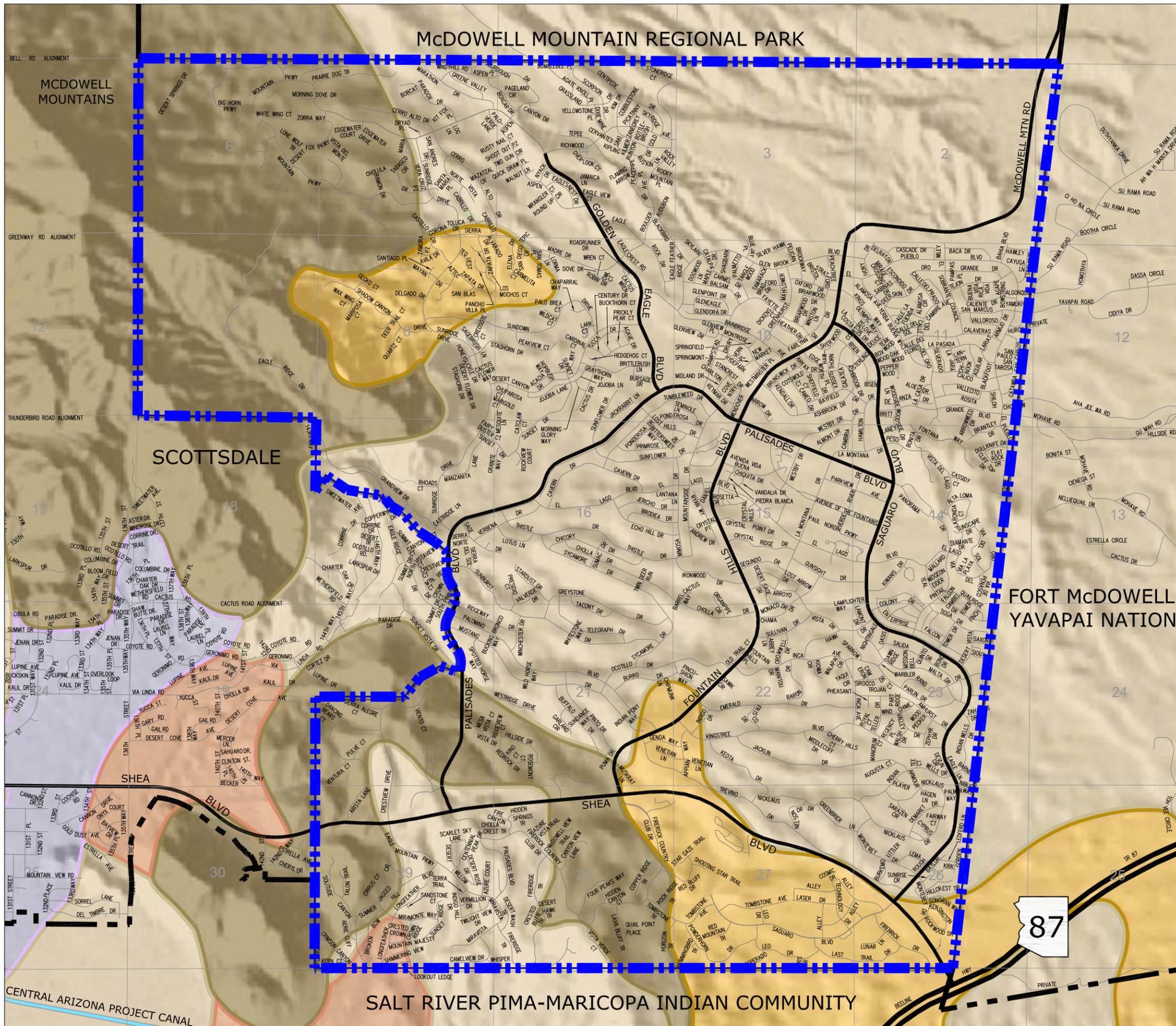


Figure 4



Source: Maricopa County Planning Department/Town of Fountain Hills - October 2008



# Fountain Hills

## General Plan 2010

### Public/Quasi-Public Facilities

-  Medical Facility
-  Elementary School
-  Middle School
-  High School
-  Private/Charter School
-  Law Enforcement
-  Fire Station
-  Future Fire Station
-  Wastewater Treatment Facility
-  Library
-  Town Hall/Community Center
-  Religious Facility
-  Water Storage Tank
-  Electric Substation
-  Public Parks
-  Lakes
-  Regional Park
-  Native American Communities
-  Scottsdale
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

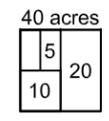
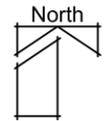
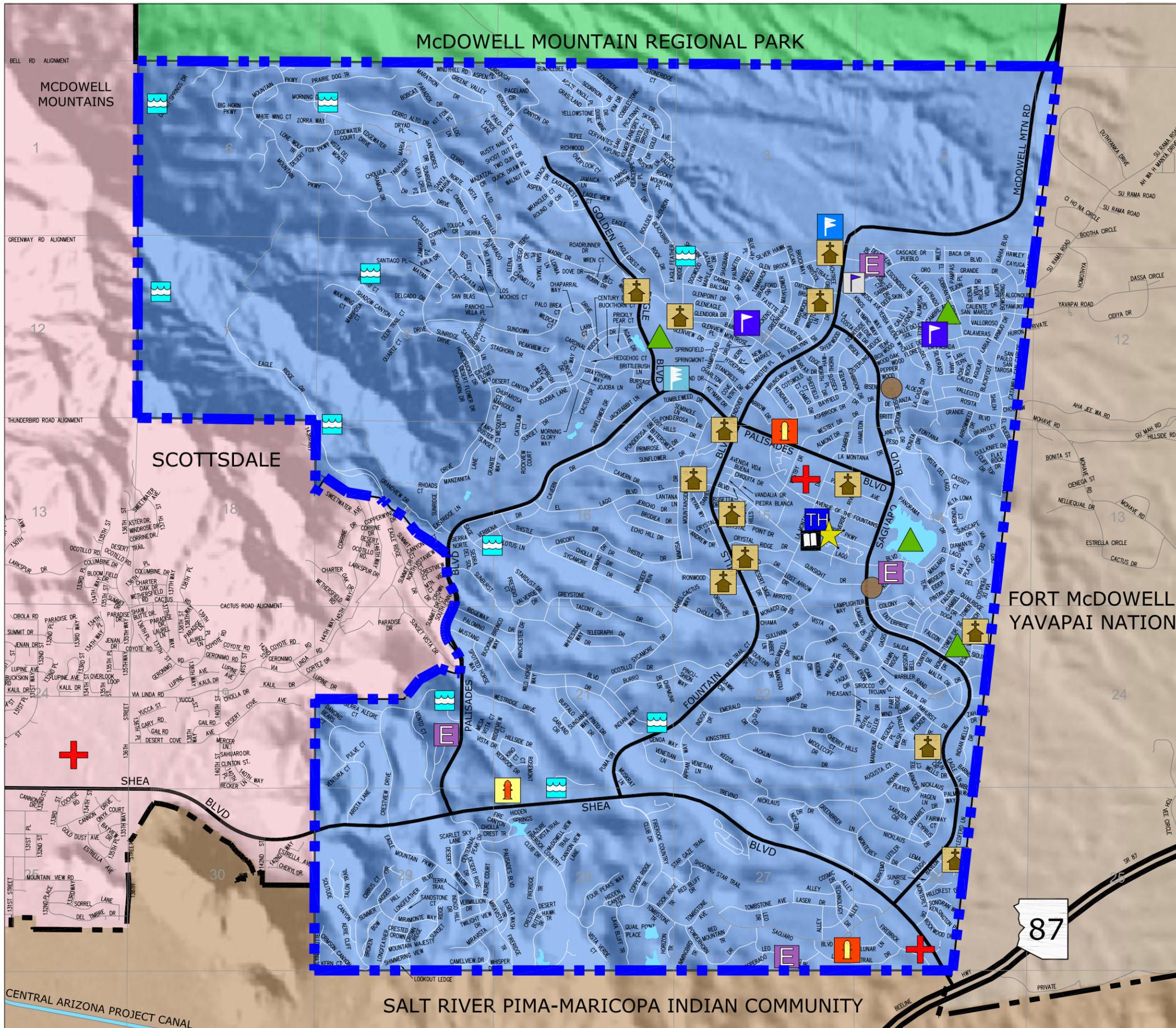


Figure 5



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008

# Fountain Hills

General Plan 2010

## Existing Parks, Trails, and Open Space

-  Public Park
-  Golf Course
-  Private Park
-  Privately Owned Open Space
-  Publicly Owned Open Space
-  Existing Off-Street, Unpaved Trail
-  Existing On-Street Sidewalk
-  McDowell Mountain Regional Park
-  Schools
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

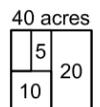
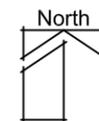
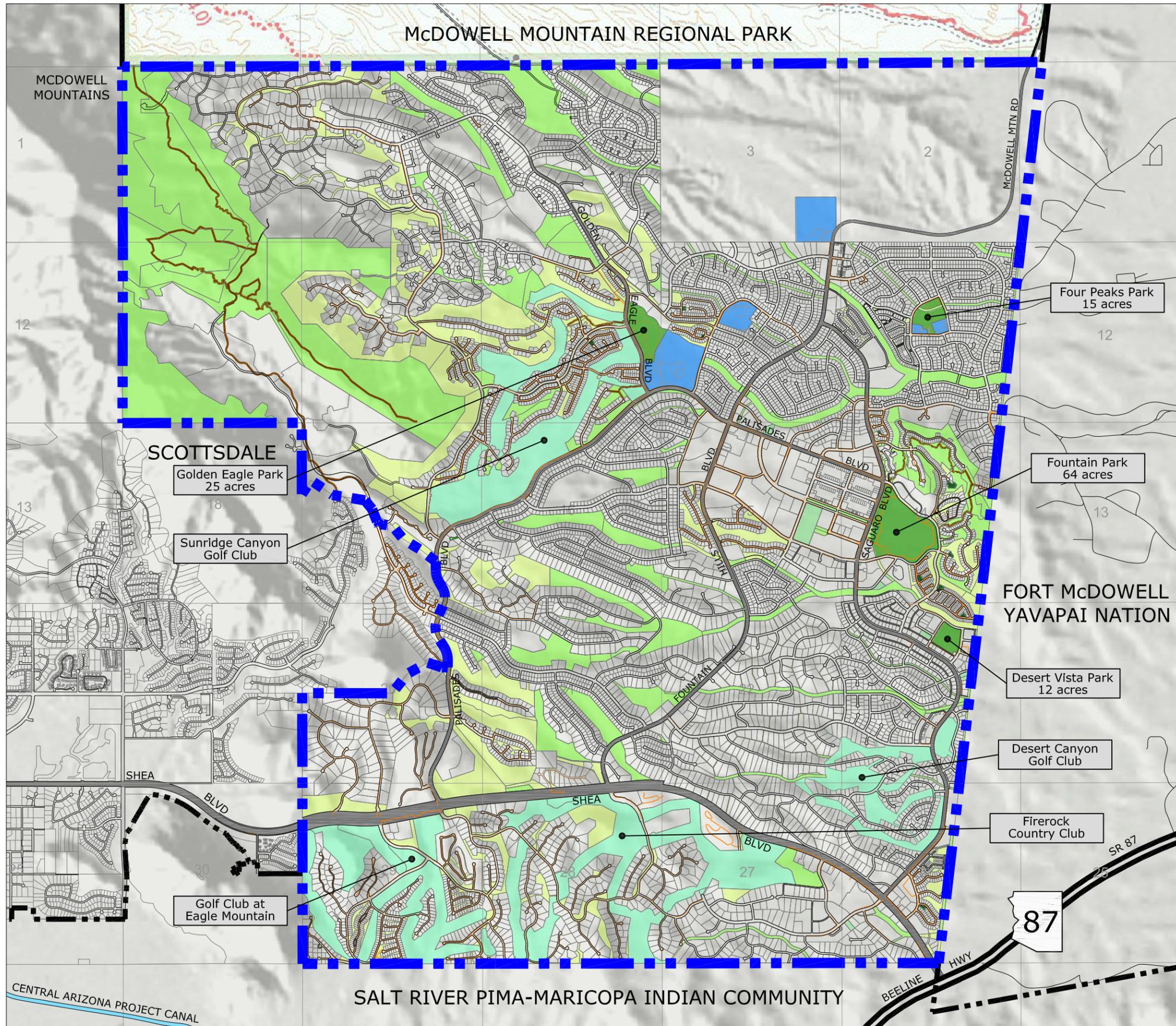


Figure 6

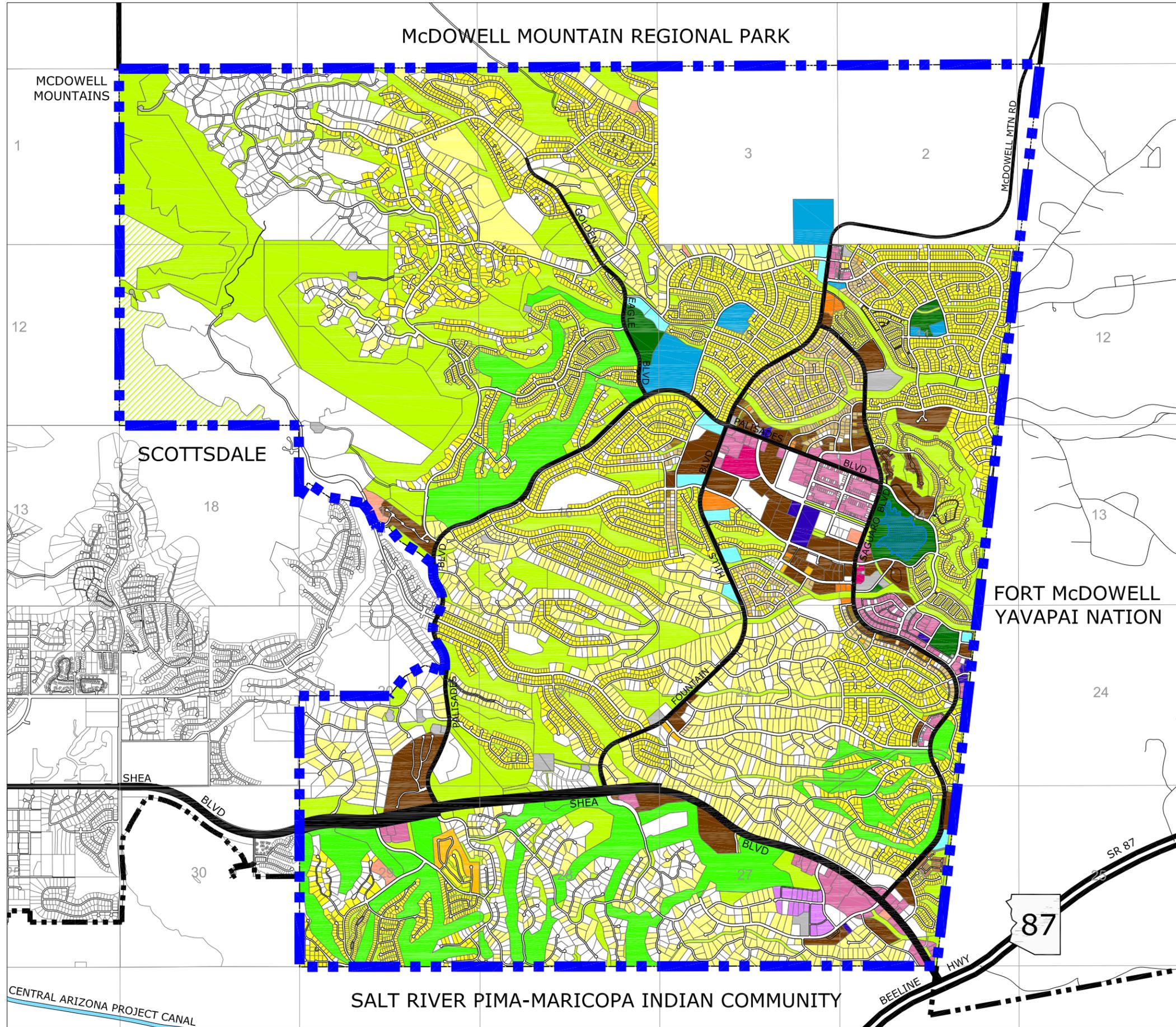


Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008



# Fountain Hills

## General Plan 2010



### Existing Land Use

- SF/L - Single Family/Low
- SF/M - Single Family/Medium
- MF/L - Multi-Family/Low
- MF/M - Multi-Family/Medium
- MF/H - Multi-Family/High
- MF/C/L - Multi-Family/Condo Low
- MF/C/M - Multi-Family/Condo Medium
- MF/C/H - Multi-Family/Condo High
- C/R - Commercial/Retail
- MU - Mixed Use
- Churches
- L - Lodging
- I - Industrial
- U - Utility
- G - Government
- S - Schools
- P - Park
- GC - Golf Course
- OS - Open Space
- OS - Scottsdale Owned Land
- Vacant
- Fountain Hills Boundary
- Jurisdictional Boundaries
- Arterial ROW
- State Highway

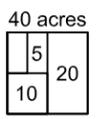
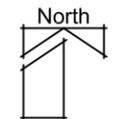


Figure 7



Source: Town of Fountain Hills - October 2008



# Fountain Hills

## General Plan 2010

### Existing Zoning

#### Single-Family Residential Districts

-  R-190 / 1 du per 190,000 sq ft
-  R1-43 / 1 du per 43,560 sq ft
-  R1-35 / 1 du per 35,000 sq ft
-  R1-18 / 1 du per 18,000 sq ft
-  R1-10 / 1 du per 10,000 sq ft
-  R1-8 / 1 du per 8,000 sq ft
-  R1-6 / 1 du per 6,000 sq ft

#### Multi-Family Residential Districts

-  M-1 / 1 du per 5,445 sq ft
-  \* M-2 / 1 du per 4,356 sq ft
-  \* M-3 / 1 du per 3,630 sq ft
-  R-2 / 1 du per 4,000 sq ft
-  R-3 / 1 du per 3,000 sq ft
-  R-4 / 1 du per 2,000 sq ft
-  R-5 / 1 du per 1,740 sq ft

#### Commercial Districts

-  C-O / Commercial Office
-  C-C / Common Commercial
-  C-1 / Neighborhood Commercial
-  C-2 / Intermediate Commercial
-  C-3 / General Commercial

#### Employment Districts

-  IND-1 / Planned Industrial
-  IND-2 / Light Industrial
-  TCCD / Town Center
-  \* L-1 / Very Low Density Lodging
-  L-2 / Low Density Lodging
-  L-3 / Medium Density Lodging
-  \* UT / Utility

#### Recreational District

-  OSR / Open Space Recreational
-  OSC / Open Space Conservation
-  OSP / Open Space Preservation

-  Fountain Hills
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

\*No land is presently zoned this classification  
 Note: Official zoning is depicted on the Towns Official Zoning Map

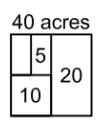
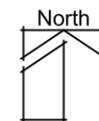
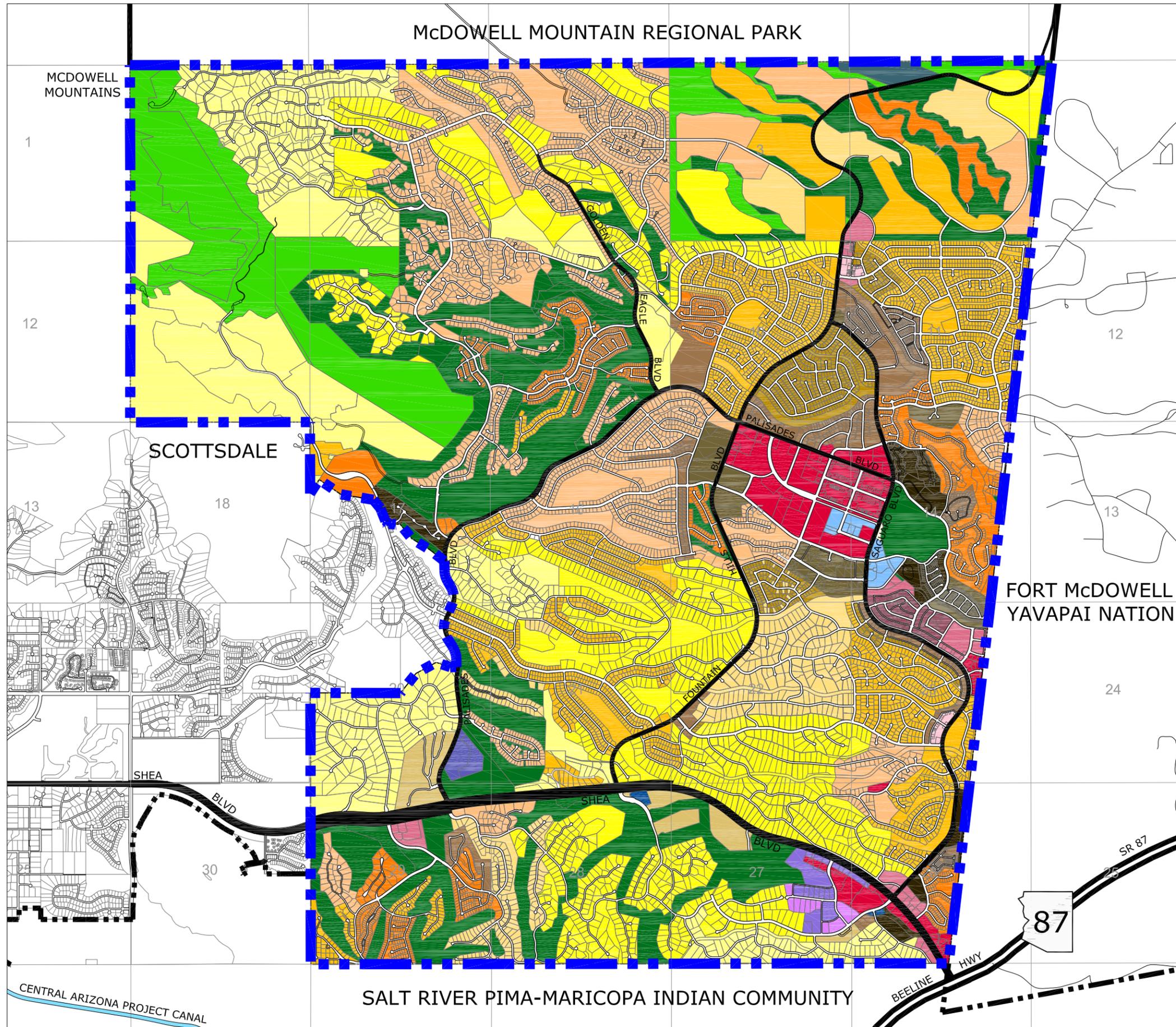


Figure 8



Source: Maricopa County Assessor/Town of Fountain Hills - 2008



# Fountain Hills

General Plan 2010

## Existing Land Ownership

-  Private
-  Town of Fountain Hills
-  Utilities
-  Fountain Hills Unified School District
-  US Government - Post Office
-  City of Scottsdale
-  State Trust
-  Maricopa County
-  Indian Community/Nation
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

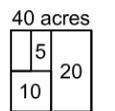
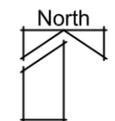
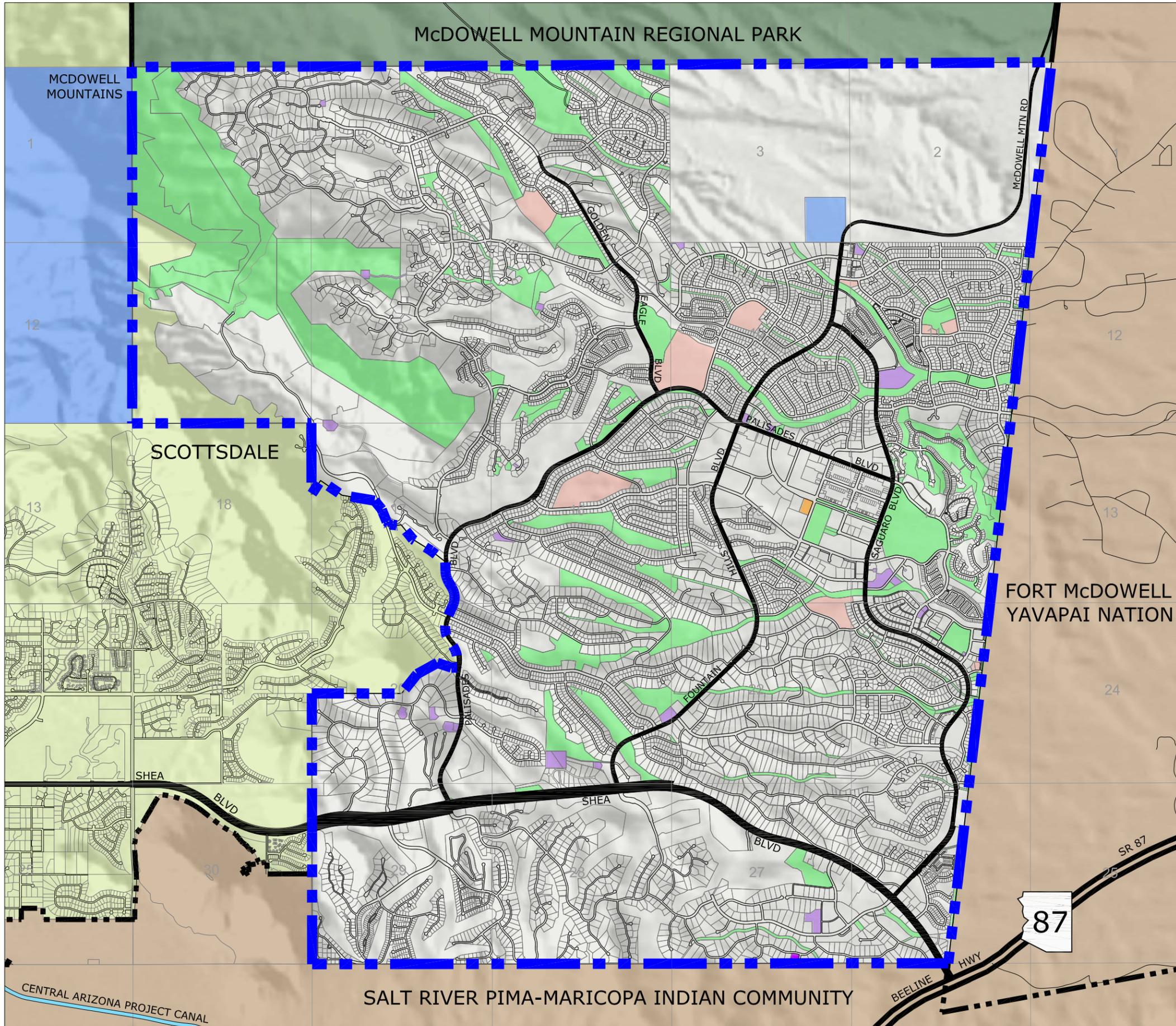


Figure 9



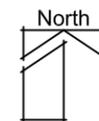
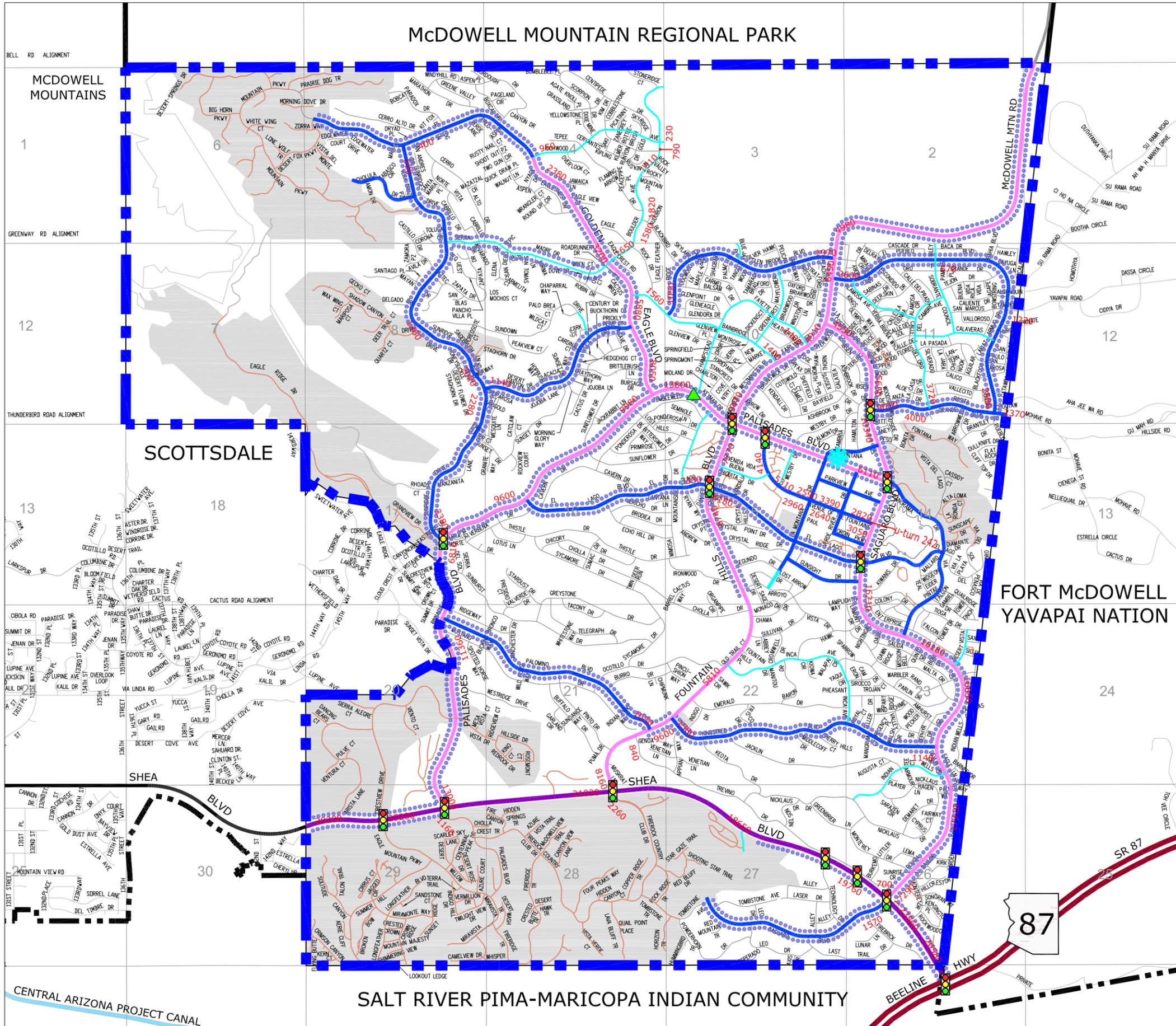
Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008

# Fountain Hills

## General Plan 2010

### Existing Transportation System

-  State Highway
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Streets
-  Private Streets
-  Private Developments
-  External Major Roadways
-  External Minor Roadways
-  Existing Traffic Signal
-  Existing Pedestrian Flashers
-  Existing Public Transit Location (Express Route 512 - To Downtown Phoenix)
-  Vehicles Per Day (2008 Count)
-  Existing Roadway Bike Network
-  Fountain Hills Boundary
-  Jurisdictional Boundaries



40 acres

5	20
10	

Figure 10



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008

# Fountain Hills

-General Plan 2010-



## CHAPTER 3: LAND USE ELEMENT

## ❖ OVERVIEW

The Land Use Element is a primary element of the General Plan 2010 and is the guide for the formulation of the Circulation, Open Space and Growth Area Elements. As a pivotal element upon which the General Plan 2010 is developed, the Land Use Element expresses the community vision and is a development guideline for future growth. Residential densities and commercial and industrial intensities and interactions are reflected in the Land Use Element.

This element was developed through the analysis of existing land use and in response to community and public participation in the planning process. It also reflects the input and comments received from intergovernmental and inter-agency participants. The Land Use Element anticipates future growth and development through 2020. **Figure 11**, *Land Use Plan*, identifies the location of all future land uses within the Town.

The Zoning Ordinance, Official Zoning Map, Subdivision Ordinance and other regulatory land use tools are based on the General Plan 2010. Land Use Ordinances and zoning map amendments shall be made in conformance with the General Plan 2010. The adopted Mission Statement, Visions, Goals and Objectives, Graphic Plan and Implementation Program and Guidelines will be used to assist the Planning and Zoning Commission and Town Council when reviewing all future development proposals and rezoning requests. These components will also assist in the review and planning for the preservation of open space, programming of future recreation improvements and community facilities, and the preparation of Area Specific Plans.

The Land Use Element is organized in the following four sections in an effort to create a consistent approach for all elements and to communicate the Town's future land use intention:

- Background
- Vision, Goals, and Objectives
- Land Use Plan
- Implementation Activities

## ❖ BACKGROUND

The Land Use Plan for the Town of Fountain Hills has principally been influenced by the implementation of the original Master Plan prepared in 1970 for McCulloch Properties Inc. and adopted by the Maricopa County Board of Supervisors prior to incorporation of the community in 1989. The Land Use Plan Map is the primary tool that illustrates the land use policy direction of the Town. The goal of the plan is to maintain the Town's desired balance among residential, employment and other supportive uses while retaining the elements of natural open space and development character responsive to the Sonoran Desert. The foundation for the Land Use Plan is based on the existing patterns of land use, zoning, and land ownership.

Over the past two decades, incremental land development and resulting population and employment growth have created a nearly built out community. The Town has a unique set of land use planning opportunities and challenges due to its existing development, the environmental characteristics of the Sonoran Desert,

and the fact that the Town is land locked with no ability to annex future lands to accommodate growth. The only substantive acreage remaining to be developed includes the recently annexed and entitled former State Trust land (approximately 1,300 acres) located in the northeast portion of the Town. Additional development can still be accommodated within the Firerock Country Club (14 acres), Crestview (57 acres), Westridge (100 acres), Adero Canyon and Eagles Nest, Plat 208-South, various infill parcels, and the three undeveloped school sites. The primary platted or unplatted, developed or undeveloped areas within the Town, included as a part of the General Plan 2010, are listed below with a brief description. These areas are listed by location in a clockwise direction beginning in the southwestern part of the community.

#### *Firerock Country Club*

The Firerock Country Club is in the south central portion of Town, south of Shea Boulevard, between the Eagle Mountain development on the west and the Firerock residential area to the east. This area has been platted and is developed with many lots still vacant.

#### *Crestview*

This 342-acre parcel was approved as the Summit Estates Master Plan by Maricopa County in 1986. The area was annexed and renamed Crestview. Access to the subdivision is restricted on the east. The R1-43 Single Family/Very Low Density zoned portion of the subdivision has been platted and improved, but not yet built out. The approximate 57 acre multi-family parcel has been platted as The Summit at Crest View and is being developed with "twin" homes.

#### *Westridge*

A parcel of approximately 100 acres is located south of the Westridge Village subdivision, east of Palisades Boulevard, and north of Shea Boulevard. Approximately 30 acres of this area has been platted as a large lot single family subdivision. Approximately ten acres abutting Palisades Boulevard above the 1,920-foot contour elevation is designated for lodging land uses, and is buffered from adjacent uses by a broad dedication of open space.

#### *Adero Canyon and Eagles Nest*

A combined 926-acre area is located in the northwestern section of Town. The two development areas are planned to accommodate a total of 415 single-family low-density residential homes adjacent to the Town's 740-acre McDowell Mountain preservation area.

#### *Former State Trust Land*

An approximate 1,300-acre area is located in the northeast corner of Town. A 35-acre site adjacent to Fountain Hills Boulevard (as it enters the property) is leased by the Fountain Hills Unified School District #98 for the Fountain Hills Middle School. This land has a density cap of 1,350 dwelling units.

#### *Plat 208-South*

The south half of Plat 208 is home to the Town Civic Center complex on the west end, adjacent to La Montana Drive. The area between the Town Civic Center and Saguaro Boulevard that contains approximately 15 acres is vacant. This is the preferred site for additional commercial and mixed use development in the Town Center.

### Undeveloped School Sites

There are three undeveloped school sites, including the Hawk school site, located on Hawk and Arroyo Vista Drives, the El Lago school site, located between El Lago Boulevard and Cavern Drive, and the Aspen school site, located southwest of Aspen Drive and north of Sierra Madre Drive. If any of these sites were to be sold by the school district, they could be developed according to the underlying zoning district of the site. To date, there are no development plans for any of these sites.

### Infill Parcels

There are undeveloped parcels, both platted and unplatted, within the Town. These parcels are smaller than the previously listed areas, but represent potential for new development.

## ❖ VISION, GOALS AND OBJECTIVES

**Vision:** A Town that seeks to preserve its character and beauty using land use principles that allow development in a cohesive and beneficial manner to protect neighborhoods and support business development.

Goal One: Correct the imbalance of acreage in zoning districts to more closely reflect the Town's desired need/demand.

Objective 1.1 The Town should evaluate its existing retail trade capture/leakage in an effort to provide ample, sustainable commercially zoned land for its retail uses.

Goal Two: Centralize commercial and employment uses and address their existing pattern of development.

Objective 2.1 The Town should continue to employ a policy to encourage the overall development of existing commercially zoned lands and the renovation of underutilized commercial buildings.

Objective 2.2 The Town should continue to work with the Fort McDowell Yavapai Nation to identify and promote employment center opportunities and other development that promotes a daytime population.

Goal Three: Investigate the application of special planning area solutions.

Objective 3.1 The Town should continue to update the Land Use Analysis and Statistical Report on an annual basis.

Objective 3.2 The Town should study issues and implement solutions related to infill, revitalization, and redevelopment of the commercial land and existing uses along Shea Boulevard and Saguaro Boulevard.

Objective 3.3 The Town should pay particular attention to attract small and medium sized businesses as participants in mixed-use projects, and uses to promote day and evening activities.

Residential uses within the mixed-use area should be high density, and projects that can accommodate commercial or office uses at the street level, with residential on upper floors, are encouraged.

Goal Four: Expand the Town image beyond that of a suburb to incorporate a unique pro-business community identity.

- Objective 4.1 The Town should continue to locate, design and install unique signage and entry monumentation for the community that is both original and welcoming at major Town gateways. The entries should incorporate a symbolic image that could serve as a springboard for secondary public identity markers or public art and signage within the community.
- Objective 4.2 The Town should develop business incentive programs to attract new commercial services and to retain existing and attract new businesses to the community and guide their appropriate location.
- Objective 4.3 The Town should market the Town Center area such that it will attract a variety of employment, office, cultural, institutional, mixed-use, lodging, commercial and entertainment/recreational opportunities.
- Objective 4.4 The Town should continue to pursue the extension of public regional and local public transit that will enhance access for residents, workers and visitors to participate in a variety of Town activities.

Goal Five: Protect and preserve existing neighborhoods from incompatible adjacent land uses.

- Objective 5.1 The Town should encourage development of infill areas with close proximity to shopping facilities, recreation, community services and existing infrastructure.
- Objective 5.2 The Town should continue to preserve open space and natural washes as buffers between and within zoning districts.
- Objective 5.3 The Town should group most municipal and civic offices in the Town Center.
- Objective 5.4 The Town should ensure that existing and future parks and recreation facilities are well maintained and provide activities that meet community desires.
- Objective 5.6 The Town should support proposed lodging sites planned with expansive open-space buffers from adjacent residential uses. Sites should have direct or proximate access to arterial roadway corridors and should be located on land presently

zoned within a lodging, or residential zoning district. These sites are to be developed in a highly sensitive manner relative to existing land forms, wash areas, vegetation and other environmental constraints.

Objective 5.7 The Town should work with all adjacent communities to ensure that development on our borders is compatible with development in the Town.

Goal Six: Continue to preserve open space and maintain strict guidelines for the conservation of natural resources.

Objective 6.1 The Town should continue to preserve steeply sloping hillsides, wash areas and tracts of contiguous open space.

Objective 6.2 The Town should require high-density developments to include provisions for open space and native/drought tolerant landscaping.

Objective 6.3 The Town should maintain linkages in the form of pedestrian paths, visual corridors and interconnections with public art.

Objective 6.4 The Town should continue to consider additional opportunities to connect its open space/trail system with the Maricopa County McDowell Mountain Regional Park regional trail system in a manner that protects natural assets, minimizes potential environmental degradation and discourages motorized vehicular traffic.

## ❖ LAND USE PLAN

The Fountain Hills Land Use Plan presents the recommended guidance to direct future development, growth, and revitalization in the Town. The Land Use Plan locates the appropriate mix of land uses for the entire incorporated area of the Town. Their location and amount are based on existing land use, zoning, land ownership and environmental features as illustrated on **Figure 11, Land Use Plan**.

In 2008, the Town prepared a Land Use Analysis and Statistical Report which provided an abundance of information regarding the Town's demographics, development trends, existing businesses, government and public facilities, and an inventory of existing land uses. This report provides current and updated information on existing conditions within the Town. One of the implementation activities identified in this General Plan is an annual update of this Land Use Analysis and Statistical report.

### Land Use Definitions

The following section provides detailed descriptions of the proposed uses in each land use category and general criteria for their appropriate development, where applicable. The categories have been grouped into topical areas including residential land uses, service/employment uses, municipal/institutional uses and open space/recreational uses.

Residential Uses:

- **Single-Family/Very Low Density Residential (.025-1.0 DU/AC)**  
The Single-Family/Very Low Density Residential category denotes areas where large-lot single-family residential development is desirable and all urban services (sanitary sewer, water, law enforcement, fire protection, schools, parks, etc.) are available or can be provided.
- **Single-Family/Low Density Residential (1.0-2.0 DU/AC)**  
The Single-Family/Low Density Residential category denotes areas where single-family neighborhood residential development is desirable and all urban services are available or can be provided.
- **Single-Family/Medium Density Residential (2.0-4.5 DU/AC)**  
The Single-Family/Medium Density Residential category denotes areas where single-family neighborhood residential development is desirable and all urban services are available or will be provided.
- **Multi-Family/Medium Density Residential (4.0-10.0 DU/AC)**  
The Multi-Family/Medium Density Residential category denotes areas where higher density attached residential uses, such as duplexes and townhouses, are desirable and all urban services are available. Suitability for development will be determined in part on transportation access to the arterial roadway system, existing land use patterns, public infrastructure capacity and suitable topography.
- **Multi-Family/High Density Residential (10.0-12.0 DU/AC)**  
The Multi-Family/High Density Residential category denotes areas where the highest density residential uses such as multi-story apartments and specialty residential are desirable and all urban services are available. Suitability for development will be determined in part on transportation access to the arterial roadway system, existing land use patterns, public infrastructure capacity and suitable topography. Its use is very limited in the Town.

Service/Employment Uses:

- **General Commercial/Retail**  
The General Commercial/Retail category denotes areas providing for the sale of convenience goods (food, drugs and sundries) and personal services that meet the daily needs of a multi-neighborhood trade area.
- **Office**  
The Office category includes areas where general and professional offices have been historically developed or will be developed. These areas can serve as a buffer between existing developed and/or proposed commercial and industrial uses and residential developments. Future development of Office designated areas are appropriate for mixed use projects, especially within the Town Center.
- **Lodging**  
The Lodging category includes areas where tourist-oriented lower density hotels or motels (which can also include resort uses) together with supportive retail and restaurant uses, should be developed. Higher

density and multi-story hotels, motels and resorts should be located only in areas designated for Lodging, Mixed Use or General Commercial/Retail.

➤ **Mixed-Use**

The Mixed Use category denotes the Town Center area where a mix of commercial, retail, office, high-density residential, municipal, civic, recreational, cultural, institutional, parking, lodging and religious facilities are to be located. Several uses can be accommodated within a single project if the mix of uses is carefully designed to be mutually supportive and the project as a whole will reinforce the viability and vision of the Town Center.

➤ **Industrial**

The Industrial category includes areas where mixed general office, warehousing, and light industrial uses have been historically developed. Future development of Business Park uses should be targeted for the existing areas and for sites with potential visual exposure to Shea Boulevard.

The various service and employment uses are shown on **Figure 12, Service/Employment Uses.**

Municipal/Institutional Uses:

➤ **Government**

This category includes the location of the Town Civic Center, emergency service providers and the Post Office.

➤ **Utility**

This category includes the areas for wastewater treatment facilities, water storage reservoirs and tanks, well sites, telephone company sites, electric substation sites, etc. All sites have been developed and no additional areas are designated at this time.

➤ **Schools**

This category includes land where existing public schools are located, but does not include undeveloped School District-owned property.

Open Space/Recreational Uses:

➤ **Parks**

This category includes both existing or planned community parks, and privately owned parks and subdivision recreation areas.

➤ **Open Space**

This land use category includes most drainage corridor/wash areas and dedicated or proposed open space areas. It is the intent of the General Plan 2010 that any proposed or undedicated open space areas will remain as permanent open space. Historically joint cooperation between the Town, the property owners, various community groups and individual volunteers has served to preserve and maintain these areas. Sites identified on the Land Use Plan are delineations of preserved or protected open space and of proposed open space areas.

➤ **Golf Courses**

The Golf Course category denotes existing golf courses together with their associated functions such as maintenance and retail facilities, clubhouse and parking areas.

## Opportunities and Constraints

Opportunities:

➤ **Undeveloped Property**

The parcels of land representing the greatest opportunity for continuity between current planning objectives and the ultimate physical outcome of the Town are the un-subdivided and undeveloped areas within the Town boundaries.

Constraints:

➤ **Topography**

The most obvious development constraint, and conversely the greatest visual asset, is topography. Much of the Town lies on varying degrees of steep slopes. Careful integration of development together with management of drainage and control of washes are important considerations for any new construction.

➤ **Drainage**

Earthen dams have been constructed in natural washes to integrate drainage control with natural flow patterns. Each lot is reviewed for drainage patterns at the time of building permit submittal. The water flowing across individual lots, especially in relationship to proposed construction, are reviewed and the overall drainage patterns for the area are evaluated to avoid excessive outflow onto adjoining properties. The Town uses a 1995 Major Drainage Study for delineated flood hazard areas.

Drainage, which is accomplished primarily through the natural and man-made washes effectively buffers land uses but sometimes causes escalated development costs in terms of vehicular crossings and increased grading practices.

➤ **Boundaries of Incorporation**

Fountain Hills is bordered by:

- Fort McDowell Yavapai Nation on the east;
- Salt River Pima-Maricopa Indian Community on the south;
- City of Scottsdale on the west; and
- Maricopa County McDowell Mountain Regional Park on the north.

There is no indication that the boundaries will change in the foreseeable future. Therefore, it is reasonable to predict that the Town of Fountain Hills will retain its current boundary configuration and size.

➤ **Regional Access**

Fountain Hills is located on the northeastern edge of the Phoenix Metropolitan Area. The Town is served by the following regional roadway system:

- Shea Boulevard, a median-divided four to six-lane road, is oriented east/west through the Town and connects with Scottsdale and other cities to the west, and to State Route 87 (Beeline Highway) just beyond the Town boundary on the east.
- State Route 87, a median-divided four-lane road, is oriented northeast/southwest and connects south to Mesa and other East Valley locations. To the north, it connects to Fort McDowell, Goldfield Ranch, Payson and other communities.
- Fountain Hills Boulevard/McDowell Mountain Road, is a two-lane roadway oriented north out of Fountain Hills to Rio Verde. Upon development of the former state Trust land, the road will be re-located and widened.

Regional access, which is limited east-west and north-south, sometimes limits commercial and employment opportunities, but the separation allows the community to establish its unique identity separate from other Phoenix Metropolitan Area cities and towns.

## Land Use Guidelines

### Residential Land Use Guidelines:

The following guidelines are consistent with the General Plan 2010 Mission Statement. They fulfill the goals of the community and permit creativity in site planning while encouraging protection the environment. The guidelines also encourage the low-density residential character of the Town and shall be used for planning any land designated as Residential on the Land Use Plan.

#### ➤ **Allowable Residential Densities (per gross acre)**

Residential - Single-Family/Very Low Density:	.025 - 1.0	DU/AC
Residential - Single-Family/Low Density:	1.0 - 2.0	DU/AC
Residential - Single-Family/Medium Density:	2.0 - 4.5	DU/AC
Residential - Multi-Family/Medium Density:	4.0 - 10.0	DU/AC
Residential - Multi-Family/High Density:	10.0-12.0	DU/AC

- Single-Family/Very Low Density Residential (.025-1.0 DU/AC)  
Within any particular development, net densities greater than 1.0 DU/AC (cluster development) could be permitted, with Town Council approval, in concentrated areas to direct development away from more environmentally sensitive portions of a total site, but only if areas of lower densities offset the increase such that a gross density of no more than 1.0 DU/AC is maintained.
- Single-Family/Low Density Residential (1.0-2.0 DU/AC)  
Within any particular development, net densities greater than 2.0 DU/AC could be permitted, with Town Council approval, in concentrated areas to direct development away from more environmentally sensitive portions of a total site, but only if areas of lower densities offset the increase such that a gross density of no more than 2.0 DU/AC is maintained.

- Single-Family/Medium Density Residential (2.0-4.5 DU/AC)  
Within any particular development, net densities greater than 4.5 DU/AC could be permitted, with Town Council approval, in concentrated areas to direct development away from more environmentally sensitive portions of a total site, but only if areas of lower densities offset the increase such that a gross density of no more than 4.5 DU/AC is maintained.
- Multi-Family/Medium Density Residential (4.0 - 10.0 DU/AC)  
Within any particular development, net densities greater than 10.0 DU/AC could be permitted, with Town Council approval, in concentrated areas to direct development away from more environmentally sensitive portions of a total site but only if areas of lower densities offset the increase such that a gross density of no more than 10.0 DU/AC is maintained. Any increase in such density must be accompanied by enhanced site amenities and/or extraordinary dedications for open space preservation, parks or trails.

Multi-Family/Medium Density Residential will be particularly encouraged as transitional projects between existing developed residential and commercial areas. Projects proposed for these transitional zones should be developed with exceptional design, enhanced site amenities, extensive landscaped setbacks from collector roadway corridors and controlled access to the arterial roadway corridor.

- Multi-Family/High Density Residential (10.0 - 12.0 DU/AC)  
The development of Multi-Family/High Density Residential will be particularly encouraged between existing residential and commercial areas or as buffers to lower density residential areas located along arterial roadways, or adjacent to commercial areas. Projects proposed for these transitional zones between existing development areas should be developed with exceptional design, enhanced site amenities, extensive landscape setbacks from the roadway corridor and controlled access to the arterial roadway corridor.

*Environmentally Sensitive Land Use Development Guidelines:*

Areas of environmental sensitivity occur throughout the Town of Fountain Hills. In order to respect the environmentally sensitive nature of all lands within the Town as the Land Use Plan is implemented, careful consideration should be given to policies that require a more sensitive treatment of the built environment for all land use classifications.

➤ **Buffering Techniques**

In cases where less than desirable land use compatibility situations exist, one or more of the following buffering techniques should be required:

- Areas consisting of extensive landscaped open space;
- Arterial and collector streets with extensive landscaping;
- Heavily landscaped underground utility corridor easements;
- Screen walls, landscaping, earthen berms; and
- Preservation of natural topographic features.

❖ **IMPLEMENTATION ACTIVITIES**

The Implementation Activities will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified for implementation are also defined in **Chapter 10, *General Plan Implementation***.

- Retail Trade Capture/Leakage Study
- Economic Incentives Considerations
- Annual Update of Land Use Analysis and Statistical Report

# Fountain Hills

## General Plan 2010

### Land Use Plan

-  SF/VL - Single Family/Very Low (.025-1 DU/AC)
  -  SF/L - Single Family/Low (1-2 DU/AC)
  -  SF/M - Single Family/Medium (2-4.5 DU/AC)
  -  MF/M - Multi-Family/Medium (4-10 DU/AC)
  -  MF/H - Multi-Family/High (10-12 DU/AC)
  -  C/R - General Commercial/Retail
  -  O - Office
  -  L - Lodging
  -  MU - Mixed Use
  -  I - Industrial
  -  G - Government
  -  U - Utility
  -  S - Schools
  -  P - Park
  -  OS - Open Space
  -  GC - Golf Course
-  Fountain Hills Boundary
  -  Jurisdictional Boundaries
  -  ROW
  -  State Highway
  -  Town Center Area Specific Plan
  -  Future Fountain Hills Blvd. Area Specific Plan
  -  Future Shea / Saguaro Area Specific Plan

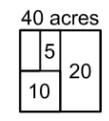
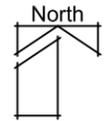
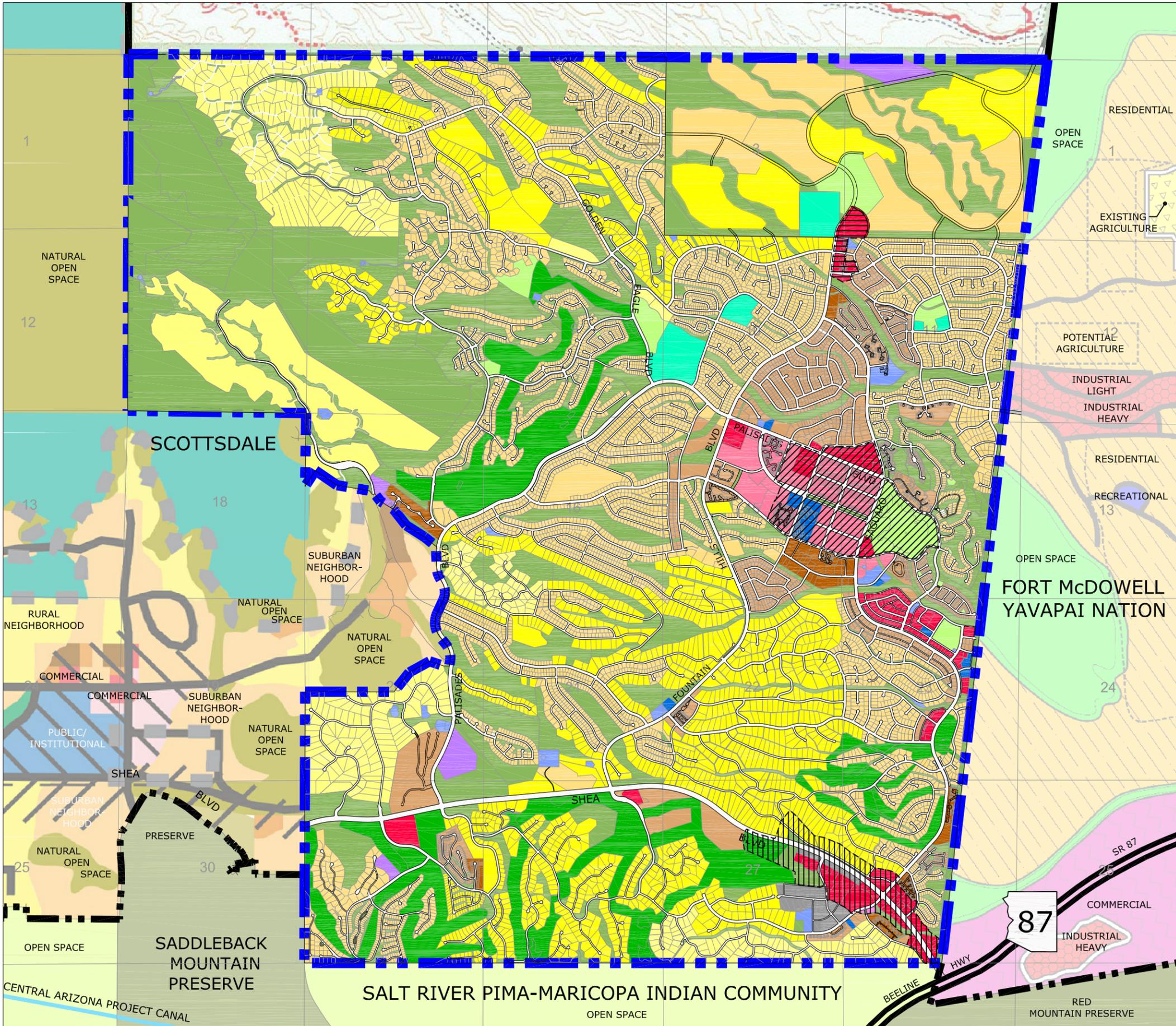


Figure 11



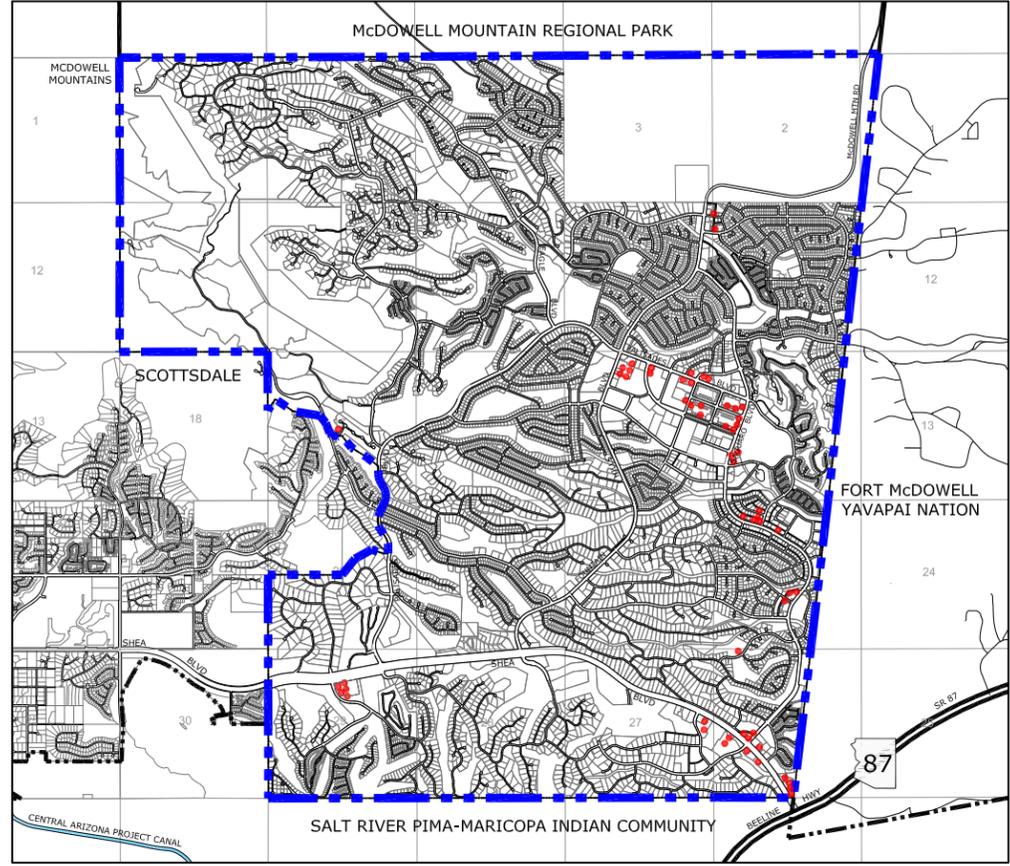
Source: Town of Fountain Hills - January 2008

# Fountain Hills

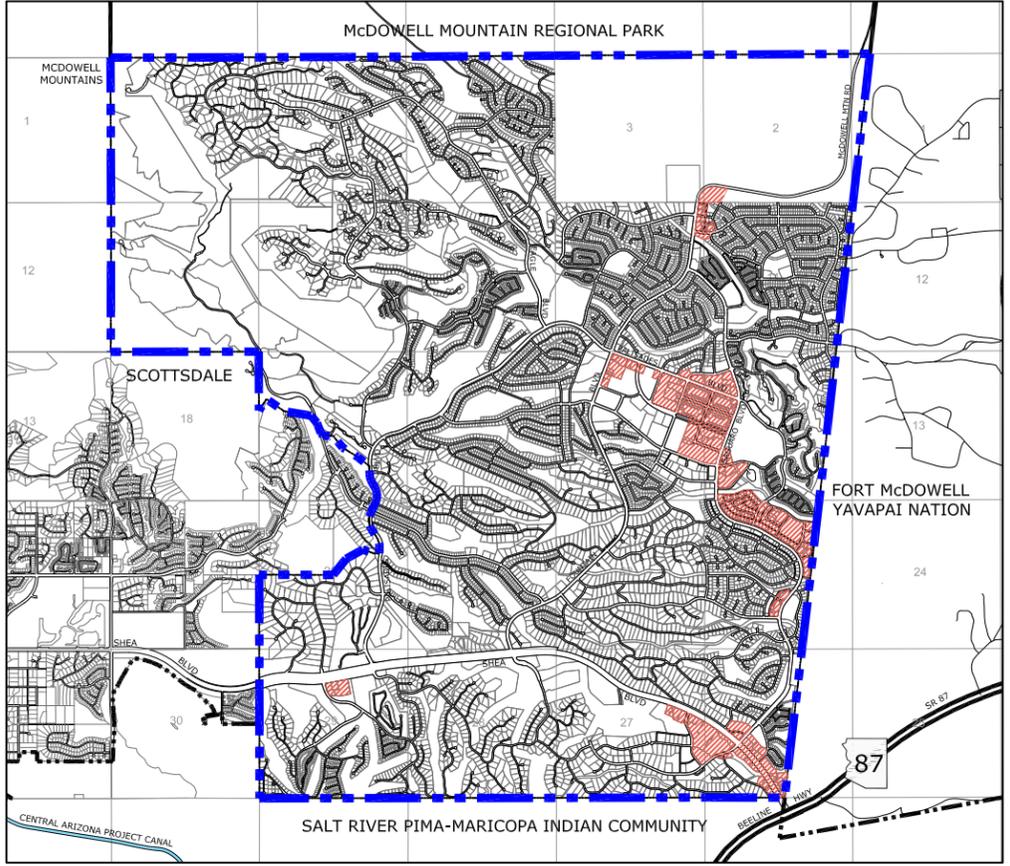
## General Plan 2010

### Service/Employment Uses

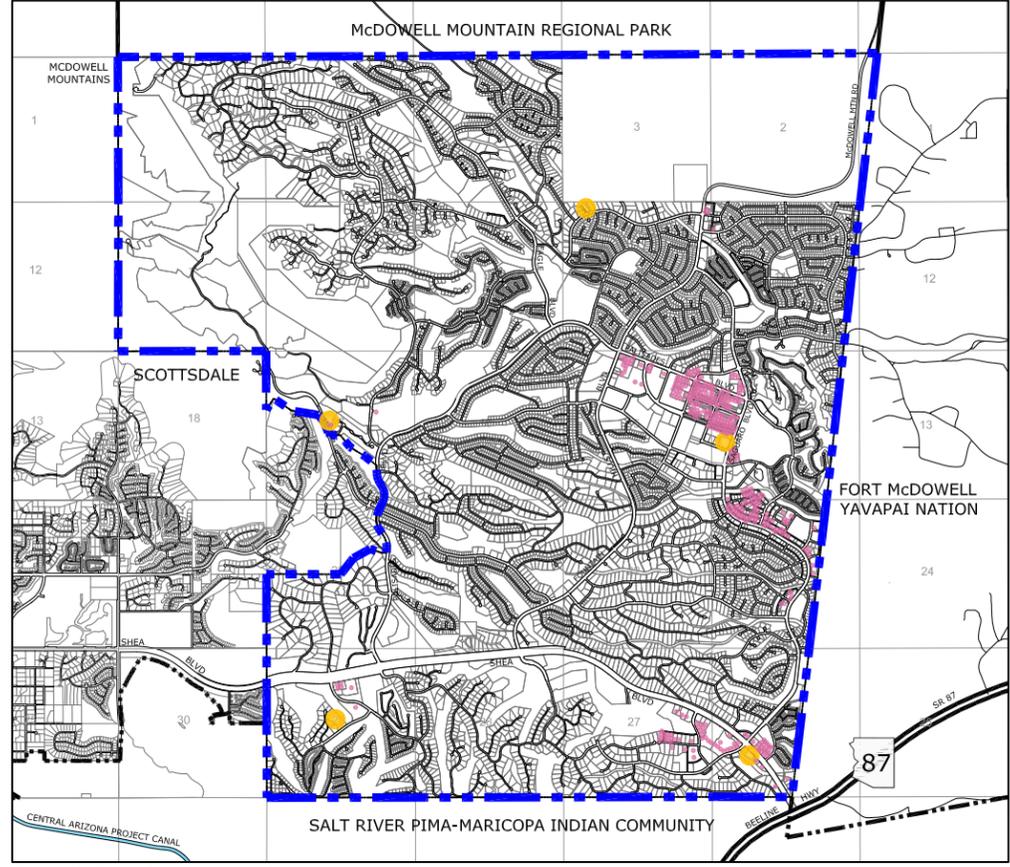
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-  Shopping Centers
-  Retail Services
-  Lodging
-  Manufacturers
-  Fountain Hills
-  Jurisdictional Boundaries
-  State Highway



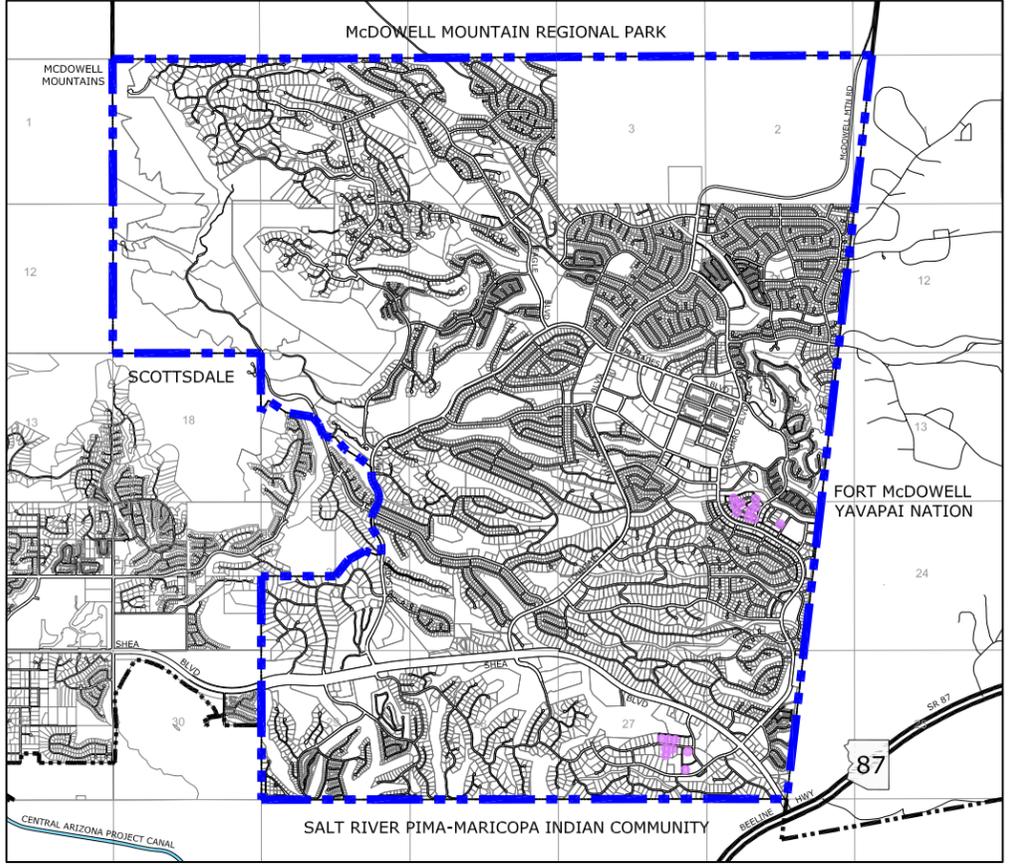
Restaurants



Shopping Centers



Retail Services/Lodging



Manufacturers

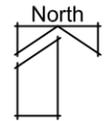


Figure 12



Source: Town of Fountain Hills - January 2008



# Fountain Hills

–General Plan 2010–



## CHAPTER 4: GROWTH AREAS ELEMENT

## ❖ OVERVIEW

The Growth Areas Element is a strategic tool that guides the Town's new development, infill, and revitalization/redevelopment decisions. Although the Town is now landlocked and approaching its anticipated population buildout, there are certain areas within the community that could benefit from focused attention. The intent is to integrate new development seamlessly on vacant parcels, revitalize underutilized properties and to consider redeveloping aging or inadequate existing development areas. In addition, the Town Center should be developed to attract future investment.

Adequate public facilities are in place to serve the Town in both the existing developed as well as identified Growth Areas. Therefore, focused growth or revitalization activities within selected Town locations should serve to stimulate new economic activity, resulting in enhanced sales tax generation and employment opportunities.

The Growth Areas Element is organized into the following four sections in order to focus new and infill development:

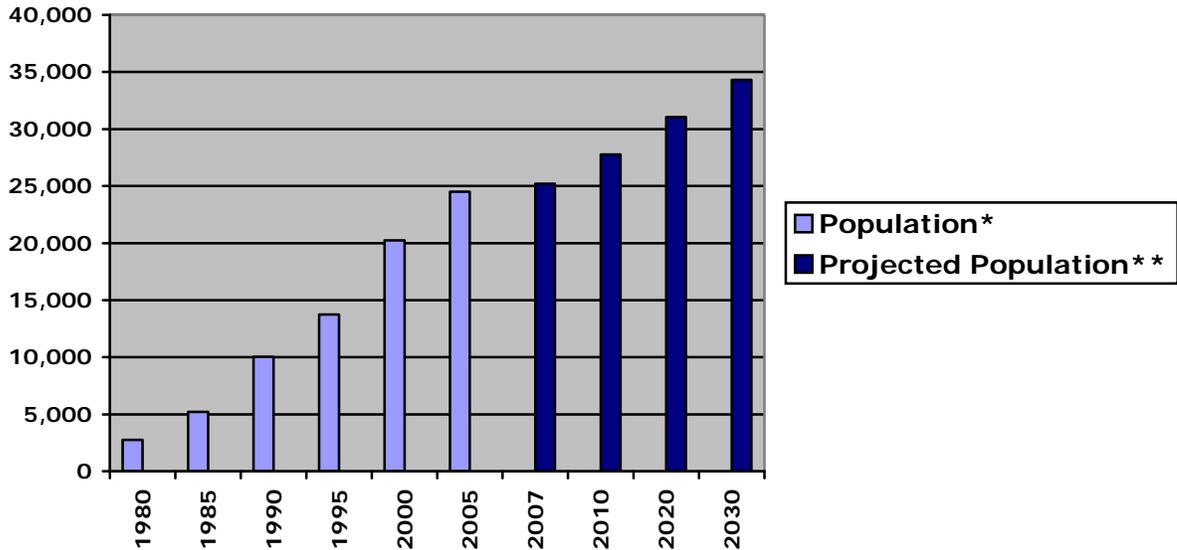
- Background
- Vision, Goals, and Objectives
- Land Use Plan
- Implementation Activities

## ❖ BACKGROUND

The Growth Areas Element focuses on opportunities for integrating new development seamlessly, redeveloping aging or inadequate existing development, and evaluating infill prospects. The intent of the Growth Areas section is to identify the locations that provide the opportunity for focused growth opportunities throughout the Town. The identified Growth Areas are organized into four categories: Residential Growth Areas, Commercial Growth Areas, Vacant Infill Areas, and Multi-Use Growth Areas. Although the Town is approaching the buildout of its incorporated area, selected areas within the community require careful attention. The development of a Town Center is perhaps the largest opportunity to provide improved growth and multimodal transportation to the residents of the Town. The growth of the Town Center will serve as a guide for both new development and revitalization of existing development in an effort to enhance the heart of the community. Opportunities for focusing future residential growth include the former State Trust land, Crestview, Adero Canyon and Eagles Nest developments. These areas provide the majority of the Town's last remaining vacant, developable land. Vacant-infill areas also exist. These areas include the Aspen Drive Infill, El Lago/Palisades Infill, and the Saguaro Boulevard at Colony Wash Infill. While each of these areas presents their own unique opportunities and constraints, the underlying constraint on the Growth Areas Element is the lack of undeveloped developable land within the Town's incorporated area. This is particularly significant because the Town is not able to expand in the future.

The population of Fountain Hills has grown significantly in recent years, increasing approximately 22,500 or 900% from 1980 to 2007. Infrastructure and support have successfully kept up with the rapid population growth. The population increase is represented in **Table 1, Population Trends**.

**Table 1, Population Trends**



\* Population provided by US Census/Maricopa Association of Governments (MAG)

\*\* Projected Population figures taken from the Town of Fountain Hills 2008 Land Use Analysis & Statistical Report

The Town is approaching its estimated buildout population of 34,324 residents. The population will likely remain near this level due to the inability to expand the existing boundaries of incorporation.

## ❖ VISION, GOALS AND OBJECTIVES

**Vision:** A Town that is vibrant, successful and attractive, where businesses are complementary, where a wide range of housing types is available, and where open space is preserved.

Goal One: Provide a community that is competitive and attractive to business.

Objective 1.1 The Town should continue to examine creative methods to attract complementary retail and office business users that have mid to small space requirements and locate them within the existing retail corridors on both Saguaro Boulevard and Fountain Hills Boulevard.

- Objective 1.2 The Town should implement its recently approved Town Center Vision Plan and should continually study comparable and successful downtown areas. The Town Center Vision Plan should be used to help guide the design and development of the Town Center and peripheral areas. This should be part of the Town Center Area Specific Plan.
- Objective 1.3 The Town should focus promotional efforts on attracting small to medium sized businesses and offices that are appropriate to the future Town Center and corridor areas, and include accommodations for the proposed expansion of regional and local transit systems.
- Objective 1.4 The Town should look favorably on any new, revitalization or redevelopment projects that emphasize the Town's unique character and scale. All projects should incorporate pedestrian pathways, bicycle accommodations and landscaped open space with covered seating.
- Objective 1.5 The Town should prepare an Area Specific Plan for the Shea Boulevard corridor near Saguaro Boulevard. The Plan should evaluate rezoning possibilities that would increase the inventory of commercially zoned land.
- Objective 1.6 When the opportunity exists, the Town should develop a plan in cooperation with the Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community for the area of Shea Boulevard and the Beeline Highway. The plan would identify a mixed use area featuring facilities with the capacity to attract and serve a large number of residents and visitors.
- Objective 1.7 The Town should prepare an Area Specific Plan for the North Fountain Hills Boulevard commercial growth area.

Goal Two: Provide increased opportunities for small businesses.

- Objective 2.1 The Town will encourage small businesses in commercial areas to provide recommendations to improve access, signage, landscape design and street front appearance.
- Objective 2.2 The Town should encourage mixed-use developments, particularly in the Town Center.
- Objective 2.3 The Town should investigate a financial incentive program for proposed developments that achieve the infill, revitalization and redevelopment goals of the Town.

Objective 2.4 The Town should examine access and parking issues for existing businesses in the Town Center during Special Events.

Goal Three: Encourage the development of a variety of housing types.

Objective 3.1 The Town should encourage creative solutions for topographically challenging sites.

Objective 3.2 The Town should encourage mixed-use housing in the Town Center.

Goal Four: Increase housing variety by encouraging a wide range of housing prices.

Objective 4.1 The Town should encourage the development of mixed-use housing in the Town Center to be used as an opportunity to provide a variety of housing price points.

Goal Five: Promote developments that will continue to provide small town character and quality of life.

Objective 5.1 The Town should encourage locally owned and operated businesses.

Objective 5.2 The Town should encourage the development and extension of pedestrian pathways and bicycle trails in a manner that will link businesses, schools, shops and recreational activity centers.

Objective 5.3 The Town should encourage home-based businesses that are appropriate and compatible with adjacent residential uses.

Objective 5.4 The Town should discourage the widening of non-arterial streets except for the addition of bicycle lanes.

Objective 5.5 The Town should promote narrowing of excessively wide street pavements (not needed for foreseeable future traffic demand) to allow for the placement of sidewalks (meandering where feasible) and frontage landscaping.

Objective 5.6 The Town should recognize the plan for the downtown area prepared by Swaback Partners as an Area Specific Plan. This plan will encourage the development of the Town Center that will strengthen the community identity and provide day and night time activities.

Objective 5.7 The Town should encourage community participation in public art.

Objective 5.8 The Town should ensure that all new housing provide street side landscaping complimentary to the native desert vegetation.

Goal Six: Encourage developments that preserve and protect natural resources.

Objective 6.1 The Town should encourage development, revitalization and redevelopment projects that set aside dedicated preservation areas.

Objective 6.2 The Town should develop and make available educational materials that explain the Sonoran Desert ecosystem and publish the materials on the Town's web page.

## ❖ GROWTH AREAS PLAN

The Growth Areas Plan is divided into four growth areas, including Residential Growth Areas, Commercial Growth Areas, Vacant Infill Areas, and Multi-Use Growth Areas. Opportunities for each growth area are discussed below.

### Residential Growth Areas:

#### ➤ **Former State Trust Land**

The former State Trust Land, consists of 1,276 acres located in the extreme northeast part of the Town. The property has an approved development agreement and approved zoning for 1,350 single-family homes. Other uses planned for the property include two parks (46 acres total), a boutique resort (31 acres), a commercial parcel (14 acres) and open space (419 acres).

Most of the traffic generated by the development will funnel to the minor arterial road which is the extension of Fountain Hills Boulevard. This road will connect to McDowell Mountain Road to the northeast. Other traffic will be able to access existing minor collector streets in the Town via connections to the south and west.

A 200 foot wide open space buffer will separate lots in the project from existing lots in the Town to the south and west. The steepest slopes and major washes have been preserved as open space. The former State Trust Land is one of the few largely vacant properties left for development in the Town.

#### ➤ **Crestview**

The Crestview neighborhood has been platted and developed. It is included as a "Growth Area" due to the existence of numerous vacant lots. It is located on the north side of Shea Boulevard at the Town's western boundary, encompasses 100 platted single-family very low density lots, and an approximate 57 acre platted multi-family, medium density

parcel. This development will become the western “face” of the community.

Development at Crestview will have limited vehicular transportation impacts on the interior of the community due to the development’s proximity to Shea Boulevard (a principal arterial roadway) which will accommodate the inter-regional traffic with little additional vehicular traffic on internal community roadways.

The development is close to the Mayo medical complex and the many offices and retail businesses in the Scottsdale/Shea Boulevard employment corridor. The Crestview development will provide an opportunity to continue pedestrian and bicycle linkages into Scottsdale, providing the opportunity for non-vehicular commuting to work. At or near the Shea Boulevard/Palisades Boulevard intersection is a logical regional transit node location where regional and local bus service, pedestrian pathways and bicycle linkages could meet.

The land in the Crestview development exhibits steep-sloped topography. Both the single-family and the multi-family portions of the development will preserve large areas of open space. The single-family lots will be developed with restrictions that will maintain large areas of non-disturbed land and preserve the native desert vegetation; and the multi-family development contains large tracts of preserved land that contribute to the community character and to the goals of desert preservation.

This development may encounter challenges regarding access to public schools as no new schools are scheduled to be located within walking distance of the development. Additionally, no pedestrian or bicycle linkages through the subdivision are permitted. Finally, there are likely no opportunities to provide medium to low-income home ownership within this development.

➤ **Adero Canyon and Eagles Nest**

Located in the rugged hilly and steep sloping northwest region of the Town, both Adero Canyon and Eagles Nest are platted, and are slowly developing single-family very low-density developments. The combined 926 acres have a total of 415 platted lots. The plats for the two developments are adjacent to the Town-owned 740-acre McDowell Mountain Preserve that contains pedestrian and bicycle trails with a trailhead that links the Town, through the preservation area, to the McDowell Mountain Regional Park and the county-wide regional trail system. Vehicular, pedestrian and bicycle access is provided on, and adjacent to, public roads that serve these developments and extend to the trailhead.

Roadway intersections on Palisades Boulevard, at both Eagle Ridge Drive and Golden Eagle Boulevard, would be possible transit node locations to

link the regional transit and local community wide transit system with pedestrian and bicycle pathways. Both Adero Canyon and Eagles Nest developments contribute to the preservation of the community character and to the goals of desert preservation.

This development may encounter challenges regarding distance to employment centers, retail shopping and business services as there are none within walking distance to the residential lots. Additionally, there are no schools within walking distance of the development. Finally, there are likely no opportunities to provide medium to low-income home ownership.

#### Commercial Growth Areas:

##### ➤ **Saguaro Boulevard**

The commercially zoned properties on the east side of Saguaro Boulevard, between Emerald Wash and El Lago Boulevard should be the subject of a Commercial Corridor Study. This area exhibits an uneven mix of the older commercial strip centers with frontage roads. Traffic conflicts exist due to the existing frontage road. Pedestrian and bicycle access, parking, building accessibility, landscaping and sign ordinance compliance all require additional study in the future.

The area should be investigated and planned with the intent that the corridor should work in a complementary, not competitive manner, with both the Town Center to the north and the commercial corridor on Shea Boulevard.

##### ➤ **Fountain Hills Boulevard North**

A study should be completed to address the redevelopment of the small commercial development on the east side of Fountain Hills Boulevard north of Balboa Wash. The issues of vehicular, pedestrian and bicycle access, parking, building accessibility, landscaping and sign ordinance compliance all need to be studied. This work needs to recognize and compliment the future development of the commercial property to the north on the former State Trust Land project area.

The study should focus particular attention on the need for broad, safe pedestrian and bicycle pathways due to the proximity of the middle school and the surrounding residential neighborhoods. Commercial and business services in the area should provide neighborhood community-oriented services. A landscape plan should address the need for both shaded pathways and pedestrian separation from vehicular traffic. Safety considerations for the number and placement of driveways (access control) should be part of the study.

##### ➤ **Shea/Saguaro**

Both sides of Shea Boulevard, between the Town boundary on the east and Balera Drive on the west should be a part of the Shea/Saguaro

Commercial Corridor Study and Area Specific Plan. This section of Shea Boulevard exhibits a range of existing commercial uses and intensities, vacant land, Town-owned land and residentially zoned property. The eastern boundary of Shea Boulevard also serves as the eastern entry into the Town. It would significantly benefit from the inclusion of monument identification/signage.

Issues to be addressed in the study should include traffic access and mobility, possible redevelopment of residential lots with commercial uses in some locations, development of Town-owned land with commercial uses, compatibility of adjacent land uses, linkages to regional transit, pedestrian and bicycle facilities, area character and signage. The study area should also identify a regional transit node that will accommodate multi-modal transportation systems; thereby providing a convenient, safe, comfortable and aesthetically pleasing node that will link regional and local community-wide transit systems.

Vacant Infill Areas:

➤ **Aspen Drive Infill Area**

Two adjacent vacant parcels are located south of Aspen Drive at Nyack Drive, north of, but not adjacent to, Sierra Madre Drive. The westernmost of the two parcels is a 19.35-acre vacant school district parcel. Together with the adjacent 12.43-acre parcel on the east, these lots, individually or together, have the potential for single-family housing. They are surrounded by single-family very low density, single-family low density, and single-family medium-density developments. Ashbrook Wash restricts the access and development potential of the southern edge of both parcels, but sufficient access exists from the north via Aspen Drive.

➤ **El Lago/Palisades Infill Area**

A second 35-acre vacant school parcel is located southeast of Palisades Boulevard, north of El Lago Boulevard. Arrow Wash traverses the parcel from east to west, and the topography rises approximately fifty feet across the property. The property is surrounded by single-family medium-density development and lies adjacent to two public roadways, Cavern Drive on the north and El Lago Boulevard on the south. The site has the potential for low-density housing.

➤ **Saguaro Boulevard at Colony Wash Infill Area**

A third 15.71-acre vacant school parcel is located adjacent to the south side of Colony Wash, just west of Saguaro Boulevard. The topography of the site rises from the wash on the north, crests in a small hill in the center of the site and slopes down gently on the south. The site is adjacent to single-family low-density, single-family medium-density, multi-family medium-density and multi-family high-density developments.

Multi-Use Growth Areas:

➤ **The Town Center Area Boundary**

The Town Center Area is generally bound by La Montana Drive on the west and the north, Saguaro Boulevard on the east, and El Lago Boulevard on the south. This Area is highlighted in blue on **Figure 13, Growth Areas Plan.**

➤ **Town Center Commercial/Mixed-Use Area Boundary**

The Town Center commercial/mixed-use area should incorporate all of Blocks 3 through 8 of Plat 208 between Palisades Boulevard on the north, El Lago Boulevard on the south, Saguaro Boulevard on the east and La Montana Boulevard on the west, plus the eastern half of Blocks 1 and 2 of Plat 208.

➤ **Town Center Government Area Boundary**

The western half of Blocks 1 and 2 of Plat 208 currently house the Town Hall and Community Center. Any future governmental building should be built in this area and in conjunction with the existing buildings.

➤ **Town Center Multi-Use Growth Area**

The development of the Town Center will provide the opportunity for revitalization of the existing under-utilized Town Center Plat 208 north. Development of the Town Center will provide the opportunity to create a strong physical and visual linkage with the existing urban open space and signature fountain.

Because the Town has a limited historical building style, there is an opportunity to create a Town “style” or architectural character that can be used as a basis for future development and revitalization projects in the Town Center and throughout the community. The Town Center should incorporate a specific landscape and street-tree program to further identify the area as a core area. Special attention should be addressed to the issues of shade and boundary/edge in landscape design and to the scale of pedestrian walkways, water features and the placement and configuration of seating in pedestrian pathways.

The Town Center should incorporate mixed-use high-density development to provide local employment opportunities, reduce vehicular traffic demands and reduce air pollution. The existing surrounding roadway infrastructure is in place, so no substantial additional public financial burden is expected for roadway development.

The Town Center should incorporate residential, office, retail, entertainment and governmental services providing day and evening activities to maintain a lively and safe environment.

Although mixed-use development is a goal, a mixed-use project should be viewed primarily as an employment center and secondarily as a residential community. Development should create opportunities for small offices or office complexes to benefit from proximity to a government center. Opportunities for increased pedestrian traffic would also result from small businesses locating within proximity to each other.

It is anticipated that the Town Center will create a pedestrian oasis for all activities, thereby reducing vehicular trip generation. A major multi-modal transportation node should also be included that will become the main cross-linkage for both regional and local transit systems, plus bicycle and pedestrian pathways. The transit node should provide shelter (using both built and landscape materials), seating, and parking for both motorized vehicles and bicycles. The transit node will create the opportunity for a micro-business core and the opportunity for public art space. The transit node should incorporate visual and architectural linkages to the surrounding development and should be designed to be safe and aesthetically pleasing during both day and evening hours.

The Town Center should be “expandable” with accommodation for future growth, and should give clear direction as to how future growth should be integrated into the adjacent urban fabric. Additionally, the Town should identify how to provide various incentives to the existing built-out property owners for re-design in conformance with the preferred design intent.

Swaback Partners created a plan for the downtown area that provides a vision that is intended to attract investment and stimulate development. This planning effort was requested by the Chamber of Commerce and was supported by the Town. The Town should incorporate this planning document in its forthcoming Area Specific Plan for the Town Center.

The Town Center should incorporate the following pedestrian street elements in the open/pedestrian areas of the design:

- Seating: Seating should provide a variety of choice for both types and places. Benches and seating ledges should comprise approximately ten percent of open space areas.
- Sunlight and Night Lighting: Both architectural and landscape elements should be used to incorporate shaded areas into the open space and pathway areas. Trees should periodically be grouped in conjunction with seating areas in a manner that will provide shade and filtered light. Nighttime lighting should illuminate dark areas and corners and be placed and sized to be pedestrian friendly while still adhering to the Town's dark sky requirements. Pedestrian and bicycle pathways that are adequately and evenly lit will encourage non-vehicular transportation during the evening hours. Architectural lighting elements should be non-glare and pedestrian scaled.

- Choices, Number and Variety: The pedestrian street will create a visually interesting and lively urban space when a wide variety of choices of activity and experience are available. Doorways and windows should be closely spaced and easily accessible. Business, retail, entertainment and residential uses should be available in the same block. Both indoor and outdoor seating for restaurants and galleries should be incorporated into the plan. Opportunities to conduct business, shop, sit and stroll should be developed with the primary focus on a pedestrian scale. Residential units on upper levels should provide balconies and windows overlooking pedestrian walkways adjacent to business and retail spaces below.
- Public Art: Opportunities exist to incorporate public art into architectural elements, lighting designs, transit station designs, benches and seating, landscape border elements and paving designs. Additionally, freestanding sculptural elements, especially interactive designs, or designs that incorporate water elements should be a part of the plan. The community should be encouraged to participate in the public art design and development.
- Water and Food: Waterfalls, water walls, pools, brooks, and fountains of a variety of designs should be incorporated as horizontal and vertical elements in the overall design. All water elements should be easily accessible and created as focal points without becoming barriers to pedestrian movement. Water designs should be incorporated with, or be in close proximity to seating and restaurants, creating a visual linkage between one another and with a signature fountain. Restaurants should have the capability to provide outdoor seating adjacent to the pedestrian walkway. Outdoor seating should have trees or awnings for shade/shelter.

There will need to be a way to accommodate the desired density and still maintain parking requirements. The Town recognized this challenge in recent amendments to the TCCD Zoning District with the addition of the concept of shared parking. Shared parking allows the same parking spaces to be used by different land uses whose parking demands occur at different times.

Care will have to be taken to determine an expansion model that will not overwhelm successful development with increased traffic or noise issues.

The Town Center will need to show how to provide a sustainable mix of jobs. The Plan should provide options of business-to-retail models based on similar successful mixes in comparable urbanized areas.

The area must identify and incorporate safe methods for school children to live in the core area and travel to schools.

Peripheral Areas:

- The Town Center planning should address peripheral areas surrounding the Plat 208 core. The current medical office complex and the adjacent retail center to the north should be a part of the Town Center. Particular attention should be addressed to pedestrian linkages, landscaping, paving designs, land use and architectural character.

Other peripheral areas that should be included in Town Center planning are the retail development to the west of the Town Center core area, the existing Post Office Complex and the commercial area southwest of the fountain. The focus of these sites should be pedestrian linkages and landscaping.

Temporary and Special Event Areas:

➤ **Fountain Park Events**

The Town's signature Fountain Park is the site of several major and minor special event activities during the course of the year. While the special event activities provide an opportunity to showcase the community and provide entertainment and activities for the residents, the special event activities generate an unusual amount of short-term traffic congestion and parking challenges.

Off-site parking options could be considered in a peak parking management program that would include a circulating trolley system that would deliver special event visitors from off-site parking locations to identified event area stops. The rental of the trolley(s) should be investigated with the cost of the trolley divided among the event vendors. Such a system would enable the community to accommodate a large volume of parked vehicles at scattered locations throughout the community. Traffic congestion around the event location would be minimized, and visitors would be exposed to the scenic beauty and variety of the residential and business community on the trolley trip. Local businesses, both at or near the event site, would have the opportunity to provide visitors additional shopping and dining experiences by designating a portion of their parking areas as temporary special event parking.

➤ **Community Center Events**

The Community Center is also the site of many special event activities. At present, parking for all events is accommodated on site. The Civic Center parking lot is currently used for temporary special event parking in addition to the regularly scheduled Community Center events.

It is anticipated that future scheduling conflicts could force the removal of the Civic Center parking lot for temporary special event parking activities. It is also possible that the Community Center could have an event scheduled that would not be able to accommodate all of the necessary parking on site.

It is for the reasons presented above that large temporary special events proposed within the Town should have parking and routing reviewed in advance by the special event team.

➤ **Special Opportunities**

The Town should take advantage of special opportunities to cooperate with neighbors on planning for land development that would be mutually beneficial. Such an opportunity may exist sometime in the future with the Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community in the general area of Shea Boulevard and Highway 87. Should a proposal become ripe for planning, the specifics in terms of future land use should be captured in a plan that would be approved by all parties.

## ❖ **IMPLEMENTATION ACTIVITIES**

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, General Plan Implementation**.

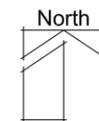
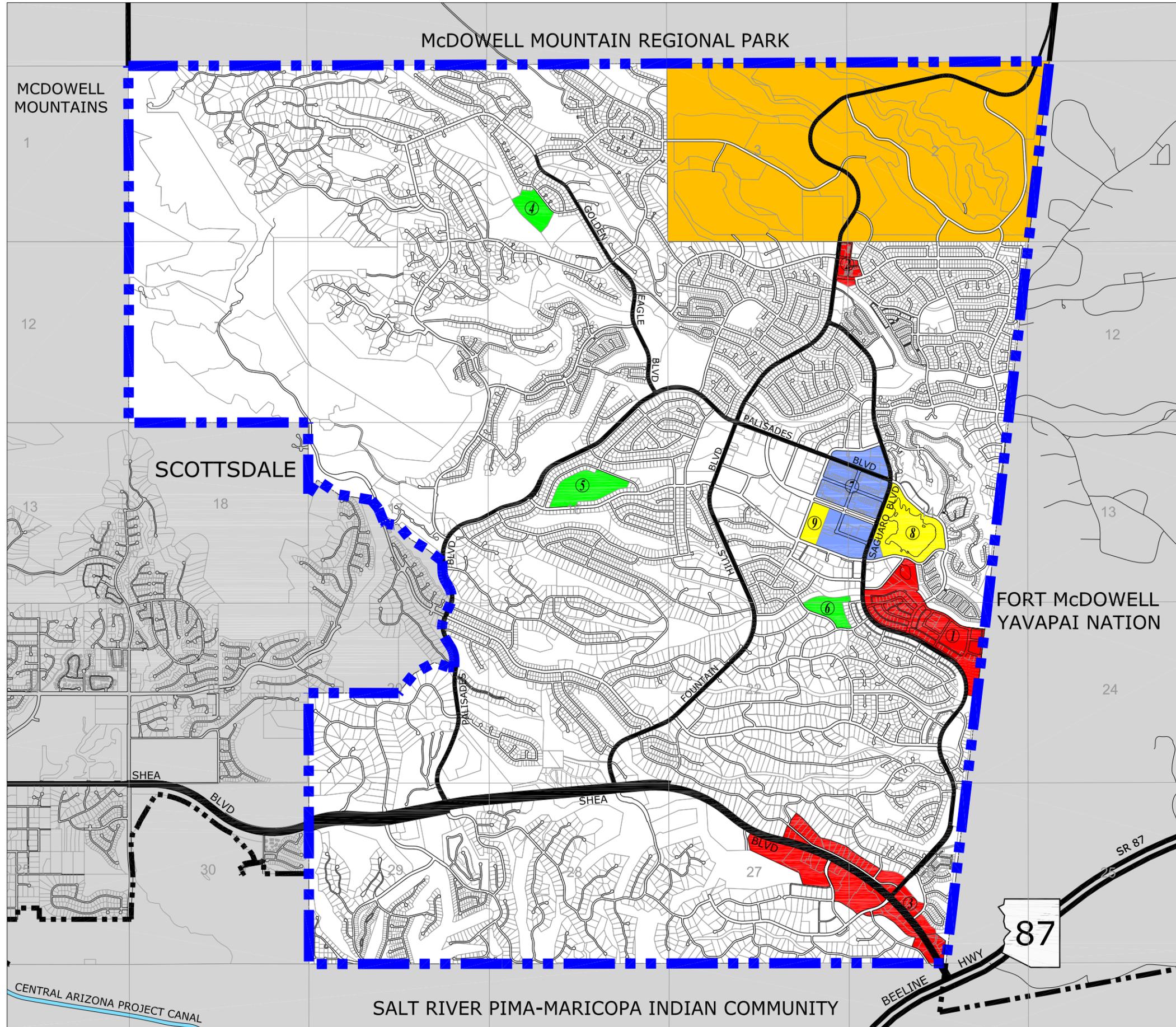
- Fountain Hills Boulevard North Area Specific Plan
- Town Center Area Specific Plan
- Shea/Beeline Highway Plan

# Fountain Hills

## General Plan 2010

### Growth Areas Plan

- Commercial Growth Areas**
  1. Saguaro Blvd.
  2. Fountain Hills Blvd. North
  3. Shea / Saguaro
- Infill Growth Areas**
  4. Aspen Dr. Infill
  5. El Lago Blvd./Palisades Blvd. Infill
  6. Saguaro Blvd. at Colony Wash Infill
- Multi-Use Growth Area**
  7. Town Center
- Special Event Growth Areas**
  8. Fountain Park Event
  9. Civic Center Events
- Former State Trust Land Growth Area**
- Fountain Hills Planning Boundary**
- Jurisdictional Boundaries**
- Arterial ROW**
- State Highway**



40 acres

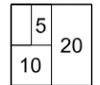


Figure 13



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008





# Fountain Hills

–General Plan 2010–



## CHAPTER 5: COST OF DEVELOPMENT ELEMENT

## ❖ OVERVIEW

The Cost of Development Element provides guidance for the provision of public services, infrastructure and facilities in a fair and efficient manner. This element ensures that the Town will maintain and improve existing levels of service. The Cost of Development Element is organized in the following four sections:

- Background
- Vision, Goals, and Objectives
- Cost of Development Plan
- Implementation Activities

## ❖ BACKGROUND

The Town of Fountain Hills implemented residential and commercial development impact fees in November 2001. The Town updates these fees on an annual basis.

The requirement of this Element is targeted primarily at municipalities with opportunities for large scale growth, with the objective of avoiding public subsidies of private development. As the Town is nearing buildout, the need for major public infrastructure extensions and capacity is somewhat reduced. However the need for maintenance and upgrading of existing infrastructure will remain in perpetuity. The manner in which these goals will be achieved is outlined in this chapter.

The Town uses existing ordinances to ensure that new development projects participate in proportionate infrastructure improvement costs. All new projects are evaluated through the development review and rezoning processes. The Town identifies necessary dedications and easements and requires improvement bonds before construction is allowed to commence. It should be noted that there are existing development agreements in FireRock, the former State Trust Land Property, Town Center, Crestview, Eagle Mountain, Eagles Nest and Adero Canyon that may diminish the Town's ability to augment regulations or restrictions in these development areas.

## VISION, GOALS AND OBJECTIVES

**Vision:** A Town that strives to provide efficient and cost-effective infrastructure and public facilities systems, including methods that will ensure the reasonable and equitable participation of private development for both cost and benefit of the public improvements.

Goal One: Assess the functionality, suitability and sustainability of existing public facilities and infrastructure.

- Objective 1.1 The Town should continue to seek alternative financing methods for basic infrastructure.
- Objective 1.2 The Town should continue to maintain sufficient financial reserves for maintenance of basic infrastructure.
- Objective 1.3 The Town should examine the projected impacts of growth in selected areas, tapering of growth in others, education, infrastructure, and community services and facilities.
- Objective 1.4 The Town should annually monitor and report the efficiency/cost ratios of municipal facilities.
- Objective 1.5 The Town should examine infrastructure financing strategies and evaluate resources for completing and/or upgrading existing roads, utilities and other basic infrastructure necessary to support projected growth.
- Objective 1.6 The Town should evaluate the cost/benefit of existing contracted police and fire protection services.
- Objective 1.7 The Town should continue to utilize the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan to adequately respond to natural and man-made events.
- Objective 1.8 The Town should aggressively market private health care providers to consider the location of an urgent care/hospital to serve the Town and its surrounding area.
- Objective 1.9 The Town should contact telecommunications providers to identify and rectify areas in the Town where cell service is not operable or exhibits poor reception.
- Objective 1.10 The Town should continue to annually adjust development fees for inflation and conduct a development fee study at least every 5 years.

Goal Two: Continue to explore creative development cost sharing strategies for Fountain Hills.

Objective 2.1 The Town should continue to seek public/private economic development partnerships.

Objective 2.2 The Town should strengthen its economic development program coordination with local cities, the Maricopa Association of Governments, Native American Communities, Phoenix Economic Growth Council and Arizona Department of Commerce.

Objective 2.3 The Town should quantify the revenue outcomes of exploring alternative revenue mechanisms (and their composition) to achieve a balanced and sustainable revenue base.

Goal Three: Seek to develop even more streamlined and cost-reducing methods relative to business development fees and the plan review process.

Objective 3.1 The Town should continually look for ways to further improve its development review process to be more efficient and responsive to the time-related needs of applicants and/or residents.

## ❖ COST OF DEVELOPMENT PLAN

The Town utilizes several key regulatory and financial methods to capture appropriate costs related to new development or significant improvements to existing structures.

### Regulatory Methods:

#### ➤ **Subdivision Ordinance**

The Subdivision Ordinance was adopted in October 1996 and has periodically been reviewed. It identifies processes associated with platting, design principles and standards, public improvement requirements, grading standards, landscape standards and land reservations. In terms of cost of development related issues, it incorporates the requirement of dedications of public right-of-way and easements within proposed subdivisions requirements for landscape improvements in frontage and provisions for dedications of public schools and parks.

➤ **Zoning Ordinance**

The Zoning Ordinance was adopted in November 1993 and identifies the procedures to establish and regulate zoning districts within the Town. In terms of cost of development related issues, there is a requirement for the dedication of public art, or fees in lieu.

➤ **Development Fees Ordinance**

The Development Fees Ordinance was adopted in November 2001. It provides for the proportionate participation by applicants in the costs of infrastructure improvements.

Financial Methods:

➤ **Sales and Property Taxes**

In May 1995 the Fountain Hills Town Council originally enacted a 1.2 percent local sales tax, which was increased to 1.6 percent in 2000. In 2003, it was increased to 2.6 percent and also includes a special 0.4 percent assessment to fund downtown development (0.1 percent); amortize Town Hall construction bonds (0.1 percent); and amortize bonds to acquire mountain lands (0.2 percent). In the past, the local sales tax revenue has been principally responsible for contributing to a positive General Fund balance.

➤ **Town Bonds**

The Town, similar to other Arizona municipalities, utilizes bonds to finance capital projects within its incorporated area. Two types of bonds exist that may be utilized: general obligation (GO) bonds and revenue bonds. GO bonds are secured by the full faith, credit and taxing power of the Town and are utilized for non-revenue producing facilities such as parks or street paving projects. GO bonds require the approval of qualified voters and are subject to debt limits. Their repayment is based on the community's property and transaction taxes. At the end of fiscal year (FY) 2007-2008, the Town had approximately \$25 million in long term outstanding debt, with a total debt limitation of \$178 million.

Revenue bonds are secured by the revenues for a specific source such as sewer line extensions or acquiring additional water supply. Their repayment is based on the cost of servicing the debt by those users who benefit from the project.

➤ **Private Facilities**

The Town does not support the concept of public investments in gated communities. Development areas that choose to have private communities, gated or not, reduce the need for maintenance of a portion of public streets and facilities.

➤ **Joint Use Agreements**

Existing joint use agreements with the Fountain Hills Unified School District #98 and with Maricopa County have helped to reduce infrastructure and facilities costs for the community. The Town will continue to work with the Fountain Hills Unified School District to maintain existing joint-use agreements and to explore other opportunities in the future.

➤ **Special Districts**

In addition to the Fountain Hills Sanitary District, the Town currently has two special districts within its boundaries – the Eagle Mountain Community Facilities District and the Cottonwoods Maintenance District. The Eagle Mountain Community Facilities District encompasses the Eagle Mountain community located generally south and west of the intersection of Shea and Palisades Boulevards. The Cottonwoods Maintenance District is located at the northeast corner of Saguardo and Grande Boulevards.

## ❖ **IMPLEMENTATION ACTIVITIES**

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, *General Plan Implementation***.

- Municipal Public Safety Cost/Benefit Analysis
- Upgrade Telecommunication Service



# Fountain Hills

–General Plan 2010–



## CHAPTER 6: OPEN SPACE ELEMENT

## ❖ OVERVIEW

The purpose of the Open Space Element is to provide guidance for both active and passive recreational facilities within the Town.

The Open Space Element is organized into the following four sections to communicate the Town's intent for a high quality recreational network:

- Background
- Vision, Goals, and Objectives
- Parks, Recreation, and Open Space Plan
- Implementation Activities

## ❖ BACKGROUND

The Parks and Recreation Department was established in 1991. The Department currently coordinates a variety of recreational programs and community events. Due to the limited number of municipal facilities, many programs and events are conducted at school sites and other facilities within the community. The Community Center accommodates many of the activities that are non-athletic.

The existing park and open space system within the Town of Fountain Hills consists of developed municipal and private parks, school campuses, four privately owned golf courses, a municipal community center and areas of undeveloped natural open space. The 21,099-acre McDowell Mountain Regional Park lies immediately north of the Town. There are currently four developed municipal parks within the community.

State law requires the General Plan 2010 to contain an Open Space element that includes the following:

- A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
- An analysis of forecasted needs, policies for managing and protecting open space areas and resources, implementation strategies to acquire additional open space areas, and further establish recreational resources.
- Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

The development of a multi-faceted municipal park and open space master plan continues to be a topic of discussion. There is widespread community support for the incremental development of such a system. Master plans have been developed for the four existing park sites.

Fountain Hills contains a vast network of open spaces such as wash corridors, trails, mountain preserves, and developed park sites. The environmental conditions allow

for the Town's open space areas to represent natural beauty unique to the southwest. Recreational trails are concentrated in the northwest part of the Town in the mountainous landscape. Opportunities for two additional developed park sites are available on vacant land adjacent to developed schools. Master plans for these two sites have been developed and approved by the Fountain Hills Unified School District Board and the Town Council. Use of these two areas will be by both the schools and the Town. A vast amount of preserved open space also provides great recreational amenities to the Town.

## ❖ VISION, GOALS AND OBJECTIVES

**Vision:** A Town that provides both passive and active recreational networks for all residents and visitors that includes both preservation of the natural desert and interactive sports and community activity facilities in an appropriate balance.

Goal One: Provide and maintain an open space network throughout the community.

Objective 1.1 The Town should continue to protect the existing natural washes within the platted portions of the community as permanent natural desert open spaces.

Objective 1.2 The Town should identify and evaluate all wash/wildlife corridors in unsubdivided areas and develop policies for encouraging land owners to ensure that those wash/wildlife corridors are rezoned to one of the Open Space (OS) Zoning Districts.

Objective 1.3 The Town should encourage the connection of major open space and contiguous open space with pathways outside the wash corridors, in the design of public and private developments.

Objective 1.4 The Town should continue the development of land trusts and/or taxing mechanisms that have community support to accomplish open space acquisition and open space management programs.

Objective 1.5 The Town should establish procedures for the assessment of the recreational/open space needs and impacts identified in the General Plan compared with the facilities proposed by the applicant as part of the development plan review process.

Objective 1.6 The Town should encourage the private development of a neighborhood park as a part of subdivision design, which

may or may not be conveyed to the Town or other public entity even though its status as permanent open space is secured.

Objective 1.7 The Town should investigate the development of unpaved trails within the Town limits that provide opportunities for recreation, enjoyment and use of the Sonoran Desert subject to the appropriate findings and studies in places where they have little impact on residential developments and natural wildlife.

Goal Two: Adopt a Parks, Recreation and Open Space Master Plan.

Objective 2.1 The Town should develop and implement a long range recreation plan that can be used to make strategic land acquisition and capital improvement decisions.

Objective 2.2 The Town should implement a plan that will identify and prioritize the specific facility, physical space, and program needs requirements necessary for the incremental development and rehabilitation of park and open space systems.

Objective 2.3 The Town should require drought tolerant landscaping in the passive use areas of parks.

Goal Three: Continue to acquire and develop land for municipal parks.

Objective 3.1 The Town should continue to pursue the acquisition and/or development of land for additional municipal parks in the following general locations:

- One park south of Shea Boulevard.
- One park centrally located along the western boundary of the Town.
- One park, for preservation/passive, active recreation and educational uses within the former State Trust Land Property.

Goal Four: Encourage the development of policies that will maximize the potential multi-use benefits of existing facilities that will become the basis for the design of new recreational facilities.

Objective 4.1 The Town should implement the approved Master Plans for the two park sites that will be developed as Town/School District joint use facilities.

- Objective 4.2 The Town should consider the potential multi-use of the improvements in all recreational facility planning, including multi-use playing fields or multi-use deck surfaces.
- Objective 4.3 The Town should strengthen its partnership with the Fountain Hills Unified School District, and encourage the execution of multi-use agreements with other public or private entities.
- Objective 4.4 The Town should encourage partnerships that avoid the duplication of facilities allowing public access to all facilities and improvements constructed with public funds.

Goal Five: Provide open space linkages within the Town, and to the regional systems beyond its boundaries.

- Objective 5.1 The Town should continue to encourage the development of trail systems that link Fountain Hills with McDowell Mountain Regional Park, the City of Scottsdale trail system and potential trail systems on both the Salt River Pima-Maricopa Indian Community and the Ft. McDowell Yavapai Nation.
- Objective 5.2 The Town should coordinate with the City of Scottsdale to connect existing segments for a potential bikeway system along both sides of Shea Boulevard, especially where new improvements are anticipated, and study the feasibility of an east/west bicycle connection outside of the Shea Boulevard right of way.
- Objective 5.3 The Town should continue to update and produce mapping and facility information for the public on the Town's website and through printed media regarding recreation, trail, and open space facilities.

Goal Six: Promote community-wide cultural and recreational activities that foster the Town's vibrant spirit and unique identity.

- Objective 6.1 The Town should provide facilities and promote activities that foster a continuing commitment to the arts.
- Objective 6.2 The Town should analyze the benefits of large events and promote the use of existing, or development of new, joint use facilities that address these opportunities.
- Objective 6.3 The Town should evaluate, prioritize, and accommodate the recreational needs of children, teens, seniors, and visitors.

Objective 6.4 The Town should investigate and accommodate options for a joint use aquatic/recreation center in the Town.

Goal Seven: Monitor available potential funding sources and seek additional local support for the planning, acquisition, and development of facilities.

Objective 7.1 The Town should investigate the availability of county, state or federal grants or other financing mechanisms to assist in the acquisition of private land and the maintenance and enhancement of the Town parks and recreation system.

Objective 7.2 The Town should prepare a parks and recreation dedication program which provides incentives to private parties to dedicate open space and recreation facilities.

Objective 7.3 The Town should monitor the availability of revenues from development fees to fund the acquisition, development and preservation of open space and parks.

Objective 7.4 The Town should investigate the availability of public/private funding, or other creative funding mechanisms that would allow the development of community facilities while limiting Town participation.

Goal Eight: Minimize potable ground water use in existing or future park or open space areas.

Objective 8.1 The Town should work with the Fountain Hills Sanitary District to ensure that reclaimed water is used for irrigation in as many of the new and existing park facilities as possible.

## ❖ **PARKS, RECREATION AND OPEN SPACE PLAN**

### Parks:

#### ➤ **Fountain Park** (Figure 15A-1)

The Town's signature lake and world-renowned fountain, an important community landmark, are part of Fountain Park. The 64-acre park consists of 35 acres of turf and 29 acres of lake. The lake itself is not currently used for active recreational purposes, but the park that surrounds it is widely used by community residents and visitors for both active and passive recreational pursuits. Fountain Park was acquired from MCO Properties in May 1997. Improvements include a restroom/control building, playgrounds, a splash pad, a lake liner replacement, covered shade/picnic ramadas, an amphitheater, tot lot with shade structures, multi-use connecting sidewalks, associated signage, and a veteran's memorial.

- **Golden Eagle Park** (Figure 15A-2)  
Golden Eagle Park is a 25 acre recreation area developed adjacent to the existing public high school. The park includes four lighted multi-purpose ball fields with covered dugouts and seating for 550 spectators, four lighted tennis courts with a shaded waiting area, two lighted basketball courts with bleachers, two lighted sand volleyball courts with a shower tower, a shaded tot lot and children's playground with a shaded seat-wall, a 2,500 square foot restroom/control building, three parking lots with a total of 223 parking spaces, three covered picnic ramadas with grills, two pedestrian footbridges, six chilled drinking fountains, a horseshoe pit, open turf areas, a large equipment storage yard and over one mile of multi-purpose sidewalks and pathways.

- **Four Peaks Neighborhood Park** (Figure 15B-3)  
In July 1998 the Town began acquiring land for the 15 acre Four Peaks Neighborhood Park adjacent to Four Peaks Elementary School from the Fountain Hills Unified School District. The initial Phase I acquisition was 4 acres of land. Phase I Improvements included a soccer field, a restroom control building, a covered picnic ramada, and multi purpose sidewalks. The Town acquired the additional acreage, south of the land known as Phase I Improvements, from the School District in May 2001. This second acquisition included a lighted multi-purpose field, two lighted ball fields with bleachers, two lighted tennis courts, two lighted basketball courts, two shaded children's playgrounds, and two parking lots with capacity of thirty parking spaces. A new park master plan should be developed for this park.

Additionally, the Fountain Hills Unified School District and the Boys and Girls Clubs of Scottsdale Fountain Hills Branch developed a youth and teen center adjacent to the site with meeting rooms and a gymnasium, which is available for their respective uses and other public uses, including Town use.

- **Desert Vista Neighborhood Park** (Figure 15B-4)  
An approximately 12 acre dog park and recreation area, Desert Vista Neighborhood Park has three acres for the Off-Leash Recreational Facility and nine acres on the upper turf tier. The Off-Leash Recreational Facility consists of two separate fenced areas (passive and active areas) to accommodate smaller and larger dogs. The Town acquired this site from MCO Properties in May 1998. Amenities include drinking fountains for humans and pets, bench seating, and a skate park. The upper tier is largely an open turf area used by Town athletic teams on a reservation basis. Improvements include a restroom/control building, a tot lot, four additional ramadas, two parking lots totaling 109 spaces, lights in the dog park along with sidewalks, and two permanent shade structures.

School Sites:

The Fountain Hills Unified School District and the Town of Fountain Hills maintain an Intergovernmental Agreement that allows each agency to utilize certain of each other's facilities at no cost.

- **McDowell Mountain Elementary School** (Figure 16A-A)  
The school provides facilities for students in Kindergarten through 2<sup>nd</sup> grade including a multi-purpose room/gymnasium that is utilized on a limited basis for parks and recreation athletic activities. Additionally, a master plan has been developed and approved to create a large open turf area for school, neighborhood, and local youth sport teams to use with the Town. Construction has not yet begun.
- **Four Peaks Elementary School** (Figure 16B-B)  
The school provides facilities for students in 3<sup>rd</sup> through 5<sup>th</sup> grade including a multi-purpose room that is utilized for various parks and recreation activities.
- **Fountain Hills Middle School** (Figure 16C-C)  
The school is located in the northeast part of the Town. Amenities at this school include two ball fields, a football/soccer field with bleacher seating, an all-weather track, basketball courts, and sand volleyball courts. In addition to the outdoor athletic facilities, the school has numerous indoor facilities that are used for various parks and recreation activities, both athletic and non-athletic.
- **Fountain Hills High School** (Figure 16D-D)  
Since September 1992 this facility has provided two gymnasiums, wrestling rooms, a dance room, a fitness room, a football/soccer field, and a running track for community activities. Classrooms are also used to provide space for parks and recreation special-interest activities. In addition, a master plan has been developed and approved for a large open turf area for school, neighborhood, and local youth sport teams to use with the Town. Construction has not yet begun.

**Table 2, *Existing Active Open Space and Recreational Facilities***, provides a visual summary of the various activities provided at each of the neighborhood parks and school facilities. *(See next page)*

**Table 2  
Existing Active Open Space and Recreational Facilities**

Park Type/Name	Acreage																			
		Basketball Courts	Volleyball Courts	Tennis Courts	Baseball/Softball Field	Lighted Soccer/Football Field	Practice Fields	Indoor Gym	Track	Lighting	Playground Equipment	Skate Park	Splash Pad	Outdoor Amphitheater	Picnic Ramadas	Shade Ramadas	Barbecue	Restrooms	Lighted off leash dog area	Drinking Fountains
<b>NEIGHBORHOOD PARKS</b>																				
Desert Vista Neighborhood Park	12					3	3			X	X	X			X	X	X	X	X	X
Four Peaks Neighborhood Park	15	2	1	2	2	2	1			X	X				X	X	X	X		X
Golden Eagle Park	25	2	2	4	4	2	2			X	X				X	X	X	X		X
<b>Sub-Total</b>	<b>51</b>																			
<b>SCHOOL PARK FACILITIES</b>																				
McDowell Mountain ES	Na	2					2	X			X					X		X		X
Four Peaks ES	Na										X					X		X		X
Fountain Hills MS	Na	3			2	1		X	X	X								X		X
Fountain Hills HS	Na	3				1	2	X	X	X								X		X
<b>Sub-Total</b>	<b>Na</b>																			
<b>SPECIAL EVENT PARK</b>																				
Fountain Park	64									X	X		X	X	X	X	X	X		X
<b>Sub-Total</b>	<b>64</b>																			
<b>Total</b>	<b>115</b>																			

Golf Courses:

Fountain Hills has four privately owned 18-hole golf courses:

- Desert Canyon Golf Club
- SunRidge Canyon Golf Club
- The Golf Club at Eagle Mountain
- Firerock Country Club

McDowell Mountain Preserve:

Through several agreements with MCO Properties, the Town has been able to set aside over 740 acres of land as a natural preservation area. A parking area and trailhead is planned for development that would allow visitors to access the trail system within the preserve that connects with the regional trail system developed in the McDowell Mountain Park to the north of town. Additionally, the Town is coordinating with the City of Scottsdale to connect the intra-municipal trails between preserve areas.

### Desert Botanical Gardens:

With volunteer help, the Town has redeveloped a site that was previously used as a botanical garden. The site now has a new parking lot, and informational kiosk and access to trails. Plant identification signs are also being added. The rededication/reopening of the site was in the Fall of 2009.

### Undeveloped Wash Corridors:

As a result of the Town's location within the foothills of the McDowell Mountains, there is a network of natural drainage channels or washes extending through the community. These washes, primarily owned by the Town, are typically undeveloped, although most do contain utilities and utility easements and the washes are used as drainage corridors. This network of undeveloped washes contributes to the quality of life for the residents of the community by providing significant natural open space, assisting with natural groundwater recharge and supporting wildlife habitat. Under the existing Town Code, development within Town-owned or acquired wash corridors is restricted by a voter approved initiative; most development or modification within a wash requires the affirmative vote of the town electors, with certain exceptions for public utilities located within easements.

The Fountain Hills *Parks, Trails, and Open Space* plan is shown on **Figure 14**.

### Open Space Definitions:

Open space definitions are in place to aid the Town in categorizing open space amenities. Open space is divided into three categories: active open space, passive open space and natural open space. The categories help in determining current and future open space needs for the community.

#### ➤ **Active Open Space**

Active open space is space that is set aside, dedicated, designated, or reserved for recreational facilities. Active open space usually includes equipment, structures and programmed fields to allow for organized sports such as basketball, baseball, soccer, etc. In many instances active open space can be utilized for storm water retention. Active open space is designated into the three following park types in the Town of Fountain Hills:

- Neighborhood Park (5-15 acres)

Neighborhood parks are an integral unit of the Fountain Hills parks system and serve as the recreation and social focus of the neighborhood. They should be developed for both active and passive recreational activities, geared specifically to those living in the service area to accommodate a wide variety of age groups. Neighborhood parks should be centrally located within their service area, defined as ½ to ¾ miles. The site should be accessible from

throughout the service area by way of interconnected trails, sidewalks or residential streets.

- School Park Facility (size varies)  
The school park facility expands the recreational, social, and educational opportunities of the Town in a cost-effective manner. School park sites have the ability to serve the Town as a neighborhood park with both active and passive recreational uses. The joint-use relationship between the Town and the school district benefits residents and adds to the quality of life in the Town.
- Special Event/Use Park (50+ acres)  
Special events/use parks are large parks that provide both active and passive recreation opportunities. The service area for these parks is 5-10 miles as they are used for holding Town-wide events and gatherings.

➤ **Active Open Space Planning**

Currently, the Town seems to have a sufficient total amount of active open space. However, the recommended Neighborhood/School Site park acreage standard is 3 acres per 1,000 residents. With the 2008 population of 25,995, recommended park acreage is approximately 78 acres. The Town does not meet this recommendation. In addition, all of the neighborhood parks are located in the northeast region of the Town. This makes it difficult for residents in the other regions of Town to easily access these parks.

Residents living south of Shea Boulevard are located furthest from the service areas of the parks. A proposed neighborhood park in this region is difficult due to the lack of un-platted land. Passive recreation opportunities are available through wash corridors and trails.

The northwestern region of Town also lies outside of the neighborhood parks service areas. Extreme topography is a barrier to future neighborhood park development in this region. Community residents in this area are forced to travel into town for active recreation, but they are surrounded by passive recreational opportunities in the McDowell Mountains.

The Town is currently working with the School District to develop two sites that are adjacent to schools. They will be available for both the District and the Town.

➤ **Passive Open Space**

Passive open space is open space that has had little improvement and is set aside for public use. Passive open space uses include hiking, bicycling, walking, and wildlife viewing are typically found as trail corridors, landscaped tracts, buffers, and pathways connecting trails.

➤ **Passive Open Space Planning**

Passive open space is abundant throughout the Town due to low density developments, wash corridors, and buffers. The Town aims to create an interconnected trail system which would join the majority of the passive open space throughout the Town.

The Town also worked with Maricopa County to install a trail spur from the County's trail system to intersect with the McDowell Mountain Preserve on the north. This provides the much needed access to the Preserve that residents can utilize on a year-round basis from dawn to dusk. The spur was completed in the Fall of 2009.

➤ **Natural Open Space**

Natural open space is open space that is essentially unimproved in its natural state and set aside, dedicated, designated or reserved for public and private use. Natural open space is set aside for preservation of significant natural resources, remnant landscapes and visual aesthetics/buffering. These open spaces enhance the livability and character of the Town by preserving as many natural amenities as possible.

## ❖ **IMPLEMENTATION ACTIVITIES**

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, *General Plan Implementation***.

- Parks, Trails and Open Space Master Plan
- Trails and Open Space Marketing/Education Materials
- Parks and Recreation Dedication Program
- Policies for Rezoning Corridors to Open Space

# Fountain Hills

## General Plan 2010

### Parks, Trails, and Open Space

-  Public Park
-  Golf Course
-  Private Park
-  Privately Owned Open Space
-  Publicly Owned Open Space
-  Existing Off-Street, Unpaved Trail
-  Existing On-Street Sidewalk
-  Proposed On-Street Sidewalk
-  Proposed Sidewalk (High Priority)
-  Proposed Sidewalk (Grant)
-  Proposed Sidewalk (Developer Submitted)
-  Proposed Off-Street, Unpaved Trail
-  Proposed Paved Shared Use Path
-  Proposed Trailhead
-  McDowell Mountain Regional Park
-  Schools
-  Fountain Hills Boundary
-  Jurisdictional Boundaries
-  Arterial ROW
-  State Highway

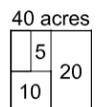
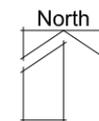
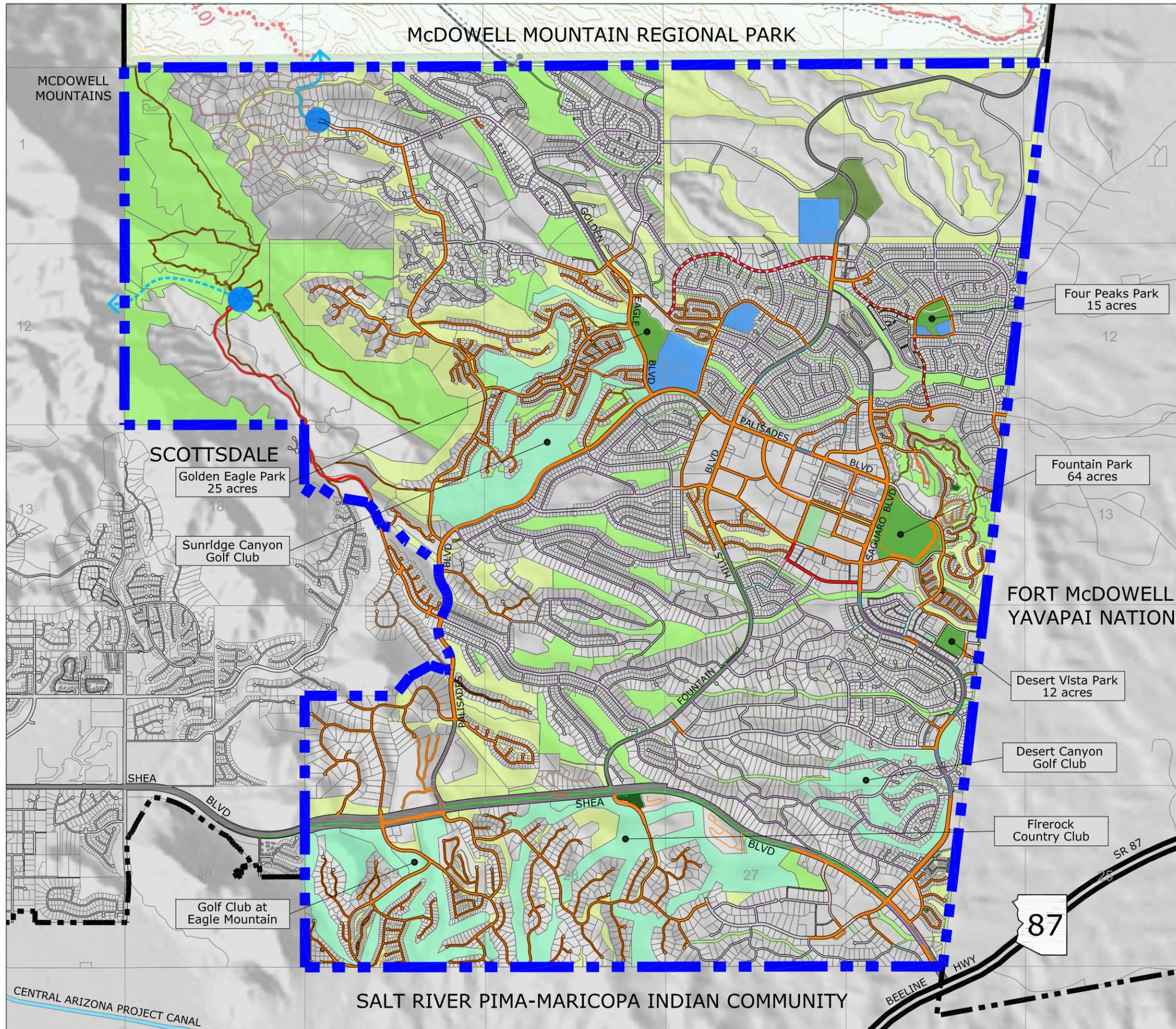


Figure 14



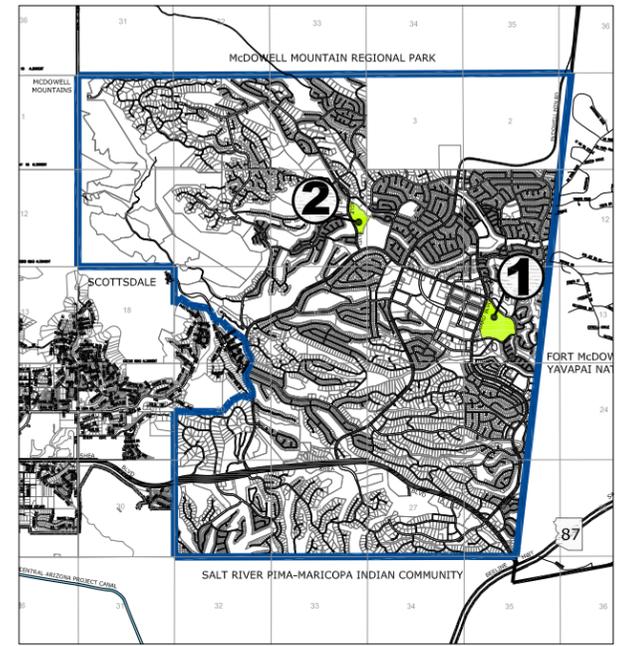
Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, October 2008



# Fountain Hills

General Plan 2010

## Developed Park Sites



- Public Parks
- Fountain Hills
- Jurisdictional Boundaries
- State Highway

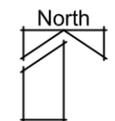
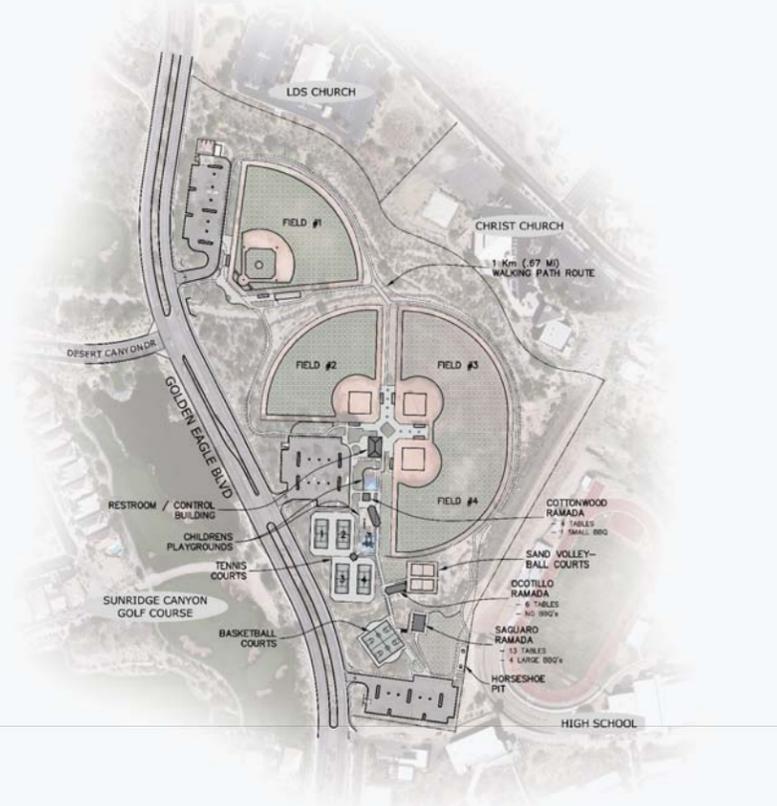


Figure 15A

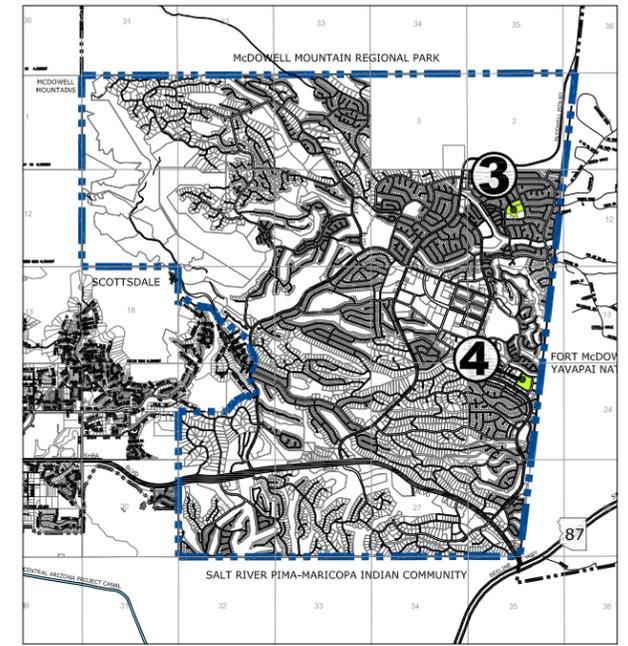


Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008

# Fountain Hills

General Plan 2010

## Developed Park Sites



-  Public Parks
-  Fountain Hills
-  Jurisdictional Boundaries
-  State Highway

③ Four Peaks Neighborhood Park - 15 acres

④ Desert Vista Neighborhood Park - 12 acres

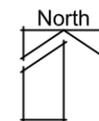


Figure 15B



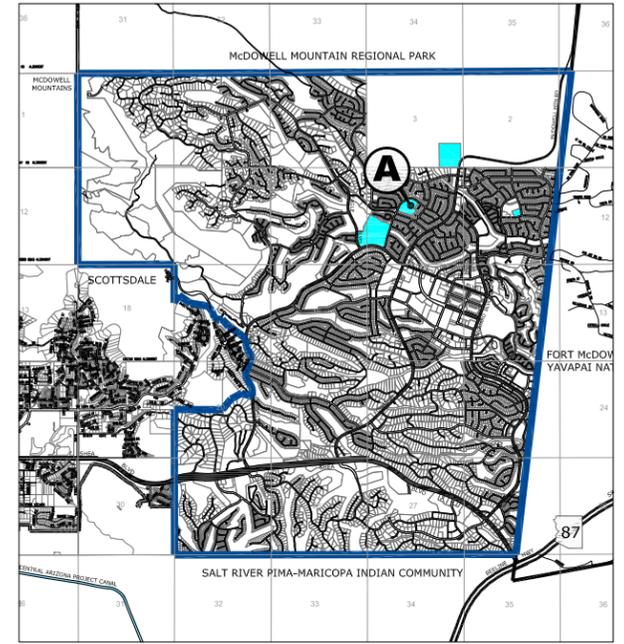
Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008



# Fountain Hills

General Plan 2010

## Developed School Sites



- Public Schools
- Fountain Hills
- Jurisdictional Boundaries
- State Highway



**A** McDowell Mountain Elementary School



McDowell Mountain Elementary Recreation Site  
Final Site Plan

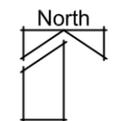


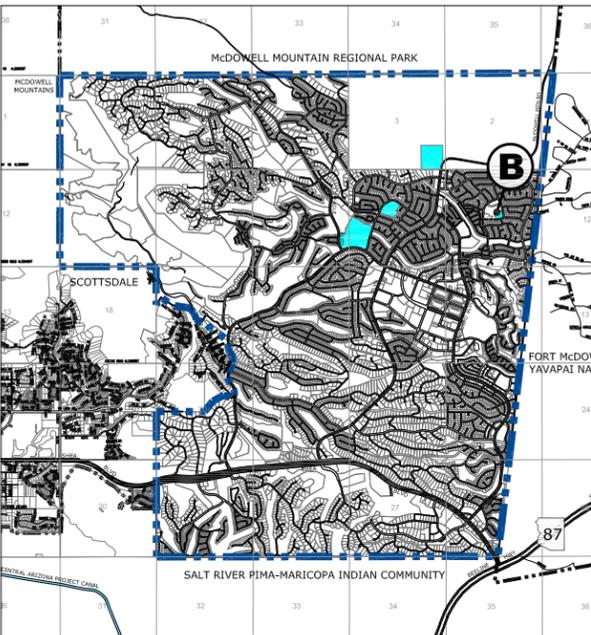
Figure 16A



# Fountain Hills

General Plan 2010

## Developed School Sites



- Public Schools
- Fountain Hills
- Jurisdictional Boundaries
- State Highway



**B** Four Peaks Elementary School

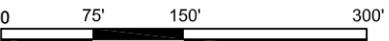
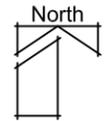


Figure 16B

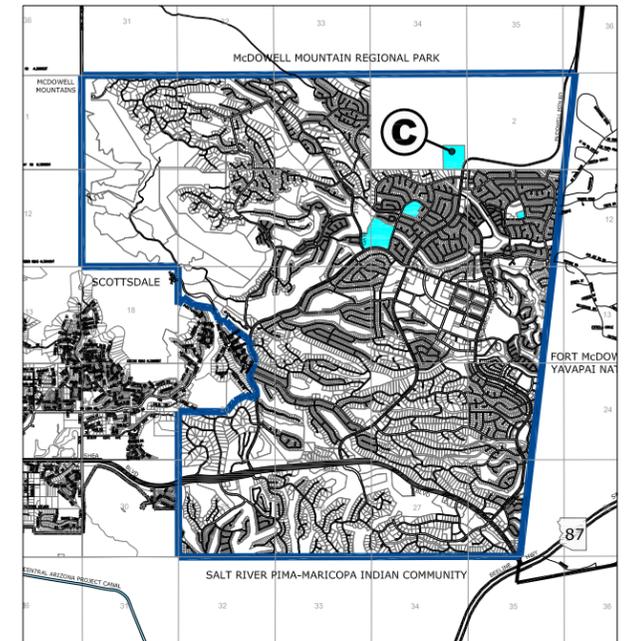


Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008

# Fountain Hills

– General Plan 2010 –

## Developed School Sites



- Public Schools
- Fountain Hills
- Jurisdictional Boundaries
- State Highway



© Fountain Hills Middle School

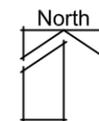


Figure 16C

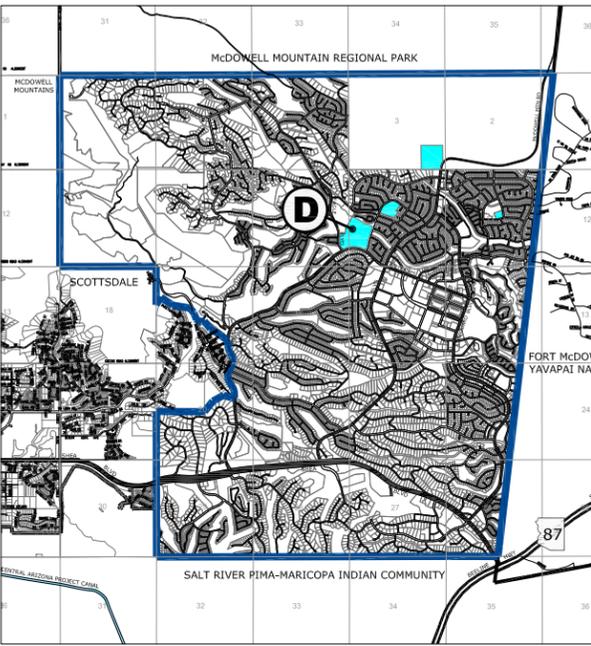


Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008

# Fountain Hills

General Plan 2010

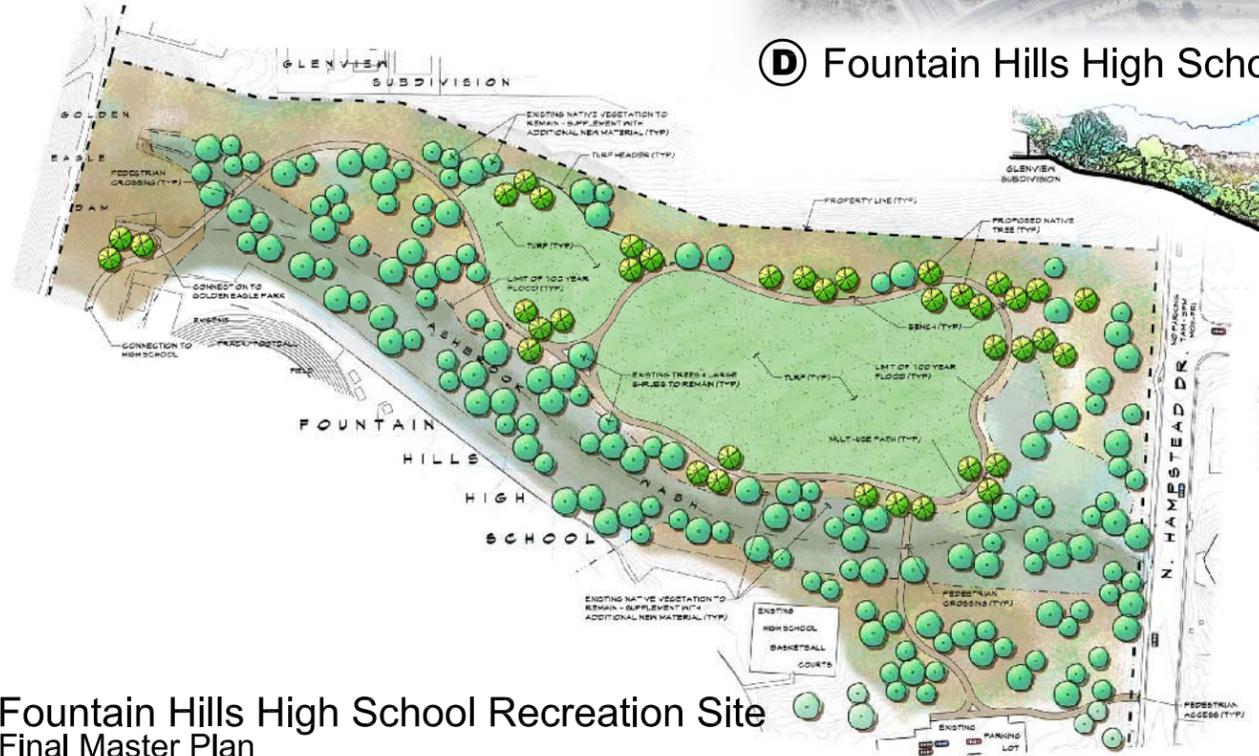
## Developed School Sites



- Public Schools
- Fountain Hills
- Jurisdictional Boundaries
- State Highway



**D** Fountain Hills High School



Fountain Hills High School Recreation Site  
Final Master Plan

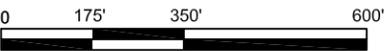
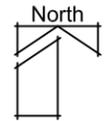


Figure 16D



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008



# Fountain Hills

–General Plan 2010–



## CHAPTER 7: CIRCULATION ELEMENT

## ❖ OVERVIEW

The Circulation Element of the General Plan 2010 provides a framework for the development of a comprehensive transportation system, encompassing the roadway system, public transportation system, bike trails and pedestrian walkways.

The Circulation Element endeavors to present balance and coordination between projected development and land use patterns, and future transportation demands. This element examines existing transportation conditions and identifies issues and problems needing resolution. The Circulation Element is organized into the following four sections:

- Background
- Vision, Goals, and Objectives
- Circulation Element Plan
- Implementation Activities

## ❖ BACKGROUND

The Town's circulation system has been developed to efficiently serve the community. With continued population growth in recent years the need for improvements has become evident. Opportunities include increasing the provision and extent of public transportation, increasing the number of bike lanes and providing safer conditions for both vehicular and pedestrian traffic. The major constraint regarding circulation is the lack of regional access, with Shea Boulevard being the only major thoroughfare directly connecting Fountain Hills with the major metropolitan area.

State law requires that the Circulation Element of the General Plan provides the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

The residents have expressed that their major priority regarding the circulation system is that the roadways are well-maintained and smooth. The Town's roadways are generally in good condition, due to regular maintenance. While the Town has heavily invested in paving and maintaining all of its streets, residents have suggested additional improvements, including:

- Complete the widening of Shea Blvd. (to 3 lanes each direction);
- Complete the widening of Fountain Hills Blvd. (to 2 lanes each direction);
- Resurface (overlay) Saguaro Blvd., and older segments of other arterial streets;
- Pave the dirt alleys;
- Improve major intersections;
- Curb and landscape medians;
- New traffic signals;

- New sidewalks; and
- Drainage culverts at existing dip crossings.

## ❖ VISION, GOALS, AND OBJECTIVES

**Vision:** A Town that provides a safe, efficient, and aesthetically pleasing circulation network that accommodates all modes of vehicular and non-vehicular movement in an environmentally sensitive manner.

Goal One: Create safe and efficient patterns of circulation.

- Objective 1.1 The Town should update the approved access control plan for Shea Boulevard.
- Objective 1.2 The Town should examine the viability and safety of frontage roads along Saguaro Boulevard and investigate and mitigate the traffic conflicts, including traffic confusion, reduced visibility and hazardous intersection conflicts that are generated on those portions of the arterial roadway network that contain frontage roads. The elimination of frontage roads and the provision of direct/shared driveway access should also be considered.
- Objective 1.3 The Town should develop and implement a circulation plan that will accommodate all users, including pedestrians, bicycles, rollerblades and skates, wheelchairs and strollers on sidewalks.
- Objective 1.4 The Town should complete a study of the pedestrian/vehicular interaction in and around the Town Center to identify possible locations where pedestrian crossings and/or traffic calming improvements are justified to ensure that the Town Center is pedestrian friendly.
- Objective 1.5 The Town should conduct periodic community-wide traffic volume counts on all arterial and collector streets as a basis to monitor existing conditions and recommend warranted improvements. Average daily traffic, obtained through automatic tube counts, should be updated every two years at each count location. In addition, manual turning movement counts should be conducted periodically at key intersections, particularly at those locations exhibiting high accident rates or rapidly increasing traffic volumes.
- Objective 1.6 The Town should develop neighborhood traffic control plans to monitor non-neighborhood “cut-through” and speeding

traffic as necessary. Traffic calming measures, including speed humps, speed tables, roundabouts and other appropriate measures should be implemented in accordance with the Town's adopted "Neighborhood Traffic Management Process" manual.

Objective 1.7 The Town should continue to monitor its street pavement plan and improvement schedule. All available public and private funding sources should be researched and utilized to finance these improvements.

Objective 1.8 The Town should encourage secondary access points to all new development areas for temporary and permanent emergency access, including mountain and hillside subdivisions.

Objective 1.9 The Town should develop, adopt and implement special event parking and traffic management plans and policies for the control of high volume traffic, short-term localized traffic congestion and lack of available parking generated by periodic special events.

Objective 1.10 The Town should periodically assess accident site data and operationally deficient areas to determine future needs for traffic control measures and implement an identification and mitigation program for high accident locations.

Objective 1.11 The Town should develop policies to address street-level drainage and wash crossings and investigate the need for flood control and drainage accommodations at drainage-ways and street crossings.

Objective 1.12 The Town will work with the Fort McDowell Yavapai Nation to consider changing the designation of Grande Boulevard as a Truck Route.

Objective 1.13 The Town will continue to take advantage of the opportunities that are available through the Safe Routes to School program.

Goal Two: Provide aesthetically pleasing circulation systems.

Objective 2.1 The Town should continue to enforce roadway right-of-way (R.O.W) standards and landscape design standards that emphasize safe, beautiful streetscapes using xeriscape plants that provide shade, color and safe pedestrian and bicycle pathways.

Objective 2.2 The Town should encourage the design of off-street parking areas that use xeriscape plants to provide shade, color and safe pedestrian walkways to structures.

Objective 2.3 The Town should carefully consider requests to waive its roadway standards to facilitate the development of steeply sloping areas, particularly if development will generate visible cut/fill scarring. The Town should deny any roadway alignment or cut/fill waiver that would allow for the development of any roadway that is visually inappropriate or incompatible with the existing natural terrain.

Goal Three: Provide for and encourage the use of non-vehicular modes of circulation.

Objective 3.1 The Town should ensure that new developments include provisions for pedestrian and/or bike paths where appropriate, and that those pathways are a component of development plans.

Objective 3.2 The Master Circulation Plan should include an element that will help to promote bicycle and other non-motorized modes of transportation. This will include the design of safe bicycle facilities and bicycle parking throughout the community. The plan should include provisions for integrating local bike routes into the MAG Regional Bikeway system, and should include the publication of a bicycle network and facilities map.

Objective 3.3 The Town should develop standards for bikeway systems along the roadway as well as develop standards for pedestrian trails adjacent to open space corridors.

Objective 3.4 The Town should implement and publish bicycle and pedestrian route plans in accordance with available funding and community needs. The plan should be prioritized to serve the following facilities:

- Schools
- Libraries
- Parks
- Government centers
- Commercial and employment areas
- Transit facilities
- Popular scenic/recreational sites
- Youth centers
- Arts and cultural facilities

- Objective 3.5 The Town should establish and encourage multi-use pathways that connect all school sites, activity centers, trails or recreational sites and provide cross-transportation nodes that are safe, comfortable and attractive.
- Objective 3.6 The Town should encourage the expansion of the pedestrian sidewalk system when indicated by gaps in the system, pedestrian safety issues, extreme slope or unacceptable levels of vehicular traffic.
- Objective 3.7 The Town should promote pedestrian linkages from residential parcels to schools, parks, churches, shops, and employment centers.
- Objective 3.8 The Town should support and encourage compatible home-based businesses that integrate the business operation into the existing residential neighborhood, reducing vehicular trip generation.
- Objective 3.9 The Town should promote infill and mixed-use projects especially where public/private services, roadways and utilities exist and demonstrate available existing/future capacity.

Goal Four: Provide adequate provisions for regional public transportation.

- Objective 4.1 The Town should consider conducting a community transit needs/feasibility study to consider 1) the need for improved inter-community regional connections, including both to Scottsdale and Mesa, as well as to the adjacent Fort McDowell Yavapai Nation, Salt River Pima Maricopa Indian Community and Rio Verde and 2) the need for in-town service, possibly in the form of a van pool or dial-a-ride operation. The existing RPTA regional transit plan, which encompasses all of Maricopa County, could be used as a foundation and resource document for the study.
- Objective 4.2 The Town should coordinate with Valley Metro to increase the frequency and access to available bus routes.
- Objective 4.3 The Town should evaluate future park-and-ride facility needs and coordinate their location with the bicycle/pedestrian pathway system.
- Objective 4.4 The Town should encourage the design and development of efficient, safe and aesthetically beautiful and interesting

regional transit and school bus stops that include provisions for both morning and afternoon shade and trash containment. Regional and local bus stops should be integrated into the community-wide pedestrian and bike system.

Objective 4.5 The Town should promote the design and development of multiple transit options to encourage inter-community and regional transit use.

## ❖ CIRCULATION PLAN

The proposed Roadway Classifications are presented in **Figure 17, Roadway Classification Plan**. This figure identifies the various roadway classifications within the Town. **Figure 18, Transportation System Plan**, identifies various transportation elements and traffic volumes within the town.

### Functional Classification System

The implementation of any of the policies or approval of any project or study presented in this Circulation Element to the General Plan 2010 must be consistent with the hierarchy of streets, as defined by the functional classification system. The functional classification system describes the service performed, typical trip lengths, access spacing and continuity of the Fountain Hills roadway system. For circulation planning as well as definition of specific design criteria, roadways are most effectively classified by function.

Roadways have two basic functions: mobility and access to adjacent land uses. From a design standpoint, these two functions have proven incompatible. For land access low speeds are desirable and are often accompanied by intermittent traffic flows. For mobility, higher speeds and uniform traffic flows are desirable.

Principal arterial roadways are designed and constructed to satisfy the need for high mobility. Rapid travel in a safe and uniform manner is the primary objective of these roadways. Access points should be limited to approved intersections to preserve the desired higher speeds, traffic volumes and safety considerations characteristic of the roadway design. Any increase in the number of access points should be carefully examined.

Conversely, local roadways are designed to provide low-speed convenient access to multiple adjacent land uses. Most roadway categories fall between these two extremes and are the most difficult to categorize because the roads must provide both mobility and access.

Roadway functional classification establishes the type of circulation service and access control provided by each roadway category. Increased access control points permit a corresponding increase in traffic speed and potential volume.

Principal Arterial Roadways:

Principal arterial roadways are high traffic volume, full access-control roads with intersection spacing dictated either by designated major highways or by key access points.

Minor Arterial Roadways:

Minor arterial roadways are moderate traffic volume, partial access control roads that provide service to retail, commercial and industrial land uses. Minor arterial roadways may develop into principal arterials if traffic volumes increase due to an increase in area development.

Major/Minor Collector Roadways:

Collector roadways carry a relatively high volume of traffic within larger neighborhoods and can accommodate the traffic volumes generated by minor retail and other commercial services. Collector roadways are intended to provide convenient traffic movement and access to the arterial roadways.

Limited Collector Roadways:

Limited collector roadways, identified by wide travel lanes with landscaped medians, provide access to larger cul-de-sac subdivisions. Developers may use this roadway classification, at Town Council discretion, to provide single-access for up to 90 dwelling units without the need for a secondary access road.

Local Roadways:

Local roadways are designed for slow-speed discontinuous travel conditions and are used primarily for roadways with on-street parking and for cul-de-sac streets. Local roadways serve abutting land uses and provide access to higher-level roadways. Most of the Fountain Hills roadway system consists of local roadways with non-commercial abutting land uses or open space as an adjacent land use.

Hillside-Local Roadways:

Hillside-Local roadways provide safe roadway design on steeply sloping terrain while limiting the visual impact of development. Reduced setbacks from pavement edge, pavement widths and right-of-way widths may be possible in hillside areas. Such Hillside-Local roadways are available only in subdivisions where at least 75% of the subdivision contains slopes in excess of 10%, and with approval of the Town Engineer. On-street parking is prohibited and two-way average daily traffic (ADT) is limited to 300. Hillside cul-de-sacs are also limited to 15 lots and 1,500 feet in length.

## Traffic Volumes

Based on counts conducted by the Town of Fountain Hills in 2008, Fountain Hills Boulevard, Saguaro Boulevard, Palisades Boulevard and Shea Boulevard have the following traffic volumes.

### Vehicle Per Day Counts:

Saguaro Boulevard- Shea Blvd to Palisades Blvd	16,180-17,310	vpd
Saguaro Blvd-Palisades Blvd to Fountain Hills Blvd	4,350-5,650	vpd
Fountain Hills Blvd-Shea Blvd to Palisades Blvd	5,810-9,600	vpd
Fountain Hills Blvd-Palisades Blvd to Middle School	4,910-9,470	vpd
Palisades Blvd-Shea Blvd to Eagle Ridge segment	9,600-13,000	vpd
Palisades Blvd-Eagle Ridge to Fountain Hills Blvd	13,800	vpd
Palisades Blvd-Fountain Hills Blvd to Saguaro Blvd	6,110	vpd
Shea Blvd-West Town boundary to Palisades Blvd	25,230-29,200	vpd
Shea Blvd-Palisades Blvd to Fountain Hills Blvd	21,020	vpd
Shea Blvd-Fountain Hills Blvd to Saguaro Blvd	18,650-19,760	vpd
Shea Blvd-Saguaro Blvd to East Town Boundary	20,580-23,560	vpd

State Route 87, also known as the Beeline Highway, is under the Arizona Department of Transportation jurisdiction, and therefore, was not included in the traffic counts.

### Planned Transportation Improvements:

New roadways will be completed as a part of the Adero Canyon and former State Trust Land subdivision improvements. Arterial and major collector roadways in these subdivisions will have striped and signed bicycle lanes.

## Alternative Transportation Systems

### Public Transit:

The Phoenix Transit System, under contract with the Regional Public Transportation Authority (RPTA), provides bus service to Fountain Hills. Daily bus service consists of two morning inbound express and two afternoon outbound runs connecting between downtown Phoenix and the northeast corner of Palisades Boulevard and La Montana Drive, via Saguaro Boulevard and Shea Boulevard. No local public transit service currently exists within the community.

### Bicycle Pathways:

The Town has developed a bicycle plan based in part on the design features and recommendations of the Maricopa Association of Governments (MAG) Bicycle Plan. The Town has both existing and proposed roadway bike lanes which are delineated, painted roadway-adjacent lanes where parking is not

permitted; as well as existing and proposed roadway bike routes, which are non-delineated routes where parking is permitted.

The Bicycle Plan includes striped bicycle lanes on Saguaro Boulevard and on portions of Palisades Boulevard and Fountain Hills Boulevard.

Roadway bike lanes are proposed on Shea Boulevard, and as continuations to portions of the existing bike routes and lanes on Fountain Hills Boulevard and into the McDowell Mountain Preserve.

## **Circulation Development Guidelines**

### *Street Design Guidelines:*

The adopted roadway classification system found in the approved Town of Fountain Hills Subdivision Ordinance shall be used for all new road construction, and for re-construction of existing roads.

### *Driveway Design:*

The design and location of any driveway providing access to a property shall be in accordance with the standards in the Town's Zoning Ordinance unless otherwise approved by the Town Engineer. Driveways should not inhibit the flow of traffic on the public streets and not present a safety hazard by location or operation.

Minimizing the number of driveways along an arterial or collector roadway is desirable. The use of joint-access drives serving more than one property, as well as the interconnection of property access and parking areas is desirable, thus reducing the number of driveways with access to the roadways.

### *Parking:*

The Town requires on-site parking using the design guidelines and layout standards of parking facilities, including shared parking in specific areas, in accordance with the Town of Fountain Hills Zoning Ordinance.

### *Traffic Signals:*

The Town monitors intersection service levels and safety. Any intersection experiencing an undesirable level of service or an accident rate of more than five per year, will be reviewed to determine if any of the warrants for signalization as set forth in the Manual on Uniform Traffic Control Devices (MUTCD) are met, and to determine if a traffic signal should be installed. For optimum traffic progression and coordinated flow, traffic signal spacing should be a minimum of one-quarter mile.

The following issues will be reviewed as a part of the consideration for signalization:

- Meet MUTCD warrants
- Spacing of adjacent signals
- Cost/benefit
- Legal liability
- Maintenance costs

Community-Wide Bicycle Plan:

Design features for bicycle facilities must conform to standards set forth by the American Association of State Highway and Transportation Officials (AASHTO) and the Institute of Transportation Engineers (ITE).

Drainage and Flood Control:

The Town manages, coordinates and administers flood control regulations with street improvement projects, including drainage and flood control requirements, to provide accessibility during a 100-year flood occurrence.

## ❖ IMPLEMENTATION ACTIVITIES

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, General Plan Implementation**.

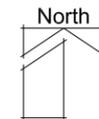
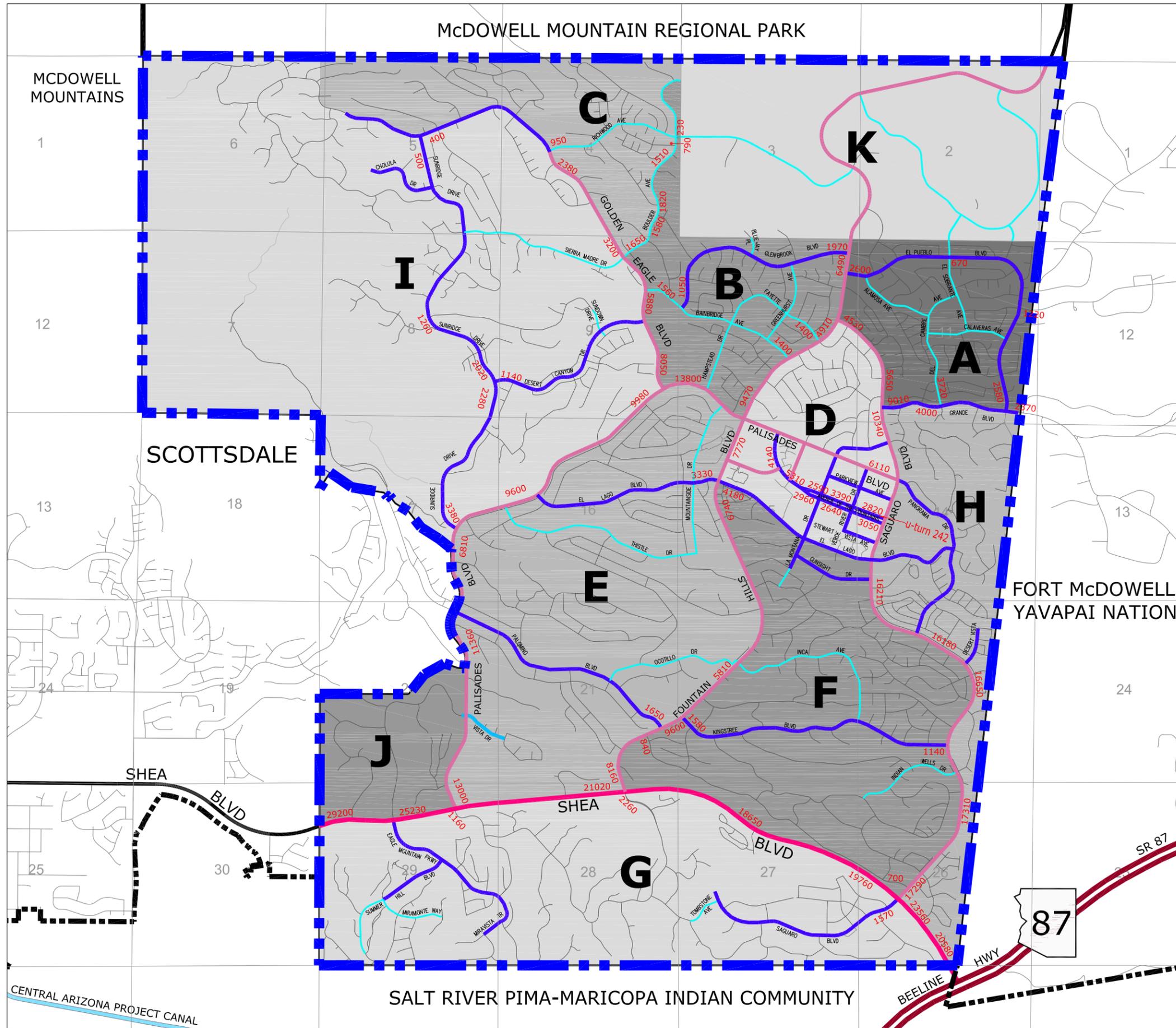
- Shea Boulevard Access Control Plan Update
- Saguaro Boulevard Circulation study
- Traffic Count Data Update
- Street Crossing Drainage Analysis
- Transit Needs/Feasibility Study
- Master Circulation Plan
- Special Event Parking and Traffic Management Plan
- Town Center Circulation Plan

# Fountain Hills

## General Plan 2010

### Roadway Classification Plan

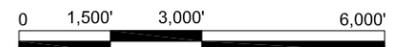
-  State Highway
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Limited Collector
-  Minor Collector
-  Local Streets
-  External Major Roadways
-  External Minor Roadways
-  Vehicles Per Day (2006 Count)
-  Street Zone Area
-  Fountain Hills
-  Jurisdictional Boundaries



40 acres

5	20
10	

Figure 17



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008



# Fountain Hills

## General Plan 2010

### Transportation System Plan

-  Bridge
-  Pedestrian Bridge
-  Existing Traffic Signal
-  Potential Future Traffic Signal
-  Under Design Traffic Signal
-  Existing Video Detection System (VDS)
-  Potential Future VDS
-  Proposed VDS
-  Existing Pedestrian Flashers
-  Existing Public Transit Stop (Express Route 512 - To Downtown Phoenix)
-  Existing Roadway Bike Lane
-  Existing Shared Roadway Bike Route
-  Proposed Roadway Bike Lane
-  Proposed Shared Roadway Bike Route
-  Proposed Non Paved Bike Lane

#### Roadway Bike Lane:

A bicycle travel lane delineated by a paint stripe and supplemental signage and paint markings. This configuration is common to most major collector and arterial roads that are designated as bike lanes. Parking is not permitted.

#### Shared Roadway Bike Route:

A non-delineated lane on collector roadways, typically those with a higher incidence of driveway curb cuts, with adequate pavement width for bicycle traffic. Parking is permitted.

-  Vehicles Per Day (2006 Count)
-  Street Zone Area
-  Through Truck Route
-  Truck Route
-  Temporary Truck Route (NB/SB)
-  Fountain Hills
-  Jurisdictional Boundaries
-  State Highway

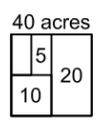
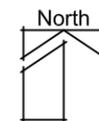
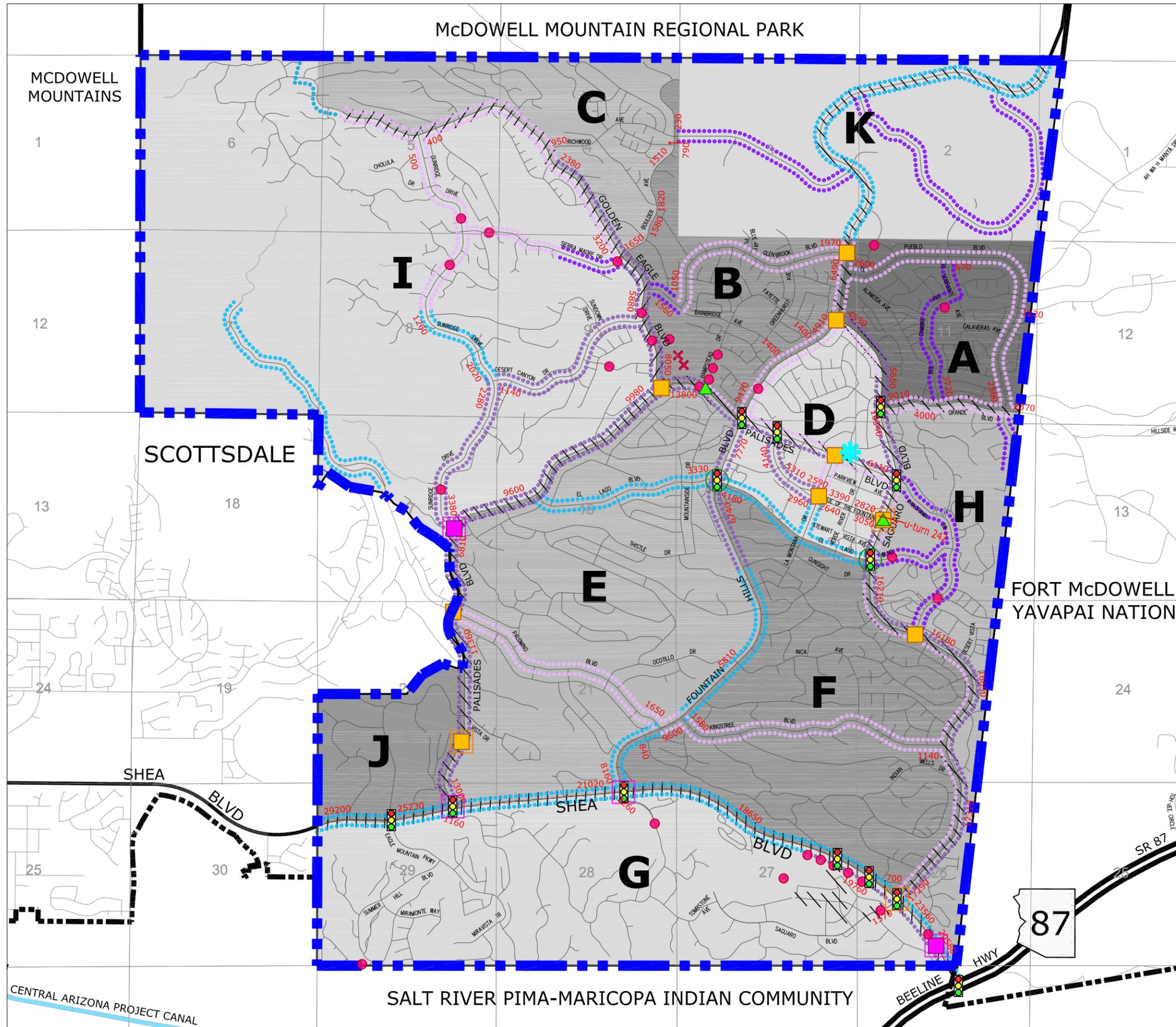


Figure 18



Source: Town of Fountain Hills/LVA Urban Design Studio, LLC, January 2008





# Fountain Hills

–General Plan 2010–



## CHAPTER 8: WATER RESOURCES ELEMENT

## ❖ OVERVIEW

The Water Resources Element identifies the supply and demand of both potable and non-potable water to serve current and future demand. The Water Resources Element is organized into the following four sections.

- Background
- Vision, Goals, and Objectives
- Water Resources Plan
- Implementation Activities

## ❖ BACKGROUND

The Water Resources Element provides an important role in the sustainability of the Town. This Element is mandated by State law for communities larger than 2,500 inhabitants.

## ❖ VISION, GOALS AND OBJECTIVES

**Vision:** A Town that continues to support a safe and economical water supply and the incremental expansion of a water reclamation and reuse system.

Goal One: Reduce water usage.

- Objective 1.1 The Town should continue to enforce the requirement for the installation of low-water use fixtures in all public facilities.
- Objective 1.2 The Town should develop a public education program that will encourage the installation of low-water use fixtures for household use.
- Objective 1.3 The Town should encourage new and revitalization projects to be designed in a manner that limits water usage and that would be able to use reclaimed water for landscape irrigation, should it become legally available.
- Objective 1.4 The Town should examine the benefits and constraints of providing domestic water-service to the residents and businesses of the Town of Fountain Hills.

Goal Two: Support the expansion of the existing water reclamation system.

- Objective 2.1 The Town should encourage the continued use of reclaimed water for all Town-maintained landscaping and park areas.

Objective 2.2 The Town should encourage the continued use of reclaimed water for all golf course irrigation.

Objective 2.3 The Town should continue to encourage the implementation of technical improvements to the existing water reclamation system as new technologies emerge.

Objective 2.4 The Town should examine the benefits and constraints of acquiring the Fountain Hills Sanitary District.

## ❖ WATER RESOURCES PLAN

The Town of Fountain Hills is entirely located within the Phoenix Active Management Area (AMA). The Phoenix AMA is one of five active management areas identified within the State where the concern for the adequacy of long term groundwater supply and storage, and groundwater quality prompted state legislation to manage this precious resource in 1980. The Phoenix Active Management Area includes approximately 5,646 square miles of land which includes the majority of Maricopa County, as well as small portions of Pinal and Yavapai Counties. The Town is located within the Fountain Hills sub basin, covering approximately 360 square miles. The sub basin is bounded on the north and east by the Mazatzal Mountains and Stewart Mountain, on the south by the Utery Mountains and Sawik Mountain and on the west by the McDowell Mountains.

### Town Water Supplies

Chaparral City Water Company (CCWC) provides the Town of Fountain Hills with its water. CCWC relies on water supply from one operating well and Colorado River water delivered by the Central Arizona Project. The well, is capable of delivering approximately 1,000 gallons per minute of water to the distribution system, and is available to meet peak demand and for maintenance and capital improvements. Water storage reservoirs and booster pump stations are located throughout the Town.

CCWC has a Certificate of Convenience and Necessity issued by the Arizona Corporation Commission (ACC) to serve the 12,060 acres of land originally acquired by McCullough Properties to develop Fountain Hills. The corporate boundary of the Town of Fountain Hills is completely within the Chaparral City Water Company certificated area, except for the recently annexed 1,276 acres of State Trust Land purchased by the Fountain Hills Investment Company in March 2007. The Chaparral City Water Company has received a designation of an assured water supply by the Arizona Department of Water Resources, and is a member of the Central Arizona Groundwater Replenishment District (CAGR). Chaparral City Water Company is believed to be prepared and fully capable to supply the Town's current and future water needs.

## Water Demand

Residential use of domestic water within the Town is approximately 0.44 acre feet of water per year. In 2004, the average household consumed 302 gallons of water per day. This information is based on data supplied by RUCO and the Chaparral City Water Company.

## Reclaimed Water

The Fountain Hills Sanitary District supplies reclaimed water to three of the four golf courses in Town (SunRidge Canyon, Eagle Mountain, and FireRock Country Club) as well as three Town parks (Fountain Park including Fountain Lake, Desert Vista Park, and Golden Eagle Park). The reclaimed water is supplied through the District's 10 miles of reclaimed water lines and three reclaimed water pump stations.

During the winter, when the supply of reclaimed water exceeds the demand, water is stored in the ground through a series of aquifer storage and recovery (ASR) wells. When demand exceeds the supply in the summer, water is withdrawn from the ASR wells to supplement the supply from the wastewater treatment plant.

Currently, the Ellman Parcel is not part of the District. One requirement for annexation is for the developer to provide at least as much turf for reclaimed water use as will be produced ultimately in the development. This can include turf both in and out of the development. It is likely that school and other park sites within the Town outside of the Ellman property will be the benefactor of this requirement.

## ❖ IMPLEMENTATION ACTIVITIES

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, *General Plan Implementation***.

- Cost/Benefit Analysis of the Town providing domestic water
- Sanitary District Cost/Benefit Analysis



# Fountain Hills

–General Plan 2010–



## CHAPTER 9: ENVIRONMENTAL PLANNING ELEMENT

## ❖ OVERVIEW

Since its inception, the Town of Fountain Hills has been very progressive in environmental planning, policy-making and enforcement. The Environmental Planning Element is organized into the following four sections in order to communicate the Town's environmental objectives:

- Background
- Vision, Goals, and Objectives
- Environmental Preservation Plan
- Implementation Activities

## ❖ BACKGROUND

In contrast to most Phoenix metropolitan cities and towns, development plans have been completed and approved for almost all of the land within the Town boundaries. Some in-fill parcels remain, but, the community has essentially reached the limits of growth due to the fact that the Town has no room for expansion.

The Town is fortunate that the original designers and policy makers had the vision to preserve and protect the natural desert that remains as a significant part of the community identity today.

In addition, the signature fountain and lake have been, from the beginning, part of a water conservation system that uses reclaimed water. The water conservation system now includes reuse of reclaimed water on turf in parks and golf courses and aquifer storage and recovery.

The community consistently supports preservation and conservation efforts. Town leaders and citizens recognize the importance of natural wash areas, preservation of steep slopes, wildlife corridors and native plant communities. There is community-wide support for preservation, including a voter approved initiative to preserve wash corridors in their natural condition.

Citizens value wildlife, natural beauty and scenic vistas and have, without fail, sought to protect hillsides, washes and view corridors. The Town encourages builders to design with a contextual emphasis. The Town incorporates open space areas into flood control and recreation areas.

The Town has stringent re-vegetation requirements in place that require the restoration of disturbed areas with native plant species that are consistent in type and density with the surrounding native desert.

The Town encourages alternative transportation modes, but ridership on regional transit systems is restricted by the limited availability of regional bus service. Regional bus service is provided twice each weekday by an express route that connects to downtown Phoenix. The existing route allows for connections to many

metro-area bus routes. Local bus service is not currently offered within the community.

In 2008, the Town Council passed Resolution 2008-18 which established an environmental policy for the Town. The policy is coupled with 7 guidelines to be used as guidance for future development of detailed policies. The guidelines are as follows:

1. The Town will pursue improved communication and collaboration with its Federal, State and local partners on environmental concerns and legislation.
2. The Town will promote environmental stewardship in the Town and embrace environmental initiatives in partnership with surrounding communities.
3. The Town will endeavor to design, construct and maintain its buildings, infrastructure and grounds in a manner that is both environmentally sustainable and that protects public health and safety.
4. The Town will advance understanding of the environment through its public information office, education programs and partnerships with the media and environmental agencies.
5. The Town will make environmental costs, risks, and impacts an integral part of its planning and decisions-making processes.
6. The Town will implement and maintain a process/system to evaluate environmental initiatives that seek input from Town staff, the business community, citizens and community services providers.
7. The Town will seek to provide inducements to encourage citizens and businesses to participate in the Town's program to conserve resources and reduce waste.

## ❖ VISION, GOALS AND OBJECTIVES

**Vision:** A Town that continues to preserve and conserve the natural desert, to identify and protect historical and archaeological resources and to develop and implement programs and policies that will encourage energy conservation, reduce water consumption, and reduce water and air pollution.

Goal One: Promote the continued vigilance and guardianship of the natural desert.

- Objective 1.1 The Town should continue to require all newly platted, or replatted, properties that are determined to be Hillside to provide a Hillside Protection Easement for each parcel.
- Objective 1.2 The Town should continue to identify where appropriate trails should be located and develop public educational materials to discourage off-trail use, which negatively impacts native habitat and vegetation.

- Objective 1.3 The Town should continue to discourage un-permitted grading or dumping and continue to require re-vegetation for violators.
- Objective 1.4 The Town should encourage redevelopment, revitalization and rehabilitation of existing structures to reduce land consumption.
- Objective 1.5 The Town should continually update the approved low water use plant list to ensure that all plants on the list are suitable for the community.
- Objective 1.6 The Town should study, and if appropriate, update its Land Disturbance Regulations.

Goal Two: Identify and preserve cultural and archaeological resources.

- Objective 2.1 The Town should collaborate with Arizona State University, University of Arizona or Northern Arizona University to complete cultural history and archaeological studies for its incorporated area.
- Objective 2.2 The Town should promote the preservation of artifacts through proper conservation methods.
- Objective 2.3 The Town should support public education programs that emphasize local and regional cultural and archaeological history such as those provided by the L. Alan Cruikshank River of Time Museum.

Goal Three: Promote programs that will continue to improve air quality.

- Objective 3.1 The Town should continue to support the expansion and development of regional and local transit service and alternative transportation modes to reduce hydrocarbon, carbon monoxide, ozone, and particulate matter pollution.
- Objective 3.2 The Town should promote programs to eliminate gasoline-powered landscape equipment.
- Objective 3.3 The Town should investigate the feasibility of methods to expand the alternative fuel program for Town vehicles.

Goal Four: Promote environmental stewardship.

- Objective 4.1 The Town should pursue improved communication and collaboration with its Federal, State, and local partners on environmental concerns and legislation.

- Objective 4.2 The Town should promote environmental stewardship and embrace environmental initiatives in partnership with surrounding communities.
- Objective 4.3 The Town should design, construct, and maintain its buildings, infrastructure and grounds in a manner that is both environmentally sustainable and that protects public health and safety.
- Objective 4.4 The Town should advance understanding of the environment through its Community Affairs office, education programs and partnerships with the media and environmental agencies.
- Objective 4.5 The Town should make environmental costs, risks and impacts an integral part of its planning and decision making processes.
- Objective 4.6 The Town should implement and maintain a process/system to evaluate environmental initiatives that seeks input from Town Staff, the business community, citizens and community services providers.
- Objective 4.7 The Town should seek to provide inducements to encourage citizens and businesses to participate in the Town's programs to conserve resources and reduce waste.
- Objective 4.8 The Town should develop and distribute educational materials regarding the proper handling, collection, and disposal of hazardous materials.
- Objective 4.9 The Town should encourage the use of architectural designs using passive solar heating, shade elements and appropriate insulating materials to reduce energy consumption.
- Objective 4.10 The Town should encourage policies that will reduce waste and promote recycling of waste materials.
- Objective 4.11 The Town should consider the preparation of a recycling master plan.
- Objective 4.12 The Town should consider the feasibility of a curbside recycling program.

Objective 4.13 The Town should investigate the options that are available to minimize the number of trash collection vehicles on the Town's streets.

## ❖ ENVIRONMENTAL PRESERVATION PLAN

### Mountain Preserve and Wash Areas

The Town strives to preserve steeply sloping hillsides and major washes from development. Residents consider the protection of wildlife ecosystems and corridors, and their linkages through the community, together with vegetation protection, to be important assets. It is the compatible coexistence of the urban fabric nestled into the natural desert that is of prime importance to residents in the community.

It is the closeness of the natural desert, the hills with exceptional scenic views and the distinctive topographical features that makes Fountain Hills unique in the Phoenix metropolitan area. Additionally, the protection of the steeply sloping hillsides and washes serve as one method of erosion control. The root structures of native plants serve to bind the loose soil to the slope and limit particulates lifting into the air during heavy winds.

### Trail System

The Town has a trail system in place. Certain sections of the Town contain washes and hillside areas that are more appropriately left undisturbed, and are protected from development by voter initiative. More effective erosion control, native plant, and wildlife protection can be accomplished if the public is educated as to the fragility of the natural desert and is aware of where trails are located so as to avoid disturbance of these natural areas.

### Education Program

One effective method of preserving the desert is through public education. Enabling residents and visitors to understand the unique habitat of Fountain Hills will serve to generate a wider stewardship of the desert. This educational process should be age-varied and include informational wildlife brochures, native plant seminars and nature walks with lectures. Interesting night walks in the desert, with astronomy guides, would serve to emphasize the importance of limiting outdoor lighting and encourage light shielding.

### Low Water Use Plants

The Town currently has an approved low water use plant list that is used for landscaping and re-vegetation requirements. The plant list should be reviewed to ensure that all of the plants listed are appropriate for the Town. The Town also has regulations that serve to protect our highly prized Saguaro Cactus. Some areas of

the existing natural desert are filled with saguaro and other desert plants. Many washes are filled with dense stands of Ironwood, Cottonwood and Desert Willow trees, while some streambeds are lined with Mesquite and Palo Verde trees.

### **Hillside Protection**

The Town has worked diligently to preserve steeply sloping hillside areas. Areas of disturbance are required to be re-vegetated. However, the re-vegetation plan currently does not require most native plants to be salvaged from developing lots. Also, many of the remaining undeveloped lots face development challenges. It would be appropriate to review and possibly update the Land Disturbance Regulations.

### **Archaeological Protection**

The Town does not have comprehensive surveys or studies of the Town's archaeological resources; more study could be done to identify important cultural and historical artifacts.

The L. Alan Cruikshank River of Time Museum, is located adjacent to the Civic Center. The museum houses, preserves, and displays historical and cultural resources. It also provides a space where research and educational programs can be developed and implemented.

### **Energy Efficient Planning and Design**

#### *Transit*

The Town is continuing to provide for adequate and safe bicycle transportation pathways and is encouraging the expansion of regional and local transit options. See the Circulation Element for an expanded explanation of Town circulation and transit conditions and objectives.

#### *Air Quality*

Although air quality has diminished in the Phoenix metropolitan area, the Town of Fountain Hills has been spared many of the lower valley air quality problems. The Town has limited regional traffic because there are no freeways in town and the major regional connecting streets, Shea Boulevard for east/west travel, and the Beeline Highway for north/south travel do not cross through the center of the community. This lack of regional traffic in Town reduces carbon monoxide emissions.

Additionally, the Town discourages large lawn areas. Reduced lawn areas require less mowing, thereby reducing gasoline-powered mower emissions.

Of further benefit, the Town's elevation is higher than the surrounding metro area; therefore placing the community above much of the pollutant-laden layer of air trapped near the ground during temperature inversion conditions.

Airborne particulate matter is more of a problem. The Town controls particulate matter by requiring paving and dust control measures for parking lots, driveways, roadways and roadway shoulders. Unpaved vehicular areas are limited to small sections of alleys with low traffic volumes.

The greatest generator of particulate matter in the Town is high wind. The Town's policy of preservation of the natural desert has created an urban pattern of housing and businesses surrounded and linked by open space and natural washes. The natural desert and sandy wash bottoms are a source of airborne particulates during blowing storms. Airborne dust generated by moving vehicles is known as PM-10 pollution, which refers to airborne particulate matter less than 10 microns in diameter.

Newly designed street sweeping equipment that limits PM-10 particulate pollution has recently been incorporated into the Town's municipal fleet. New regulations that deal with vehicle parking and leaf blowers also contribute to controlling PM-10 pollution.

#### Recycling

Recently, the Town has been proactive in promoting policies and events that deal with recycled materials. The Town has sponsored several electronic recycling events, several paper shredding/recycling events and a household hazardous waste collection event.

#### Hazardous Materials

Currently the Town reviews the use and storage of hazardous materials by businesses at the time of business license application. Businesses that use or store hazardous materials are required to obtain a Special Use Permit before operations may commence. The Special Use Permit application is reviewed by the Fire Department and a list of the hazardous materials is retained for Town files.

Persons in individual households wishing to dispose of hazardous materials must bring the items to an appropriate disposal location.

#### Water and Wastewater Usage

The Town should seek to limit water consumption throughout the Community. Public education programs that would provide information about the use of xeriscape landscaping materials and drip or low-flow landscape irrigation systems would be useful.

At present, the Town is using reclaimed water to fill the lake at Fountain Park, and irrigation of parks and golf courses through reuse and aquifer storage and recovery.

## ❖ IMPLEMENTATION ACTIVITIES

The Implementation Activities identify projects that will help achieve the vision, goals and objectives identified previously in this section. A listing of these activities is provided below. The activities identified are also defined in **Chapter 10, *General Plan Implementation***.

- Update Land Disturbance Ordinance
- Update Approved Plant List
- Develop and Distribute Educational Materials about Proper Disposal of Hazardous Materials.

# Fountain Hills

–General Plan 2010–



## CHAPTER 10: GENERAL PLAN IMPLEMENTATION

## ❖ OVERVIEW

The General Plan Implementation chapter of the Fountain Hills General Plan 2010 establishes the specific measures that will lead to plan achievement. The intent of the General Plan Implementation chapter is to list implementation activities identified at the conclusion of each element. The activities are listed in **Table 3, *Implementation Activities***. This approach will provide an easy to use reference for the Town and its stakeholders to monitor implementation in an effort to continue providing quality growth and development in the Town for existing and future residents, businesses and visitors.

This chapter is organized into four sections in order to clearly communicate the Town's future direction regarding implementation of the General Plan 2010.

- Administration of the General Plan
- General Plan Amendment Criteria
- Area Specific Plans
- Implementation Activities

## ❖ ADMINISTRATION OF THE GENERAL PLAN

After the Town Council has adopted the General Plan 2010 and it has been ratified by public vote, the Planning and Zoning Department shall undertake the following actions to encourage effectuation of the plan:

1. Investigate and make recommendations to the Town Council regarding reasonable and practical means for putting into effect the General Plan or parts thereof. Town staff will seek to ensure that the General Plan serves as a guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports and capital budgets.
2. Render an annual report to the Town Council on the status of the General Plan and progress in its application.
3. Endeavor to promote public interest in and understanding of the General Plan and regulations relating to it.
4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens generally with relation to carrying out the General Plan.

Upon adoption of the General Plan 2010, or part thereof, each municipal officer, department, board or commission, and each governmental body, commission or board whose jurisdiction lies entirely or partially within the Town, and whose functions include recommending, preparing plans for or constructing major public works, shall

submit a list of the proposed public works projects located entirely or partially within the Town recommended for planning, initiation or construction during the ensuing fiscal year. The agency shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the Planning and Zoning Department for review and report to such agency as to conformity with the adopted General Plan.

No public real property may be acquired by dedication or otherwise for street, square, park or other public purposes, no public real property may be disposed of, no public street may be vacated or abandoned and no public building or structure may be constructed or authorized, if an adopted General Plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning and Zoning Department as to conformity with such adopted General Plan or part thereof. The Planning and Zoning Department shall render its report as to conformity with such adopted General Plan or part thereof within forty days after the matter was submitted to it. The provisions of this subsection do not apply to acquisitions or abandonment for street widening or alignment projects of a minor nature if the Town Council so provides by ordinance or resolution.

## ❖ GENERAL PLAN AMENDMENT CRITERIA

Any proposed amendment to the General Plan 2010 may not result in an adverse impact to the community as a whole. Public participation shall be encouraged for any proposed amendment to the General Plan 2010 and all legal requirements shall be met.

Amendments to the General Plan 2010 should occur only after careful review of the request, and of findings of fact in support of the revision at public hearing(s) before the Planning and Zoning Commission and the Town Council. The term "amendment" shall apply to both text and map revisions. A Major Amendment to the Town of Fountain Hills General Plan 2010 shall be approved by affirmative vote of at least two-thirds of the members of the Town Council.

Amendments to the General Plan 2010, in accordance with procedures set forth by State statute, may be initiated by the Town or by formal application by the owner(s), or owner(s) agents, of real property within the Town of Fountain Hills incorporated boundaries. Prior to any approval of any land development that is in conflict with the General Plan 2010; an amendment to the General Plan 2010 must be approved and completed.

Minor Admendments:

- Any change mandated by initiative or Arizona law shall require the Minor Amendment process.
- Any change in land use on parcels of 40 acres or less shall require the Minor Amendment process.
- Any change in land use from residential, commercial or industrial to parks, open space, public facilities or institutional uses shall require the Minor Amendment process.
- An increase of intensity of any residential land use classification of less than 80 acres shall require the Minor Amendment process.
- Minor Amendments may be brought forward for consideration at a public hearing at any regularly scheduled public meeting. Minor amendments will require at least one public hearing before the Planning and Zoning Commission and at least one public hearing before the Town Council.

Major Admendments:

- **Parks, Open Space, Public Facilities and Institutional Lands:** Any change in land use from parks, open space, public facilities or institutional land use classification to any residential, commercial or industrial land use classification on parcels larger than 40 acres shall require the Major Amendment process.
- **Residential:** Any increase of intensity of any residential land use classification of 80 acres or more shall require the Major Amendment process.
- **Non-Residential:** Any change of non-residential land use classification, except Parks, Open Space, Public Facilities and Institutional Land uses, of 40 acres or more shall require the Major Amendment process.
- Any DECREASE in the intensity of use on a property of 40 acres or more at the initiative of the Town of Fountain Hills shall require the Major Amendment process.
- Any DELETION of a requirement for the reservation or dedication of land for Public Purposes, except for minor boundary adjustments or street alignments shall require the Major Amendment process.
- Any establishment of a new, or deletion of, a planned arterial or a major or minor collector road shown on the General Plan 2010 shall require the Major Amendment process.

Major Admendment Process:

- Major Amendments to the General Plan 2010 may only be presented and considered by the Planning and Zoning Commission for recommendation to the Town Council at a minimum of two (2) public hearings (Planning

Commission Major General Plan Amendment (MGPA) hearings) during the calendar year in which the amendment is made, and by the Town Council at a single public hearing during the calendar year in which the amendment proposal is made.

- Applicants proposing a Major Amendment should submit a formal application at least four months prior to the Planning and Zoning Commission MGPA hearing. Such application shall include both graphic materials and a project narrative, together with supporting materials and presentation materials as deemed necessary by the Director of the Planning and Zoning Department. The graphic and project narrative shall include a description of the public benefit and impacts in the following areas:
  - Intensity/density of use/design
  - Open space and linkages
  - Circulation, including pedestrian and bicycle paths

## ❖ AREA SPECIFIC PLANS

An Area Specific Plan is a further refinement of all of the elements of the General Plan 2010 in a specific area. Under the direction of the Planning and Zoning Commission or Town Council, the Planning and Zoning Department may prepare such plans in accordance with the General Plan and may recommend such plans to the Town of Fountain Hills for adoption. An Area Specific Plan may be prepared by private individuals or agencies under the supervision of the Town.

The basis for the preparation of an Area Specific Plan includes the following factors:

1. Development potential for new or expanded economic activities (including commercial areas, employment areas and mixed use districts).
2. Development and/or revitalization (e.g. Town Center).
3. Special site characteristics (i.e. recreational, natural resources).
4. Rapid growth or economic change.
5. Other extenuating circumstances.

The Town may adopt Area Specific Plans as provided by State law. An Area Specific Plan shall modify the overall pattern of land uses, when the pattern will not detrimentally affect surrounding existing and/or future land use patterns, and will not be in conflict with other provisions of the Fountain Hills General Plan 2010.

## ❖ IMPLEMENTATION ACTIVITIES

The implementation activities listed below consists of projects identified to be accomplished by the year 2020. Each year the Town Council will prioritize projects for completion in the coming fiscal year. These projects will assist in implementing the elements of the Fountain Hills General Plan. These projects are as follows:

<b>Table 3: Implementation Activities</b>			
<b>Activity</b>	<b>Element</b>	<b>Goal / Objective</b>	<b>Supports Other Elements</b>
Town Center Area Specific Plan	Growth Areas	5.6	Land Use
Retail Trade Capture/Leakage Study	Land Use	1.1	Growth Area
Shea Boulevard Access Control Plan Update	Circulation	1.1	Land Use
Saguaro Boulevard Circulation Study	Circulation	1.2	Land Use
Parks, Trails, and Open Space Master Plan Preparation	Open Space	2.1, 2.2	Circulation
Municipal Public Safety Cost/Benefit Analysis	Cost of Development	1.6	Growth Area
Economic Incentive Considerations	Land Use	4.2	Cost of Development
Traffic Count Data Update	Circulation	1.5	All Elements
Street Crossing Drainage Analysis	Circulation	1.11	Open Space
Transit Needs/Feasibility Study	Circulation	4.1	Land Use
Land Disturbance Ordinance Update	Environmental Planning	1.6	Land Use
Parks and Recreation Dedication Program	Open Space	7.2	Land Use
Upgrade Telecommunications Service	Cost of Development	1.9	Land Use
Develop/Distribute Materials of Proper Disposal of Hazardous Materials	Environmental Planning	4.8	Cost of Development
Sanitary District Cost/ Benefit Analysis	Water Resources	2.4	Cost of Development
Approved Plant List Update	Environmental Planning	1.5	Open Space
Trails and Open Space Marketing/Education Materials	Open Space	5.3	Environmental Planning
Cost/Benefit Analysis of Town Providing Water	Water Resources	1.4	Cost of Development
Shea/Saguaro Area Specific Plan	Growth Areas	1.5	Land Use
Policies for Rezoning Corridors to Open Space	Open Space	1.2	Land Use
Shea/Beeline Highway Plan	Growth Areas	1.6	Land Use
Fountain Hills Blvd. North Area Specific Plan	Growth Areas	1.7	Land Use
Annual Update of Land Use Analysis and Statistical Report	Land Use	3.1	Growth Areas
Prepare Master Circulation Plan	Circulation	1.3	All Elements
Town Center Circulation Plan	Circulation	1.4	Growth Areas
Special Event Parking and Traffic Management Plan	Circulation	1.9	Growth Areas



# Fountain Hills

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## LIST OF ACRONYMS AND ABBREVIATIONS

## ❖ LIST OF ACRONYMS AND ABBREVIATIONS

<b>AASHTO</b>	American Association of State Highway and Traffic Officials
<b>ACC</b>	Arizona Corporation Commission
<b>ADT</b>	Average Daily Traffic
<b>AMA</b>	Active Management Area
<b>ARS</b>	Arizona Revised Statutes
<b>ASR</b>	Aquifer Storage and Recovery
<b>CAGRD</b>	Central Arizona Groundwater Replenishment District
<b>CCWC</b>	Chaparral City Water Company
<b>DU/AC</b>	dwelling units per acre
<b>ITE</b>	Institute of Transportation Engineers
<b>MAG</b>	Maricopa Association of Governments
<b>MCO</b>	McCulloch Corporation
<b>MGD</b>	Million Gallons per Day
<b>MGPA</b>	Major General Plan Amendment
<b>MCSO</b>	Maricopa County Sheriffs' Office
<b>MUTCD</b>	Manual on Uniform Traffic Control Devices
<b>OSC</b>	Open Space Conservation
<b>OSP</b>	Open Space Preservation
<b>OSR</b>	Open Space Recreational
<b>Plat 208</b>	part of the Town Center development area
<b>PM-10</b>	gradation measurement of the size of airborne dust particles
<b>RPTA</b>	Regional Public Transportation Authority
<b>RUCO</b>	Residential Utility Consumer Office
<b>RUPD</b>	Residential Unit Planned Development
<b>SRP</b>	Salt River Project
<b>VPD</b>	Vehicles Per Day



# Fountain Hills

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## APPENDIX: 2007 SIDEWALK PLAN

**SIDEWALK PLAN**  
**LONG RANGE PLAN**

SIDEWALK LEGEND	LENGTH (MILES)
— EXISTING PUBLIC S/W 2008	63.5
..... EXISTING PRIVATE S/W 2008	+37.2
..... EXISTING S/W (SCOTTSDALE)	+4.2
SUB TOTAL - EXISTING S/W	104.9
<b>PROPOSED SIDEWALKS</b>	46.6
— GRANT PROJECT	-6.6
— SUBMITTED DEVELOPER PROJECT	-1.2
SUB TOTAL - UNFUNDED S/W	8.8
— PROPOSED (PRIORITY) S/W	-2.9
— OTHER PROPOSED S/W	34.2
<b>GRANT PROJECTS/YEAR</b>	
■ SHEA BLVD (PALISADES-FOUNTAIN HILLS BLVD) 2008	
■ FOUR FRANKS SCHOOL (ALANSHA & DEL CAMINO) 2008 (DESIGN ASSISTANCE ONLY)	
■ FOUNTAIN HILLS BLVD (FAYETTE • NIDDLE SCHOOL) 2009	
■ SHEA BLVD (PALISADES-SAGUARD) AL SAGUARD AREA - 2010 & REMAINDER - 2011	
■ FOUNTAIN HILLS BLVD (SHEA • CRYSTAL POINT) 2011	
■ SHEA BLVD (142ND ST - EAGLE MOUNTAIN PKWY) 2012	
<b>DEVELOPER PROJECTS</b>	
■ FOUNTAIN HILLS RESORT	
■ FREDERICK COMMERCE PARK	
■ FLAT 705	
■ LINDY GATE	
■ EAGLES NEST - PHASE II	
■ CUMMINGS PEST CONTROL	
■ ELLMAN • ASLD	
■ TOWN SQUARE • PHASE 1	

NOTE:  
 ADDITIONAL SIDEWALKS MAY BE REQUIRED AT NEW DEVELOPER PROJECTS.  
 MAJOR COLLECTOR STREETS (CORPERS USE ONLY) MAY BE MONITORED BY THE TOWN OF FOUNTAIN HILLS FOR SIDEWALKS. CONTACT THE TOWN OF FOUNTAIN HILLS FOR MORE INFORMATION ON SIDEWALKS.

