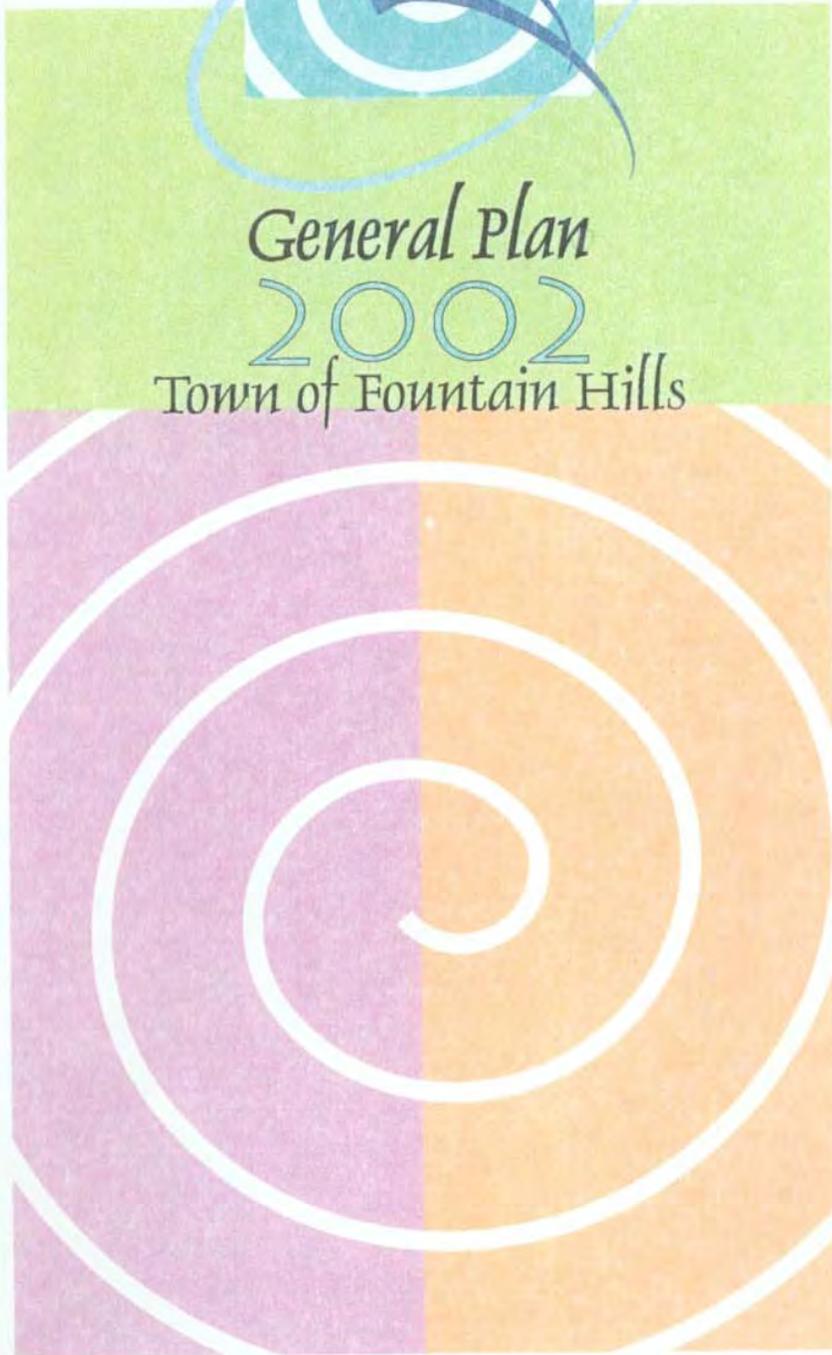




General Plan
2002
Town of Fountain Hills





General Plan
2002
Town of Fountain Hills



Adopted June 20, 2002

Project completed by the
Community Development Department
of the Town of Fountain Hills

Graphic Design, Layout and Photos by
Jesse Drake

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Although the list of contributors is incomplete, special acknowledgements go to the following:

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Each and every review agency.

And the citizens of Fountain Hills.

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 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 2002

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. Since that time, there have been no major updates to the original document.

The **Town of Fountain Hills General Plan 2002** serves not only to update and revise the original General Plan document and fulfill the State of Arizona Growing Smarter legislation, ARS §9-461.05 & 6, but also unites and supports the community with a focused and comprehensive vision for guiding community growth and development. Various methods to encourage public participation were incorporated into the draft-writing process. Public participation questionnaires were developed and distributed, including distribution on the Internet. Media in the community and in surrounding communities were notified of the draft process. Public forums and public meetings were held. Comment was requested from various Commissions and special interest groups. Public meetings for updates were noticed and held before the Planning and Zoning and Town Council. Intergovernmental and intra-governmental agencies received copies for review and comment, copies of the draft were distributed in public building throughout the community, and individuals requesting copies were sent a draft copy.

The **General Plan 2002** reflects the combined input from both the public and private sectors, and provides the Town with goals and development policies for future growth while maintaining flexibility in interpretation and use.

The 1998 Growing Smarter Act and 2000 Growing Smarter Plus legislation outline the following required elements to be included in the updated **General Plan 2002** for our community:

1. A **Land Use Element** providing a written and graphic form of the proposed land uses within the community.
2. A **Growth Element** providing growth strategies and implementation plans for transportation and infrastructure expansion.
3. A **Cost of Development Element** providing policies for identifying the costs of public services and infrastructure and the methods available to require future development to pay a portion of these development costs.
4. An **Open Space Element** providing a written and graphic inventory of all existing and proposed parks, recreation areas and open spaces and a management plan stressing linkages to adjacent and/or regional systems.
5. A **Circulation Element** providing a written and graphic form of the existing and proposed street system and any alternative transportation systems, such as bicycle and mass transit.

6. A **Water Resources Element** providing an inventory of the existing available surface water, groundwater and effluent supply, and which analyses growth, impacts and distribution of all water systems.
7. An **Environmental Planning Element** providing policies and implementation plans that will address the proposed effects of development on air, water and natural resources.

CHAPTER ONE
The Past



HISTORICAL OVERVIEW AND EXISTING CONDITIONS

Regional Context

The Town of Fountain Hills lies in the northeast quadrant of Maricopa County approximately thirty miles northeast of central 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 City of Scottsdale borders the community on the west, The Salt River Pima-Maricopa Indian Community on the south, The Fort McDowell Yavapai Nation on the east, the McDowell Mountain Regional Park on the northwest, and State Land on the northeast.

Major access to the community is from Shea Boulevard. Shea provides the Town's connection to the greater Phoenix metropolitan area on the west toward Scottsdale and central Phoenix. To the east, adjacent to the Town boundary, Shea intersects State Highway 87 connecting the Town to the south and east valley, including the cities of Mesa, Chandler, and Gilbert, and also north toward the Verde River, the Salt River and Saguaro Lake recreation areas, and further north to Payson and other mountain recreation areas.

Community History

The land, composed of low ridgelines and wash corridors, was originally home to Native Americans. Archaeological studies have identified the Fort McDowell area as a major center of Hohokam-Salado occupation from approximately 100 to 1450 C.E. Petroglyphs and lithic remains have been found in both the McDowell Mountain Park and in the surveyed portions of the State Land adjacent to the Town's northern boundary. In the mid 1500's Spanish explorers came 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 the signing of the Gadsden Purchase in 1854 area became part of the Arizona Territory until statehood on February 14, 1912. With the apportioning of counties, the land, including the sections now encompassing the Town Fountain Hills, became a part of Maricopa County.

The close proximity of both the Verde River and Fort McDowell, established in the late 1800s, served to bring attention to the region and created opportunities for the ranchers who came into the area. The initial purchase of property that became the Town of Fountain Hills came from a partial sale of the P-Bar Ranch, a working cattle ranch, under the ownership of the Page Land & Cattle Company, when 4500 acres was split off in 1968 in a sale to McCulloch Properties, a subsidiary of McCulloch Oil Corporation.

Two years later 1970, in combination with other land purchases, and under the direction of McCullough Properties Inc., (MCO) an approximately

12,000-acre model city was conceived and named, and 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 the Fountain Hills.

In December 1989 the Maricopa County Board of Supervisors voted for incorporation of the town. A seven member Town Council set up governance of the community retaining the established land uses. Maricopa County continued to administer land use ordinances for the first six months after incorporation. 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 hear 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 an 18-hole golf course. In May 1994 Sunridge Canyon, northwest of Palisades Boulevard and west of Golden Eagle Boulevard, was approved as an Area Specific Planning Area. SunCor and MCO Properties provided an 18-hole golf course, as a community amenity for the 830 single-family dwelling units within the development.

Subsequently the subdivisions of Firerock regulated by the FireRock Area Specific Plan, Crestview, Eagles Ridge North, and Eagles Nest were added. In 2001 the Town opened the Community Center and Library Complex. Study continues on the vacant Plat 208 Town Center redevelopment. Most of the remaining vacant land is either secured open space, or platted subdivisions.

Physical Characteristics

Fountain Hills is famous not only for the spectacular aquatic display of the grand fountain, which can be seen from miles away, but is equally renowned for its sensitive retention of the natural desert within and through the Town and its many scenic vistas and abundant wildlife.

The Town lies on the lower portions of the eastern slopes of the McDowell Mountains and is made up of alternating low ridgelines punctuated with dense rock outcroppings and washes draining in a southeasterly direction. Elevations in the Town range between 1510 feet above sea level on the east/southeast to a peak of 3170 in the northwestern hills, averaging about 400 to 500 feet higher than other metropolitan Phoenix communities.

Fountain Hills retains luxuriant undisturbed Upper Sonoran desert vegetation throughout the community. Saguaro and cholla 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 wash bottoms. Distributed throughout are the 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. Specialized habitats in stands of cacti, wash corridors and rock outcroppings allow native species to thrive in close proximity to the suburban development and the Town is vigilant in its conservation and protection of these important areas.

The most commonly seen native wildlife species are coyote, desert cottontail, javalina, deer, bobcat various species of quail, dove, owl and hawk plus lizards, banded geckos, gopher snakes, bull snakes and rattlesnakes.

Community Facilities and Services

Religious Facilities

More than a dozen religious facilities are located within Town boundaries.

Educational Facilities

Fountain Hills Unified School District #98 is comprised of four schools. Two elementary schools, encompassing grades K-5, had a total fall 2001 enrollment of 980 students. The middle school, grades six through eight, and the high school, grades nine through twelve had a combined enrollment of 1535 students, for the 2001 school year. The district encompasses all

lands within the Town limits and also provides educational facilities for 153 students from the adjacent Fort McDowell Yavapai Nation. 56 elementary students, 42 middle school students and 55 high school students from the Indian Community are included in the student totals.

As of October 2001: 430 students were attending kindergarten through second grade at McDowell Mountain Elementary School; 550 students were attending third through fifth grade at Four Peaks Elementary School; 675 students were attending sixth through eighth grade at Fountain Hills Middle School, and; 860 students were attending ninth through twelfth grade at Fountain Hills High School.

A new middle school facility serving grades six through eight, located adjacent to the Town's northern border, on 35 acres of land leased from the State of Arizona, is under construction and the District expects that classes will begin in the fall of 2002 with 700 students and will have a capacity of 900 to 1000 students.

The current District office is located adjacent to the Four Peaks Elementary School. The District is anticipating a lease of the existing office site to the Boys & Girls Club. If the lease negotiations are accomplished, then the District Offices would relocate to the Middle School administration offices on Palisades Boulevard, adjacent to the High School facility, which will be vacated in 2002 when the new Middle School construction is completed.

The Fountain Hills School District owns three additional sites in Fountain Hills that may be used as future school sites. If these sites are determined to be surplus property, they may subsequently be sold by the School District. For information on future trends, existing facility expansions, and new schools, the reader should contact the Fountain Hills Unified School District.

Health Care

A local health care center, located on Palisades Boulevard, west of Saguaro Boulevard, is staffed with medical doctors and nurses, and equipped for diagnostic and laboratory services. Ambulance service is available locally in addition to emergency helicopter ambulance service to valley hospitals. A walk-in emergency clinic is also located in the Basha's Shopping Center on the southwest corner of Palisades Boulevard and La Montana Drive. Physicians, dentists, orthodontists, chiropractors, optometrists other specialists maintain private practices in Fountain Hills.

The Mayo Clinic is one mile west of Fountain Hills, and Scottsdale Memorial North Hospital is located at Shea Boulevard and 92nd Street.

See
Growth Area
Element
page 34

Emergency Services

Fountain Hills Fire Department

The Town of Fountain Hills contracts with Rural/Metro Corporation to provide the community with public education, public information, code development and enforcement, along with high-quality fire and EMS emergency services. Fountain Hills Station No.1 is located on Palisades Boulevard across at the intersection of Avenue of the Fountains. Fountain Hills Station No. 2 is located south of Shea Boulevard on Saguaro Boulevard. A third station site is secured in the North Peak Development to serve the future development in the northwest section of the Town.

The City of Scottsdale has a station at 130th and Via Linda, which houses an engine and technical rescue team. Currently, Rural/Metro provides fire and EMS protection for the City of Scottsdale and has an automatic response agreement with the Town of Fountain Hills.

Public Safety

Presently the Town of Fountain Hills contracts with the Maricopa County Sheriffs Office to provide 24 hour police protection, 7 days a week. The Sheriff, the Department of Public Safety and the Town of Fountain Hills Marshal's Department all share common facilities at the Town Hall offices, located at 16834 Palisades Boulevard.

Parks

The Town operates and maintains five developed park sites:

- Fountain Park-64 acres
- Desert Vista Neighborhood Park-12.5 acres
- Four Peaks Neighborhood Park-14 acres
- Golden Eagle Park-25 acres
- Kiwanis Park adjacent to the Kiwanis Activity Center

Other park facilities include:

- North Heights Park-a private park
- Four school sites-facilities are used for park and recreational activities.

Community and Civic Center

The newly completed Fountain Hills Community and Civic Center, located on La Montana Drive, between Avenue of the Fountains and El Lago Boulevard opened September 29, 2001. The Community Center facility, supplies 31,000 square feet of ballrooms and meeting rooms for 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 the new County Library. A local history museum is slated to open at the Civic Center site in 2002.

See
Open Space
Element
page 56

Utility Services

Electricity

Electricity is provided by Salt River Project (SRP) with primarily underground distribution. A 69 kilovolt above ground power line runs along a portion of the southern boundary of the Town and northward along the eastern Town boundary to the Glenbrook substation at the Town's northern border. SRP has a maintenance facility south of Shea Boulevard within Firerock Centre.

Natural Gas

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

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.

Several carriers provide cellular service with existing wireless communication facilities within the community, and there are proposals for service area expansion by cellular providers.

Water

Water is supplied to the Town through the independent services of The Chaparral City Water Company, certificated by the Arizona Corporation Commission to serve the 12,060 acres of land originally acquired by McCullough Properties to develop Fountain Hills. The 1997 corporate boundaries of Town of Fountain Hills are completely within the Chaparral City Water Company certificated area. Fountain Hills is located in the Phoenix active management area. An active management area is an area where there is concern for the adequacy of groundwater supply and storage, and groundwater quality. The Phoenix Active Management Area includes the east Salt River Valley, west Salt River Valley, Fountain Hills, Carefree, Lake Pleasant, Rainbow Valley and Hassayampa sub-basins (A.R.S. 45-411.2.). The Chaparral City Water Company has received certification of an assured water supply by the Arizona Department of Water Resources. This certification must be renewed annually.

Chaparral City Water Company (CCWC) obtains water from three groundwater wells and the Central Arizona Project. CCWC designed the water treatment and delivery system for the Town in 1989 under the prior

See
Water
Resources
Element
page 84

ownership, when the company was a wholly owned subsidiary of MCO Properties, and CCWC continues to provide supervision and maintenance of the operations.

The water treatment, filtering and clarification system is periodically upgraded. Water from the Central Arizona Project is treated and stored in a facility located near Fountain Hills Boulevard and Shea Boulevard. Additional water storage reservoirs are located throughout the Town.

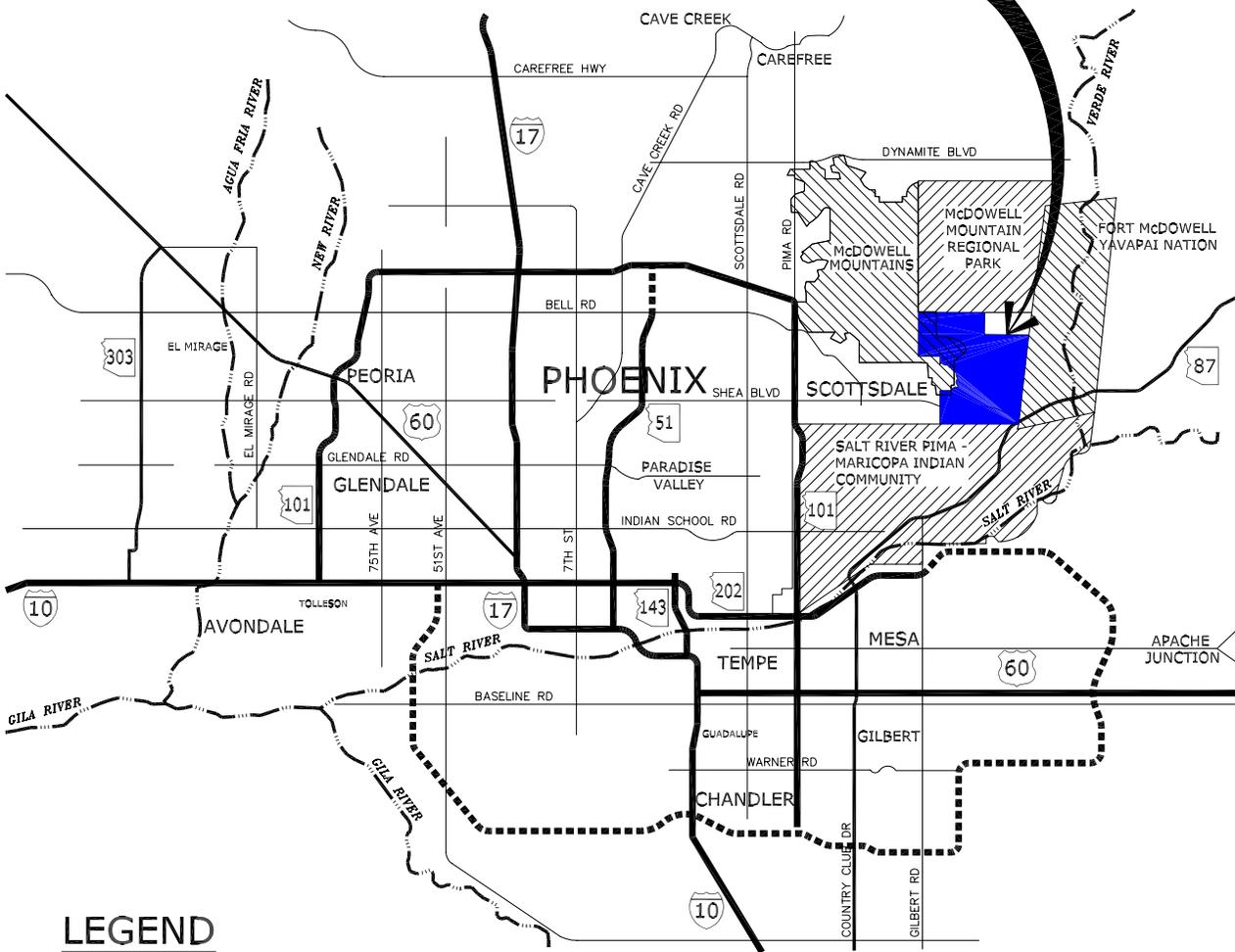
Sanitary Sewer Service

The Fountain Hills Sanitary District, an independent special district, provides sewerage services. A wastewater treatment plant is located at Saguaro Boulevard and Pepperwood Circle.

Solid Waste Collection

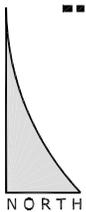
Solid waste collection in Fountain Hills is currently by independent solid waste providers. There is no mandatory solid waste subscription requirement. There are limited recycling programs in Fountain Hills.

FOUNTAIN HILLS



LEGEND

- COMPLETED FREEWAYS
- PLANNED FREEWAY ALIGNMENTS



SCALE IN MILES

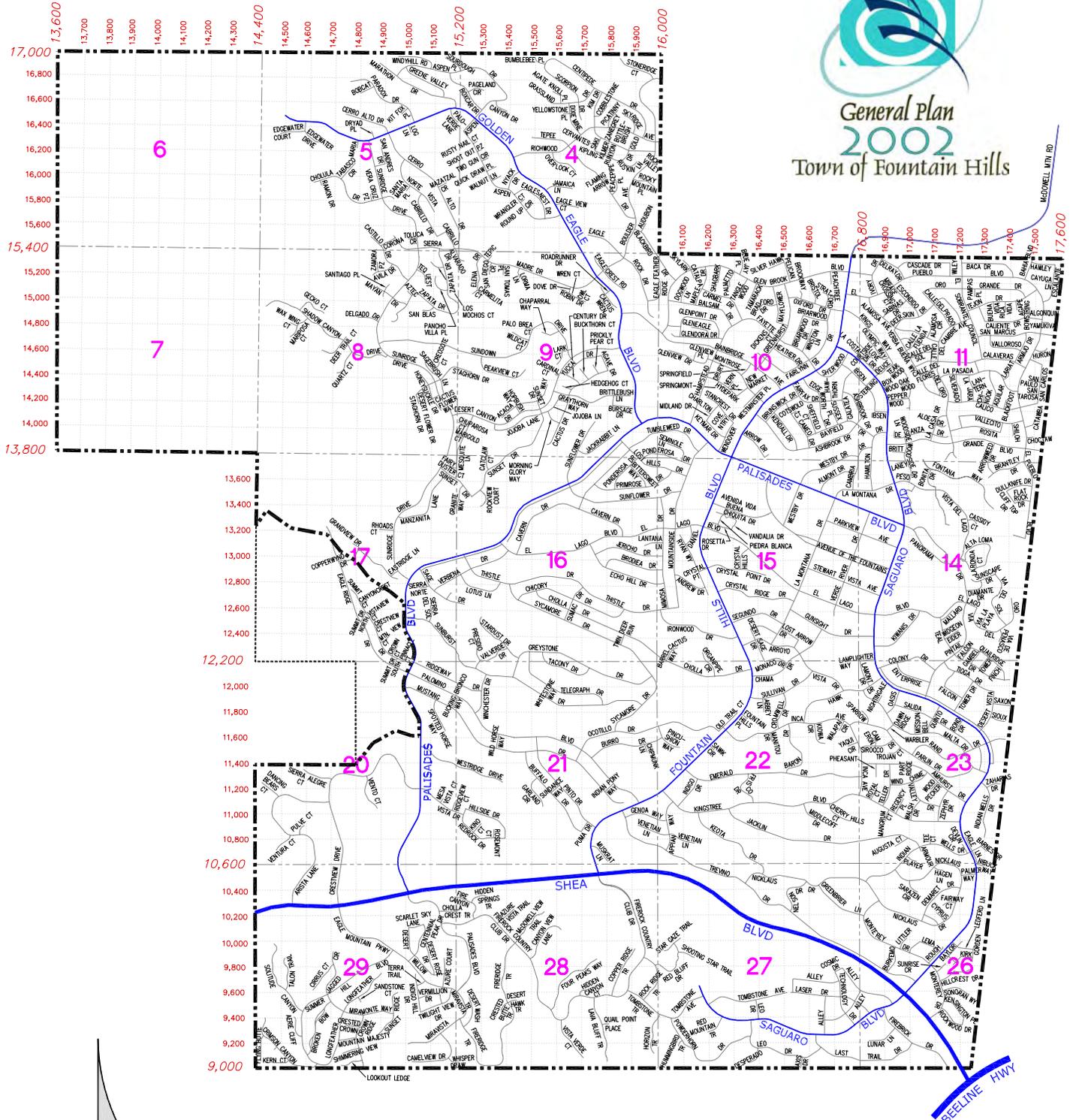
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REGIONAL LOCATION MAP

EXHIBIT 1



General Plan 2002 Town of Fountain Hills

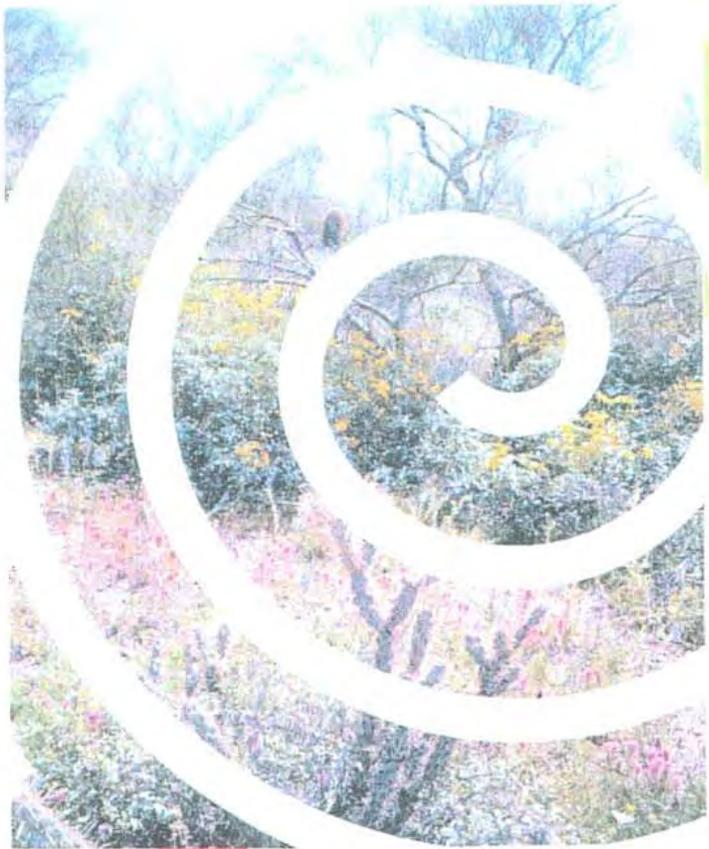


STREET MAP

EXHIBIT 2

ADOPTED JUNE 20, 2002

CHAPTER TWO
Use and Design



LAND USE ELEMENT

The Land Use Element is a primary element of the **General Plan 2002** 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 2002** is developed, the Land Use Element expresses the community vision and is a development guideline for future growth. Residential, commercial and industrial densities and interactions are reflected in the Land Use Element.

This element was developed through analysis of the existing land use and in response to community and public participation in the planning process, and reflects the input and comments received from intergovernmental and inter-agency participants. The Land Use Element anticipates future growth and development through 2012.

The Zoning Ordinance, Official Zoning Map, Subdivision Ordinance and other regulatory land use tools are based on the **General Plan 2002**. Land Use Ordinances and zoning map amendments shall be made in conformance to the **General Plan 2002**. Conformance shall be interpreted to mean that the General Plan and Ordinance shall be in basic harmony. The adopted Mission Statement, Goals and Objectives, graphic plan and Implementation Program and Guidelines will be used to assist the Planning and Zoning Commission and Town Council in review of all future development proposals and rezoning requests. These components will also assist in the review and planning for the preservation of open space, recreation improvements, planning and programming of any future community facilities and in the preparation of Area Specific Plans.

Existing Conditions Overview

Existing Generalized 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. 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 18th 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 guided 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 the fountain park. Construction of community septic tanks and leach fields were abandoned when sewer collection lines became available.

Currently 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 Community Development Department. The pattern of land use is as follows:

Single-family Residential

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

1. Following the ridgelines in the northwest and north central sections,
2. In a wide, roughly northwest to southeast band, in the central section of Town on the north side of Shea Boulevard, and
3. South of Shea Boulevard between Palisades and the industrial and commercial node at Saguaro Boulevard.

See
Existing Land
Use Map
page 31

Multi-family Residential

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

1. In an irregular band surrounding the downtown commercial center and the fountain lake,
2. In a wide band on the east side of Fountain Hills Boulevard, extending from the north of the downtown commercial center to the northern Town boundary, and
3. 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 use areas are concentrated in three areas:

1. The Town Center area, located primarily south of Palisades Boulevard, between Fountain Hills Boulevard and Saguaro Boulevard,
2. 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
3. The commercial node at Shea and Saguaro Boulevards that extends primarily westward on the south side of Shea, and primarily eastward on the north side of Shea.

Two other isolated existing commercial sites are:

1. A supermarket/strip center located at the southeast corner of Shea/Eagle Mountain Parkway,
2. An area on the east side of Fountain Hills Boulevard just south of the Town's northern boundary.

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

Industrial

One area, located on the north side of Saguaro Boulevard, southwest of the Shea/Saguaro commercial node, is currently zoned and used for industrial uses within the Town. This partially 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
 - Fountain Park- approximately 35 acres of turf and 30 acres of lake area
 - Golden Eagle Park
 - Four Peaks Park
 - Desert Vista Park
- The 740-acre Fountain Hills McDowell Mountain Preserve located in the northwestern corner of the Town that provides hiking and contemplative recreational opportunities
- 200 acres of dedicated Open space with Town boundaries owned by the City of Scottsdale in Section 7 located immediately adjacent and south of the 740-acre Fountain Hills McDowell Mountain Preserve
- "OSR"-zoned areas within platted subdivisions

See
Open Space
Map
page 64

Privately owned lands currently designated for open space land uses but subject to future development, include:

- Privately owned and controlled parks/open space areas in developed subdivisions
- Existing undeveloped wash areas within existing platted areas
- Hillside Protection Easement areas within platted subdivisions
- Three privately owned/publicly accessible golf courses that are zoned "OSR" or Residential Unit Planned Development "RUPD", which are assumed to provide perpetual open space or golf course uses

See
Existing Land
Use Map
Page 31

Vacant Land

Areas of vacant developable land can be found in the community as:

- Zoned, platted, partially developed parcels with vacant lots
- Zoned, unplatted parcels
- Undeveloped school sites

See Developed/
Undeveloped Table
page 49

Existing Zoning

All land in the Town is zoned. The adopted *Zoning Ordinance for the Town of Fountain Hills* establishes specific zoning districts, and development regulations for each district. The official zoning district map is not included in this **General Plan 2002**, but is on file and available at Town Hall.

For **General Plan 2002** implementation purposes, one or more zoning districts have been grouped within generalized land use designation categories in the table below. Categories relate to density and impacts on the community, therefore the zoning district-to-generalized land use designation relationship should be maintained and used for implementation of the plan.

<u>Generalized Land Use Designation</u>	<u>Zoning Districts</u>
• Single-Family Residential/..... Very Low Density	R-190, R1-43
• Single-Family Residential/..... Low Density	R1-35, R1-35H, R1-18
• Single-Family Residential/..... Medium Density	R1-10A, R1-10, R1-8A, 1-8, R1-6A, R1-6
• Multi-Family Residential/..... Medium Density	R-2, M-1, M-2
• Multi-Family Residential/..... High Density	R-3, R-4, R-5, M-3
• Service/Employment.....	C-C, C-0, C-1, C-2, C-3
• Business Park.....	IND-1, IND-2
• Lodging.....	L-1, L-2, L-3
• Open Space.....	OSR, OSC
• Other.....	UT, MH

Development Agreements and Planned Developments

In addition to the Town of Fountain Hills Zoning Ordinance, there are areas in town that contain additional regulations in the form of Development Agreements or Planned Developments. Copies of these documents can be found at the Community Development Department of the Town of Fountain Hills, located at 16836 East Palisades Boulevard.

Development Agreements

Bella Lago (previously known as Fountain Summit)
 Desert Vista Condominiums
 Diamante Del Lago
 Eagle Mountain (previously known as Los Altos Hills)
 Eagle Mountain Village Market Place
 Firerock Country Club
 Four Peaks Plaza
 Inn at Eagle Mountain
 McDowell Preserve (a.k.a. Eagles Nest and Eagle Ridge North)
 New Town Center Property

Planned Developments

Arriba Del Lago	Plat 403-A
Boulder Point	Plat 403-B
Cimber Points Estates	Plat 412A
Clear Aire	Plat 414
Crestview	Plat 508
Crossroads Convenience Center	Plat 509
Crystal Ridge	Plat 510
Diamante Del Lago	Plat 513
Firerock Country Club	Plat 606 Amended
Fountain Hills Resort	Plat 607
Fountainhead	Puerto Del Lago
Glenbrook	Rancho Montana
Glenview	Saguaro Woods
Golden Eagle Estates	Four Peaks Plaza
Kingstree Village Amended	Sunridge Canyon Parcel C
Lakeside Patio Homes	Sunridge Canyon Parcel K
Monterra Ranch	Sunrise Point
Morningside I & II	The Villas at Club Mirage
Plat 102 Replat	The Villas at Copperwynd
Plat 208	Westridge Village
Plat 401-A	

LAND USE PLAN

The Land Use Plan contains residential, service/employment, government/utility, open space/recreation land uses.

Residential uses include Single-Family/Very Low Density, Single-Family/Low Density, Single-Family/Medium Density, Multi-Family/Medium Density, and Multi-Family/High Density.

The Single-Family/Very Low Density Residential (.025-1 DU/AC) uses are primarily located on the westerly and southerly portions of the community adjacent to the existing developed areas, or in areas intended for large lot subdivision development.

Single-Family/Low Density (1-2 DU/AC) are scattered throughout the community.

Single-Family/Medium Density (2-4.5 DU/AC) uses are located predominantly in established, older subdivisions located in the eastern half of the community north of Palisades Boulevard.

Multi-Family/Medium (4-8 DU/AC) and Multi-Family/High (8-12 DU/AC) Density uses found predominately in and near the center of the Town's commercial core.

Service/Employment uses include mixed use, general commercial/retail, office, lodging and industrial land use designations. The area shown on the

See Existing
Land Use Plan
page 31

Land Use Plan as industrial use, with existing industrial zoning, is located south of Shea Boulevard near Saguaro Boulevard.

Commercial designations are indicated primarily in the Town Center, along Shea Boulevard and on Saguaro Boulevard. A small commercial center is shown on Fountain Hills Boulevard at the northern Town boundary. Additional commercial/retail/office development along the Shea Boulevard corridor should not occur until the Town Center commercial area is fully developed and undeveloped land inventories in the Town Center area are exhausted.

Lodging is designated near the northeast corner of Shea Boulevard and Palisades Boulevard. Additional lodging facilities should be considered for the Town Center core. The sensitive development of these lodging facilities, including their impact on surrounding neighborhoods, should be carefully considered and should be the primary consideration before the Town facilitates their development by rezoning or through any other discretionary approvals.

Areas designated for Government/Utility land uses include municipal uses and other public/semi-public or private utility facilities.

The Open Space land use designation denotes areas targeted for the eventual permanent preservation or conservation of open space including, but not limited to, privately owned wash areas, Town-regulated Hillside Protection Easement areas, "OSR" zoned areas, or any other publicly-owned open space intended for conservation. In addition, existing or proposed park or golf course locations are designated as Open Space on the Land Use Plan. The State Land parcel at the northeastern edge of Town is shown as Open Space but is currently zoned Rural-43 by Maricopa County.

LAND USE DEFINITIONS

The following section provides detailed descriptions of the proposed uses in each land use category, and general criteria for development, where applicable.

RESIDENTIAL USES

Single-Family/Very Low Density Residential (.025-1 DU/AC)

The Single-Family/Very Low Density Residential category denotes areas where rural and 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 (1-2 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 (2-4.5 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 (4-10 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 and public transit, 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 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 and public transit, 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 which 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 and can be used as a buffer between existing developed 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 low-density lodging and resort uses, together with a minor amount of concomitant retail and restaurant uses, should be developed. Higher density and multi-story hotels, motels and resorts should be located only in areas designated for Mixed Use or General Commercial/Retail.

Mixed-Use

The Mixed Use area 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, 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.

MUNICIPAL/INSTITUTIONAL USES

Government

This category includes the future location of the Civic Center/Town Hall, 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 2002** 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. The State Land just north of the Town boundary is currently zoned by Maricopa as one unit per acre.

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.

RESIDENTIAL LAND USE GUIDELINES

The following guidelines encompass the **General Plan 2002** Mission Statement, fulfill the goals of the community and permit creativity in site planning while protecting the environment and maintaining 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 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 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 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 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 8.0 DU/AC could be permitted 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 8 DU/AC is maintained. Any increase in such density must be accompanied by enhanced site

amenities and/or extra-ordinary dedications for open space preservation, parks or trails.

Multi-Family/Medium Density Residential will be particularly encouraged for development in the Town Center area 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 in the Town Center area 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.

Opportunities And Constraints

Opportunities

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.

Additionally, there are unincorporated parcels of land adjacent to the Town that represent other opportunities for the Town to influence or guide development. The Town could seek annexation of those lands, or work with in conjunction with the property owner(s), to exercise planning and zoning administration over the land. Lands with potential Town planning influence are:

- Approximately 1276 acres of State Land located adjacent to and northeast of the Town, currently zoned by Maricopa County as one dwelling unit per acre.
- McDowell Mountain Regional Park adjacent to the northern boundary of the Town.

The primary un-platted or undeveloped areas within the Town, included as a part of the **General Plan 2002**, are listed with a brief description. These areas are listed by location in a clockwise direction beginning at the southeast.

See
Open
Space Map
page 64

- **Firerock Country Club**

The Firerock Country Club area is the large central portion of land south of Shea Boulevard, between Eagle Mountain Development on the west and the Firerock Residential Area in the southeast corner of the Town. The only un-platted/undeveloped areas within Firerock Country Club are three multi-family zoned parcels, totaling 52.68 acres, adjacent to the golf course on the south side of Shea Boulevard.

- **Crestview**

This 342-acre parcel was approved as 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, but not built out. One approximately 57 acre multi-family parcel remains un-platted.

- **Westridge**

A parcel of approximately 100 acres located south of the Westridge Village subdivision, east of Palisades Boulevard, north of Shea Boulevard. 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. The remainder of the area is designated for Single-Family/Very Low and Single-Family Medium density land uses.

- **Eagle Ridge North and Eagles Nest**

A combined 926-acre portion in the northwestern section of Town, the two subdivisions are platted to contain a total of 415 single-family low-density residential homes adjacent to a 354-acre preservation area that will connect Town open space to the existing McDowell Mountain Park owned by Maricopa County.

- **State Land Parcel**

An approximately 1,300-acre parcel of State Land is located northeast of the Town, adjacent to the Town boundary. A 35-acre site, adjacent to the Town's northern boundary where Fountain Hills Boulevard enters the State Land parcel, is leased by the Fountain Hills Unified School District #98 for the Fountain Hills Middle School. The Town has participated in the successful effort to have the remainder of the State Land parcel re-classified through the State Land Department as "suitable for conservation and preservation" and encourages and supports efforts to identify and facilitate

See Growth Area Element page 34
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methods to preserve the property in perpetuity for preservation. As Fountain Hills Boulevard exits the Town's northern boundary, the road name changes to McDowell Mountain Road, which becomes the access road to McDowell Mountain Regional Park and both the Tonto Verde and Rio Verde communities.

- **Plat 208-south**

The south half of plat 208 is home to the Town's Community Center complex on the west end, adjacent to Montana Drive. The area between the Community Center and Saguaro Boulevard that contains approximately 27 acres is vacant and is the preferred site for additional lodging and commercial development in the Town center.

- **Undeveloped School Sites**

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 un-platted, within the Town. These parcels are smaller than the previously listed areas, but represent potential for new development.

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 slope. 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 flows across the individual lot, especially in relationship to the proposed construction, are

See
Growth Area
Element
page 34

See
Topographic
Map
page 33

reviewed and the overall drainage patterns for the area are reviewed to avoid excessive outflow onto adjoining properties. The Town uses a 1995 major drainage study for delineated flood hazard areas.

o **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
- Maricopa County McDowell Mountain Regional Park on the northwest
- The 1,300 acre State Land parcel on the northeast

There is no indication that the boundaries will change in the foreseeable future, with the possible exception of the state lands parcel. Therefore, it is reasonable to predict that the Town of Fountain Hills will retain the current boundary configuration and size for some time.

o **Regional Access**

Fountain Hills is located on the northeastern edge of the Phoenix metropolitan area. The Town is served by the following regional access system:

- Shea Boulevard, a median-divided four to six-lane road, runs east/west through the Town and connects to Scottsdale and central metropolitan Phoenix 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, runs north/south and connects south to Mesa and other east valley locations, and north to Payson, Pine and Winslow.
- McDowell Mountain Road, a two-lane road, heads north out of Fountain Hills through Rio Verde and connects to northeast Scottsdale via Dynamite Road.

Existing Land Use Assessment

Approximately 43% of the total land area is developed. The 2000 Census shows that on April 1, 2000 the Town had 20,235 residents. Build-out is projected to occur with a population of 29,256.

See
Existing
Land Use Map
page 31

The following Economic Development Existing Conditions Analysis includes projections for the future residential, commercial, employment and public facilities land use needs. A reasonable understanding of future land needs will guide the Town in its application of appropriate growth management strategies, land use and development regulation and capital improvements budgeting.

Residential Population Forecast

Population projections were prepared for the Town of Fountain Hills, through the Year 2012. The total future permanent resident population is projected to be a total of 27,904 people by the year 2012. At build out, the total future permanent resident household population is projected to be 29,256.

See
Population
Growth Chart
page 47

Land Use Forecast

An estimate of the total required acreage to accommodate the future population of the Town of Fountain Hills through the year 2012 can be calculated utilizing the residential population forecasts data. These land use estimates should be utilized in evaluating development proposals, to guide and manage the community to ensure development quality, and to provide for the appropriate extension of public infrastructure and expansion of public facilities.

Residential land use forecasts are computed by calculating the number of households required to accommodate the future population and the average development densities of desired housing types. The average number of persons per residential household in Fountain Hills through the year 2012 is assumed to be 2.50 for single-family dwelling units and 1.98 for multi-family dwelling units.

See
Existing
Dwelling Unit
Chart
page 49

Projected population increases are one measure of predicting the expected number and type of new dwelling units that will be needed through the year 2012. The percentage of single-family detached/multi-family units is based upon an historic assessment of the existing housing mix and projected land usage and development.

The projections reflect the community's goal to provide the potential for higher density residential development in the Town Center area, and the community's desire for the overall residential character to remain low density. It is estimated that with the existing projections and land use mix, sufficient residentially-designated lands exist in all residential land use categories to support the forecasted growth through the year 2012.

Although all undeveloped zoned lands will not necessarily be developed to their highest use due to a variety of potential constraints (e.g. physical, environmental, access) there appears to be more than enough residentially zoned land in Fountain Hills to support forecasted housing needs through the year 2012.

Historically, a large proportion of development in Fountain Hills has been platted at a lower density than the minimum lot size permitted in the respective zoning classifications resulting in a low-density community character.

Evaluation of commercial and industrially zoned lands indicates that no increase will be required to fulfill the projected net requirement through the planning horizon year 2012.

Approximately 133 total net acres are currently zoned for industrial uses, and the capacity appears to be adequate to serve the projected need in year 2012.

See
Existing
Land Use Map
page 31

ADDITIONAL LAND USE GUIDELINES

Environmentally Sensitive 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 will require a more sensitive treatment of the built environment for all land use zoning classifications. The policies could take the form of a new ordinance or revisions to existing ordinances in order to be properly and effectively implemented. Any reassessment of environmental guidelines should include the following issues:

- Large lot requirements located on high elevations or steep slopes and highly sensitive lands.
- Requirements for differing percentages of natural areas to be left undeveloped based on the sensitivity of the land.
- Use of color and materials, which are compatible with the surrounding environment.
- Lighting restrictions.
- More restrictive grading and drainage requirements.
- Refinement of building height calculations based on visual impact to the surrounding community.
- Further protection of natural vegetation.
- More sensitive standards for roadways design and development.
- Protection of specific areas or natural landmarks.
- Preservation of known wildlife habitats/corridors.
- Preservation of washes and standards for wash crossings.
- More restrictive standards for lot coverage and floor area ratio.

Buffering Techniques

In cases where less than desirable compatibility situations exist, 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;
- Preservation of natural topographic features.

Vision, Goals and Objectives

Vision

The Town seeks to preserve the character and beauty of the Town using land use principals that allow development in a cohesive and beneficial manner that will preserve neighborhoods and support business development.

Goal One

Correct the imbalance of acreage in zoning districts to more closely reflect expected need/demand.

Objective 1.1

The Town should re-zone some of the vacant, commercially zoned land to more appropriate zoning districts.

Objective 1.2

The Town should evaluate whether any remaining industrially-zoned acreage should remain industrial, or be re-zoned to residential uses.

Goal Two

Centralize commercial development and address the existing random pattern of commercial development.

Objective 2.1

The Town should continue to employ a policy to encourage the overall development of existing commercially zoned lands and under-utilized commercial buildings and the Town should discourage any proposed re-zoning that would create more commercially zoned land until the Town Center commercial core is fully developed and the need for further commercial areas evaluated.

Goal Three

Investigate the application of special planning area solutions using special planning tools such as Specific Plan Overlay Areas and Corridor Studies.

Objective 3.1

The Town should investigate the addition of Specific Plan Overlay areas to allow mixed-use commercial/office/residential developments in selected portions of Town as identified in the Growth Element.

Objective 3.2

The Town should initiate a corridor study to address the issues related to infill and redevelopment of the commercial uses along Shea Boulevard and Saguaro Boulevard.

Objective 3.3

Discourage the continuation of the historical pattern of commercial development along Saguaro Boulevard.

Objective 3.4

Particular attention should be given to attracting small and medium sized businesses as participants in a mixed-use project, and uses that promote day and evening activities are especially desirable. 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 an individual business community identity.

Objective 4.1

Design and install unique signage and an entry statement for the community that is both original and welcoming. The entry monument should incorporate a symbolic image that could serve as a springboard for other lesser public identity markers or public art and signage within the community.

Objective 4.2

Develop business incentive programs to attract new professional services to the community and guide the location of such offices to appropriate locations.

Objective 4.3

Develop a theme for the Town Center area that will attract a variety of residential, cultural, institutional, commercial and entertainment/recreational opportunities.

Objective 4.4

Continue to pursue the expansion of public regional and local public transit that will provide the opportunity for visitors to participate in a variety of activities in the Town.

Growth Area
Element
page 34

See
Circulation
Element
page 69

Goal Five

Protect and preserve existing neighborhoods from incompatible adjacent land uses.

Objective 5.1

Encourage development of infill areas with close proximity to shopping facilities, recreation, community services and existing infrastructure.

Objective 5.2

Encourage higher density mixed-use and lodging to locate in the Town Center area.

Objective 5.3

Continue to preserve open space and natural washes as buffers between and within zoning districts.

Objective 5.4

Group all municipal and civic facilities and services in the Town Center.

Objective 5.5

Future development of office uses should be targeted for mixed-use projects in the Town Center area, and designed to become a buffer between existing developed residential and commercial or industrial areas. These transitional zones between existing developed areas should be planned with exceptional site design, enhanced site amenities, extensive landscape setbacks from the roadway corridor and controlled access to the arterial roadway system.

Objective 5.6

Proposed lodging sites should be planned with wide open-space buffers from adjacent residential uses and should provide direct or proximate access to arterial roadway corridors, be located on land presently zoned within a lodging, or residential zoning district and be developed in a highly sensitive manner relative to existing land forms, wash areas, vegetation and other environmental constraints.

Goal Six

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

Objective 6.1

Continue to preserve steeply sloping hillsides and wash areas.

Objective 6.2

Require high-density developments to include provisions for open space and extensive native landscaping.

Objective 6.3

Maintain linkages in the form of pedestrian paths, visual corridors and interconnections with public art.

Objective 6.4

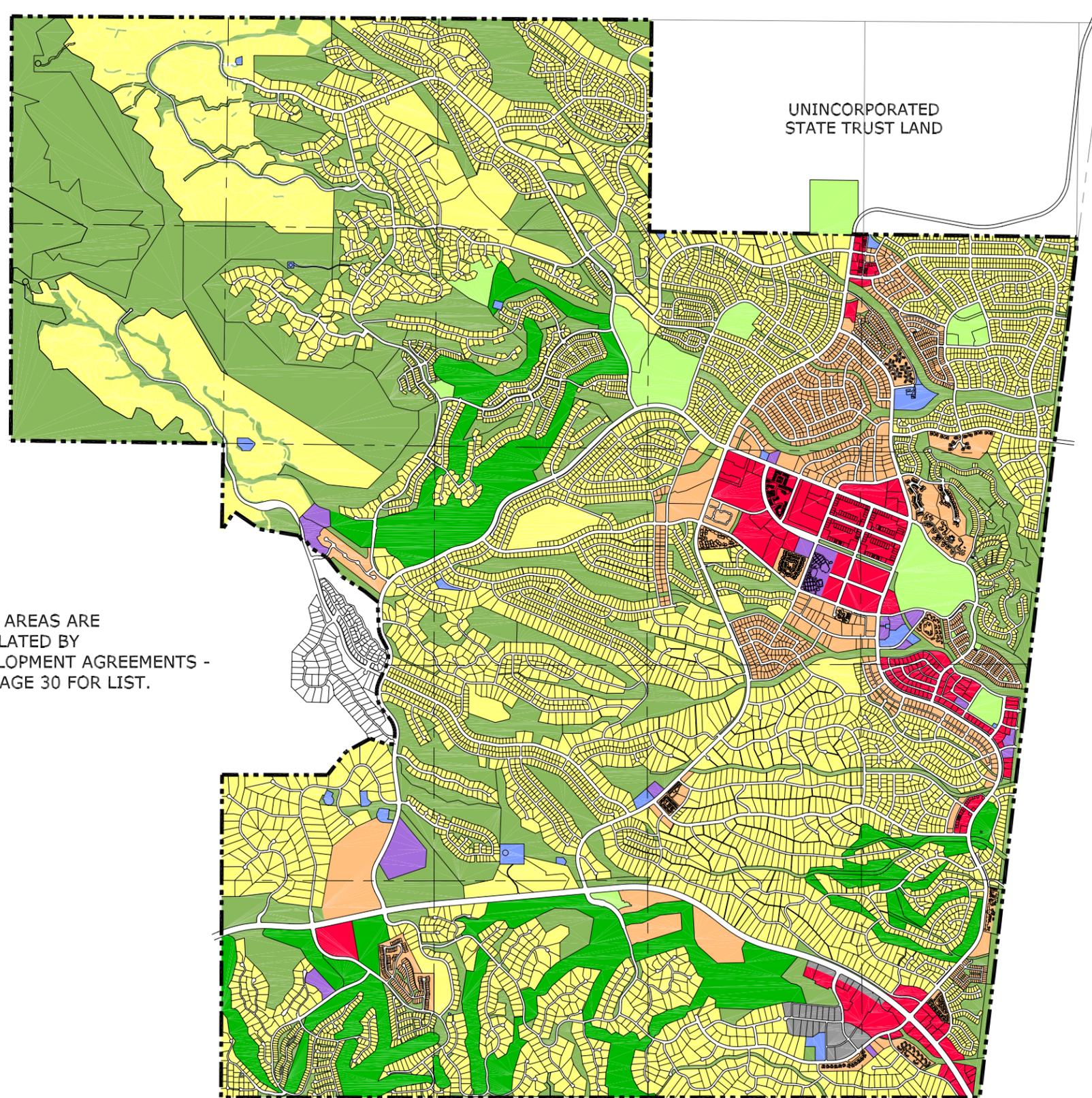
Integrate the Town open space/trail system with the Maricopa County McDowell Mountain Regional Park regional trail system in a manner that protects natural assets, minimizes potential environmental degradation and discourages motorized vehicular traffic.

Objective 6.5

Encourage the preservation of the State Land northeast of the Town as undisturbed and natural open space.

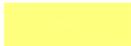
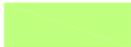
Objective 6.6

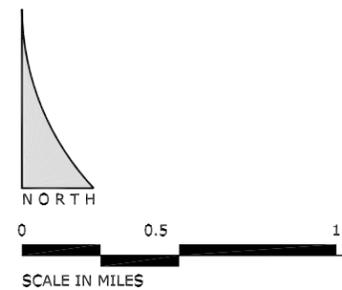
Encourage the adoption of Environmentally Sensitive Lands Guidelines.



MANY AREAS ARE
REGULATED BY
DEVELOPMENT AGREEMENTS -
SEE PAGE 30 FOR LIST.

LEGEND

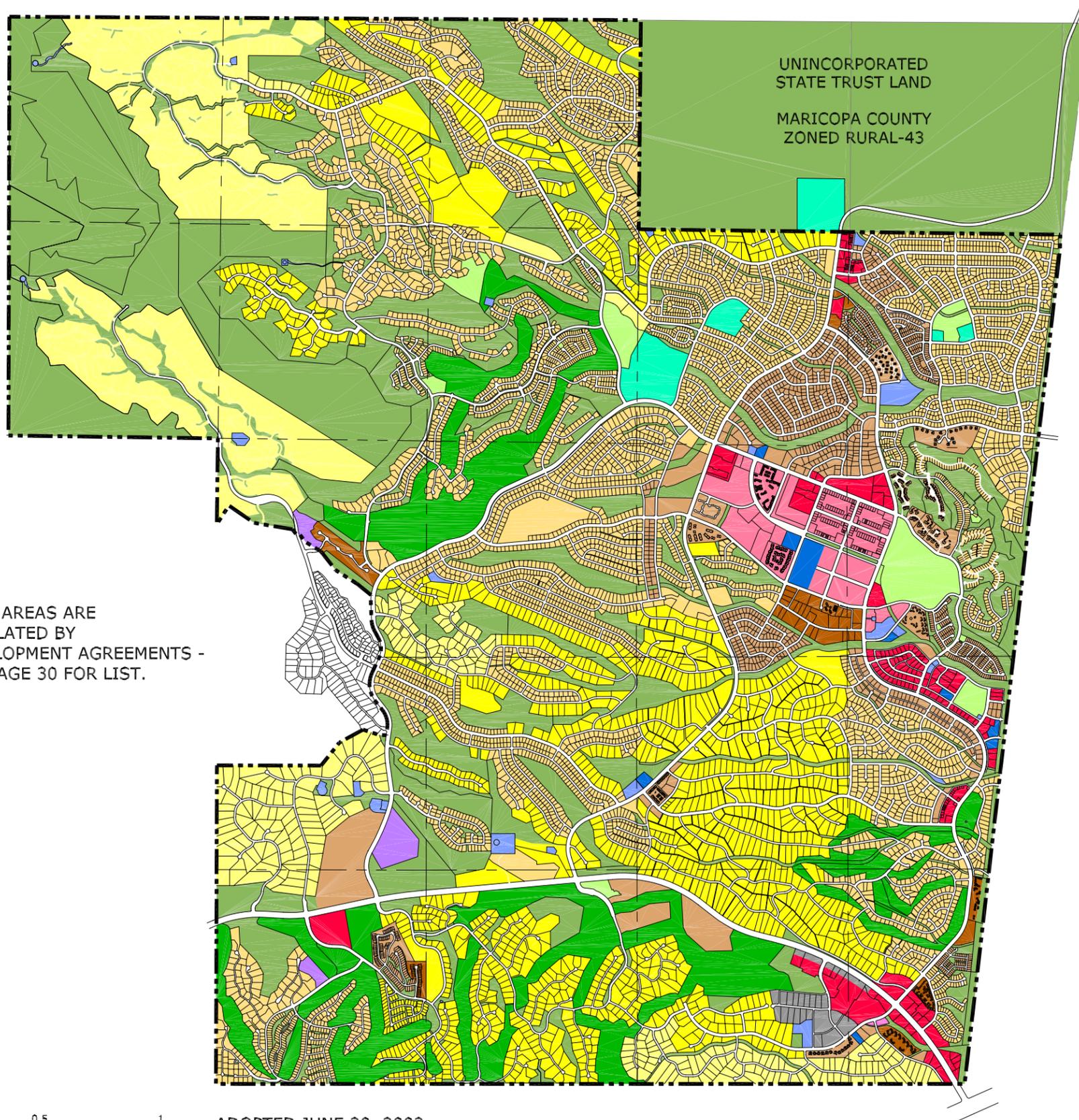
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-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  PARKS/SCHOOL SITES
-  GOLF COURSE
-  OPEN SPACE
-  UTILITY
-  OTHER



ADOPTED JUNE 20, 2002

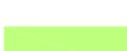
**EXISTING
LAND USE**

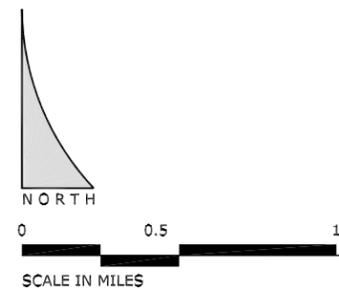
EXHIBIT 3



MANY AREAS ARE REGULATED BY DEVELOPMENT AGREEMENTS - SEE PAGE 30 FOR LIST.

LEGEND

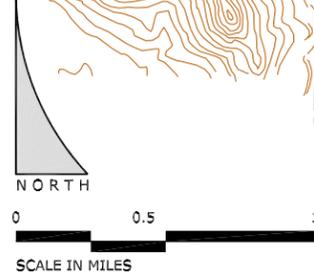
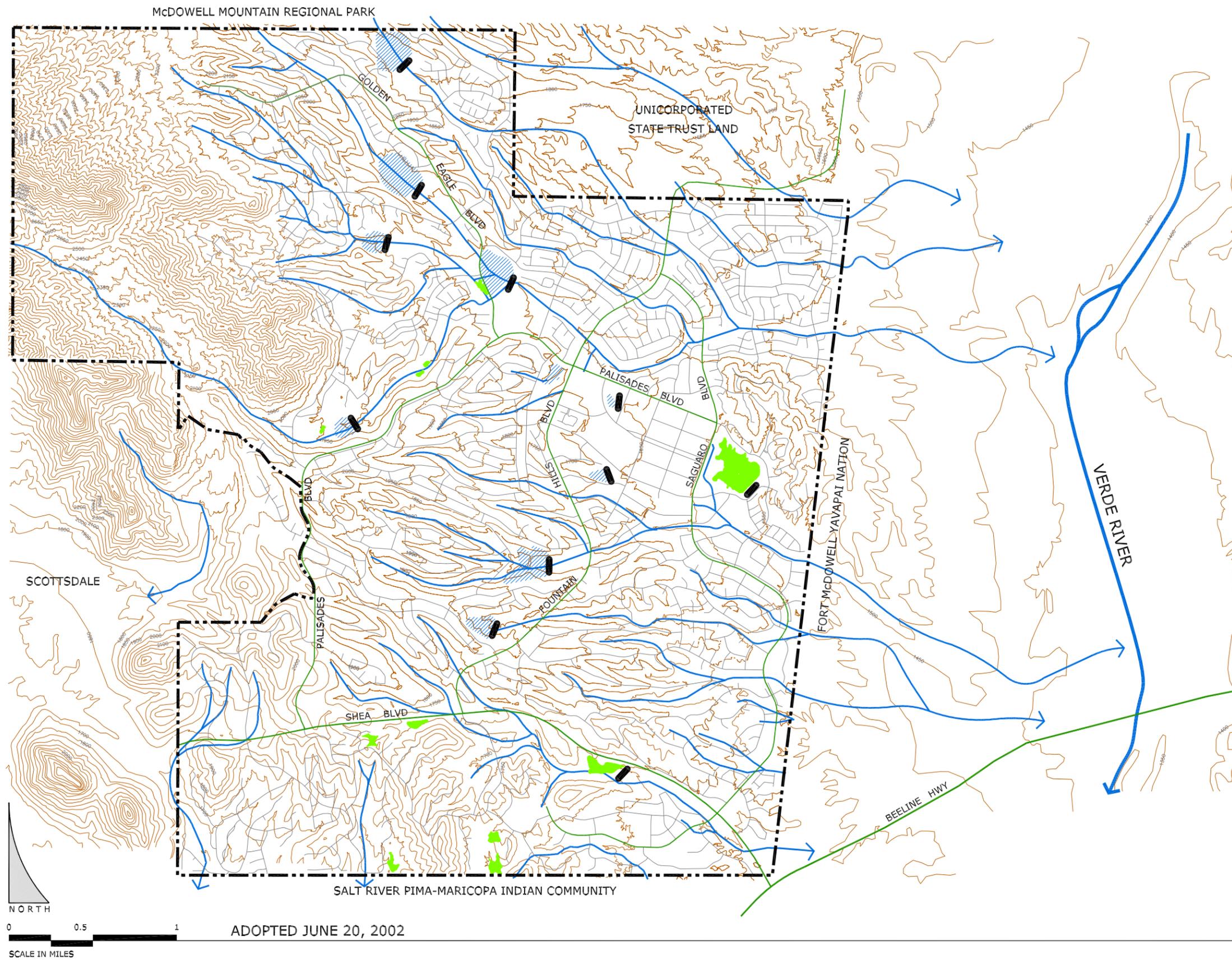
-  SINGLE FAMILY/VERY LOW (SF/VL)
-  SINGLE FAMILY/LOW (SF/L)
-  SINGLE FAMILY/MEDIUM (SF/M)
-  MULTI-FAMILY/MEDIUM (MF/M)
-  MULTI-FAMILY/HIGH (MF/H)
-  MIXED USE (MU)
-  OFFICE (O)
-  GENERAL COMMERCIAL /RETAIL (C/R)
-  LODGING (L)
-  INDUSTRIAL (I)
-  UTILITY (U)
-  GOVERNMENT (G)
-  SCHOOL (S)
-  PARK (P)
-  GOLF COURSE (GC)
-  OPEN SPACE (OS)



ADOPTED JUNE 20, 2002

**PROPOSED
LAND USE**

EXHIBIT 4



ADOPTED JUNE 20, 2002

- LEGEND**
-  DRAINAGE WASH
 -  DAM
 -  EFFLUENT LAKE
 -  DRAINAGE DETENTION BASIN

TOPOGRAPHY AND MAJOR DRAINAGE

GROWTH ELEMENT

Future Growth Areas

Although the Town is nearing buildout, there are still areas within the community that need careful attention, either to integrate new development seamlessly, or to redevelop aging or inadequate existing development areas.

The Growth Areas include vacant or substantially vacant parcels, revitalization areas and a recommended specific plan area.

Adequate public facilities are in place to serve the Town in both the existing and growth areas, therefore development in growth or revitalized parts of town should serve to stimulate new economic activity and employment opportunities.

Crestview

Crestview, a gated subdivision 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 approximately 57 acre un-platted multi-family, medium density parcel. The development will become the western "face" of the community.

Development at Crestview will have limited vehicular transportation impact on the interior of the community due to the development's proximity to the Shea regional corridor, which will accommodate the inter-regional traffic with no 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.

Although pedestrian and bicycle traffic will be restricted through the subdivision, 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 to the interior of town could cross. Additionally, the transit node could serve any future rail service that may be provided from the south across the Salt River Pima-Maricopa Indian Community.

All of the land in the Crestview development is steeply sloping. 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 proposed multi-family development contains large tracts of preserved land that will contribute to the community character and to the goals of desert preservation.

See
Growth
Area Map
page 48

See
Circulation
Map
page 84

Constraints:

Most community retail shopping and business services are far from the Crestview development, therefore residents may find it equally or more attractive to shop in neighboring communities, especially if employment routes take residents out of the community and provide a greater savings of time.

All community schools require bus service. No new schools are scheduled to be within walking distance of the development. No pedestrian or bicycle linkages through the subdivision will be permitted.

The development is not anticipated to provide medium to low-income home buying opportunities.

Eagle Ridge North and Eagles Nest

Located in the ruggedly hilly and steeply sloping northwest section of Town, both Eagle Ridge North and Eagles Nest are adjacent platted un-built, single-family, low-density developments. The combined 926 acres have a total of 415 platted lots. The plats for the two developments are adjacent to a 354-acre preservation area that will contain pedestrian and bicycle trails with a trailhead that will link the Town, through the preservation area, to the McDowell Mountain Park and the countywide regional trail system. Vehicular, pedestrian and bicycle access is provided on and adjacent to public roads through the developments 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 Eagle Ridge North and Eagles Nest developments contribute to the preservation of the community character and to the goals of desert preservation.

Constraints:

Employment centers, retail shopping and business services are far from the low-density lots, which will limit pedestrian-to-retail trips and cause increased vehicular trip generation.

All community schools require bus service. No new schools are scheduled to be within walking distance of the development.

The development is not anticipated to provide medium to low-income home buying opportunities.

Revitalization Areas

Corridor Study Areas

Saguaro Boulevard Commercial Corridor Study

The commercial centers on the west side of Saguaro Boulevard between Kingstree Boulevard and Emerald Wash, and on the east side of Saguaro Boulevard, between Emerald Wash and El Lago Boulevard should be the subject of the Saguaro Boulevard Commercial Corridor Study. These areas are an uneven mix of the older commercial strip centers with frontage roads. Traffic conflicts due to the existing frontage road, pedestrian and bicycle access, parking, building accessibility, landscaping and sign ordinance compliance all need study.

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 Corridor Study

A corridor study should be completed to address the redevelopment of the small commercial development on the east side of Fountain Hills Boulevard between Balboa Wash and the northern Town boundary. The issues of vehicular, pedestrian and bicycle access, parking, building accessibility, landscaping and sign ordinance compliance all need study.

The study should focus particular attention on the need for broad, safe pedestrian and bicycle pathways due to the proximity of the future middle school now under construction, 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 separation from vehicular traffic. The safety considerations for the number and placement of driveways should be part of the corridor study.

Shea Southeast Corridor Study

Both sides of Shea Boulevard, between the Town boundary on the east and Burkemo Drive on the west should be a part of the Shea Southeast Corridor Study. This section of Shea Boulevard has various intensities of commercial uses, vacant land and residentially zoned property. The easternmost part of Shea is the eastern entry to the Town and needs monument identification/signage.

See
Growth Areas
Map
Page 48

Issues to be addressed in the corridor study should be traffic access and congestion, especially during special events, compatibility of adjacent land uses, linkages to regional transit, pedestrian and bicycle pathways area character and signage.

The corridor area should identify a regional transit node that will accommodate inter-modal transportation systems and provide a convenient, safe, comfortable and aesthetically pleasing place that will link regional and local community-wide transit systems, including a possible future rail stop.

See
Temporary
Special Events
Page 42

Vacant In-fill Areas

One vacant In-fill parcel, located on the north side of Shea Boulevard is identified as a site that may need a future In-fill Study.

See
Growth
Area Map
Page 48

Three additional vacant properties, owned by the Fountain Hills Unified School District #98, are possible future in-fill sites.

All of these parcels are identified on the General Plan Land Use map as residential areas and all have existing zoning that would permit residential construction. The Town considers all of these sites to be potential residential in-fill areas.

See
Land Use Map
Page 31

Shea Boulevard In-fill Area

The vacant acreage on the north side of Shea Boulevard, between Palisades Boulevard and Fountain Hills Boulevard contains steeply sloping topography and has limited access possibilities to the interior roadway system of the community.

Any in-fill study should focus on alternative options for the site, including a cluster housing option and an open space option. All study options should include pedestrian and bicycle linkages to the surrounding community and should include a regional transit node at the Shea/Fountain Hills Boulevard intersection.

Aspen Drive In-fill Area

Two adjacent vacant parcels are located south of Aspen Drive at Hawk 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 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. Hesperus Wash restricts the access and development potential of the southern edge of both parcels, but sufficient access is exists from the north on Aspen Drive.

See
Growth Areas
Map
Page 48

El Lago/Palisades In-fill Area

A second 35-acre vacant school parcel is located east of Palisades Boulevard, north of El Lago Boulevard. Arrow Wash traverses the parcel from east to west, the topography rising 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 In-fill 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.

Future Specific Plan Areas

The Town Center Specific Plan Area Boundaries

Town Center Commercial/Mixed-Use Area Boundary

The Town Center Specific Plan 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 Civic Center. Any future governmental building should be built in conjunction with the Civic Center building complex.

Town Center Specific Plan

The development of a Town Center Specific Plan will provide the opportunity for revitalization of not only the existing under-utilized Town Center Plat 208 north, but also will serve to guide the development of the vacant, in-fill parcel in the Town Center, Plat 208 south, and the future redevelopment of the existing Town Administration Center/retail site on the north side of Plat 208. Development of the Town Center Specific Plan 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 Specific Plan 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 additional public financial burden is expected for roadway development.

The Town Center Specific Plan should incorporate day and evening activities to maintain a lively and safe environment, incorporate residential, office, retail, entertainment and governmental services as a core for community activity.

See
Growth Area
Map
Page 48

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

It is anticipated that the Town Center Specific Plan will create a pedestrian oasis for all activities, thereby reducing vehicular trip generation. The Specific Plan should incorporate a major transportation node 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, of both built and landscape materials, seating, plus 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 Specific Plan should be “expandable” with accommodation for future growth, and should give clear direction as to how future growth should be integrated into the Town Center and the adjacent urban fabric.

Additionally, the Town Center Specific Plan should identify how to provide financial incentives to the existing built-out property owners for re-design in conformance with the preferred build-out design.

Pedestrian Street Elements

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

- o **Seating**

Seating should provide a variety of choice of both types and places. Benches and seating ledges should comprise approximately ten percent of open space areas.

- o **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 avoid dark pools and corners and should be placed to be pedestrian friendly at levels that are appropriate for a relatively dark community. 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 pedestrian scale.

- o **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 pedestrian scale.

Residential units on upper levels should provide balconies and windows to pedestrian walkways adjacent to business and retail spaces below.

- o **Public Art**

Opportunities exist to incorporate public art into architectural elements, lighting designs, transit station designs, benches and seating ledges, 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.

- o **Water and Food**

Waterfalls, water walls, pools, brooks, and fountains of many designs should be incorporated as horizontal and vertical elements in the overall design. All water elements should be easily accessible and should be focal points without becoming barriers to pedestrian movement. Water designs should be incorporated with, or be in close proximity, to seating and restaurants, and should create a visual linkage between one another and with the signature fountain.

Food should be available near seating and water. Restaurants should have the capability to provide outdoor seating adjacent to the pedestrian walkway. Outdoor seating should have only trees or awnings for shade/shelter.

Constraints:

There will need to be a careful examination of the methods of how to accommodate the desired density while still accommodating parking requirements.

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

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

Peripheral Areas

The Town Center Specific Plan should address the peripheral areas surrounding the Plat 208 core center. The existing Town Administration building complex and its adjacent retail center, to the north of the Town Center site should be a part of the Specific Plan. Particular attention should be addressed to pedestrian linkages, landscaping, paving designs, land use and architectural character.

A second peripheral area that should be included in the Specific Plan is the retail development to the west of the Town Center core area and the existing Post Office Complex. Focus of these sites should be pedestrian linkages, landscaping and cross-use benefits analysis.

Temporary 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.

The Town should generate a permanent Special Event team to review and make recommendations for each Special Event application. The issues of traffic control, on and off-site parking, public safety and maintenance should be included.

Off-site parking options could be considered in a 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 to and from their vehicles. Local businesses, both at or near the event site, and those more distant, would have the opportunity to provide visitors additional shopping and dining experiences by providing a portion of their parking areas as temporary special event designated parking areas.

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 community 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 community 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 above reasons that large Temporary Special Events should have parking and routing reviewed beforehand by the Special Event team.

Vision, Goals and Objectives

Vision

Continue to promote development that creates a community that is vibrant, successful and attractive, where businesses are complementary, a wide range of housing types is available, and 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 retail and office business including a review of complementary retail uses that focuses on operations that require mid to small square foot areas that would identify target users for the existing retail corridors on both Saguaro Boulevard and Fountain Hills Boulevard.

Objective 1.2

A study should be conducted of comparable downtown areas, with emphasis on the types and numbers of businesses and their lineal frontages. This study should be used to help guide the design and development of the Town Center core and peripheral areas.

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, the corridor areas and that include accommodations for the proposed expansion of regional and local transit systems.

Objective 1.4

Finalization of the Town Center Specific Plan should contain a re-development incentive plan that will support the conversion or re-design of existing buildings, especially north of Avenue of the Fountains. The incentive plan could include a phased property tax structure, landscaping offsets or other creative incentives for conversions to mixed-use.

Objective 1.5

Any new or re-development project must incorporate elements that will emphasize small-town character and scale. All new and re-development projects must incorporate pedestrian pathways, bicycle accommodations and landscaped open space with seating.

Goal Two

Provide increased opportunities for small businesses.

Objective 2.1

Develop corridor studies that identify ways to improve access, signage and landscape designs.

Objective 2.2

Encourage mixed-use developments.

Objective 2.3

Examine how to provide financial incentives to re-development projects that accomplish the goals of Specific Plans.

Objective 2.4

Review the existing sign ordinance and update where necessary.

Objective 2.5

Promote the design and development of multiple transit nodes to encourage inter-community transit opportunities.

Objective 2.6

Examine access and parking issues for existing businesses in the town core during Special Event activities.

Goal Three

Encourage the development of a variety of housing types.

Objective 3.1

Encourage creative solutions for topographically challenging in-fill sites.

Objective 3.2

Encourage mixed-use housing.

Objective 3.3

Encourage studio and loft apartment spaces in a variety of price ranges in the Town Center plan.

Goal Four

Increase housing variety and increase low-to-mid range priced housing.

Objective 4.1

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

Loft and studio apartments, that have single-vehicle parking requirements should be added to the existing housing stock in the Town.

Objective 4.2

Mixed-use housing/retail/office areas should be one option considered in the Saguaro Boulevard Commercial Corridor Study and the Fountain Hills Boulevard North Corridor Study.

Objective 4.3

Housing types in a variety of price ranges should be examined for small in-fill properties.

Objective 4.4

All new housing should provide street side landscaping compatible with the native desert vegetation and should, wherever possible, provide shaded pedestrian walkways.

Goal Five

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

Objective 5.1

Continue to restrict building heights to two-story structures throughout the community.

Objective 5.2

Encourage small, owner-operated businesses.

Objective 5.3

Encourage the development and expansion of pedestrian pathways and bicycle trails in a manner that will link businesses, schools, shops and recreational activity centers.

Objective 5.4

Encourage home-based businesses.

Objective 5.5

Discourage the widening of non-arterial streets except for the additions of bicycle lanes.

Objective 5.6

Encourage the development of a Town Center that will strengthen the community identity and provide day and nighttime activities.

Objective 5.7

Encourage community participation in public art design.

Goal Six

Encourage developments that preserve and protect natural resources.

Objective 6.1

Encourage development and re-development projects that set aside dedicated preservation areas.

Objective 6.2

Develop and make available educational materials that explain the Sonoran ecosystem and publish the materials on the Town's web page.

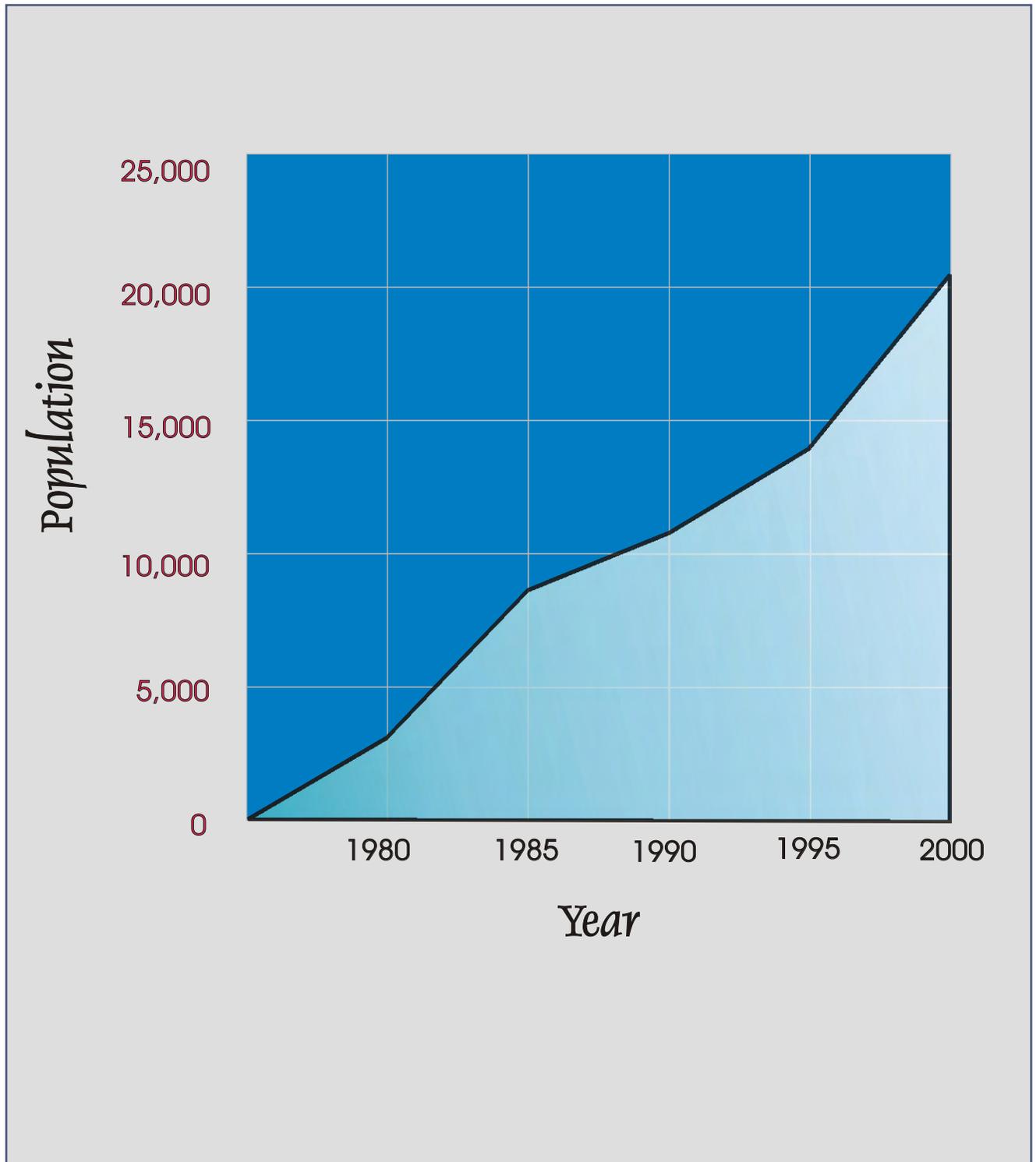
Objective 6.3

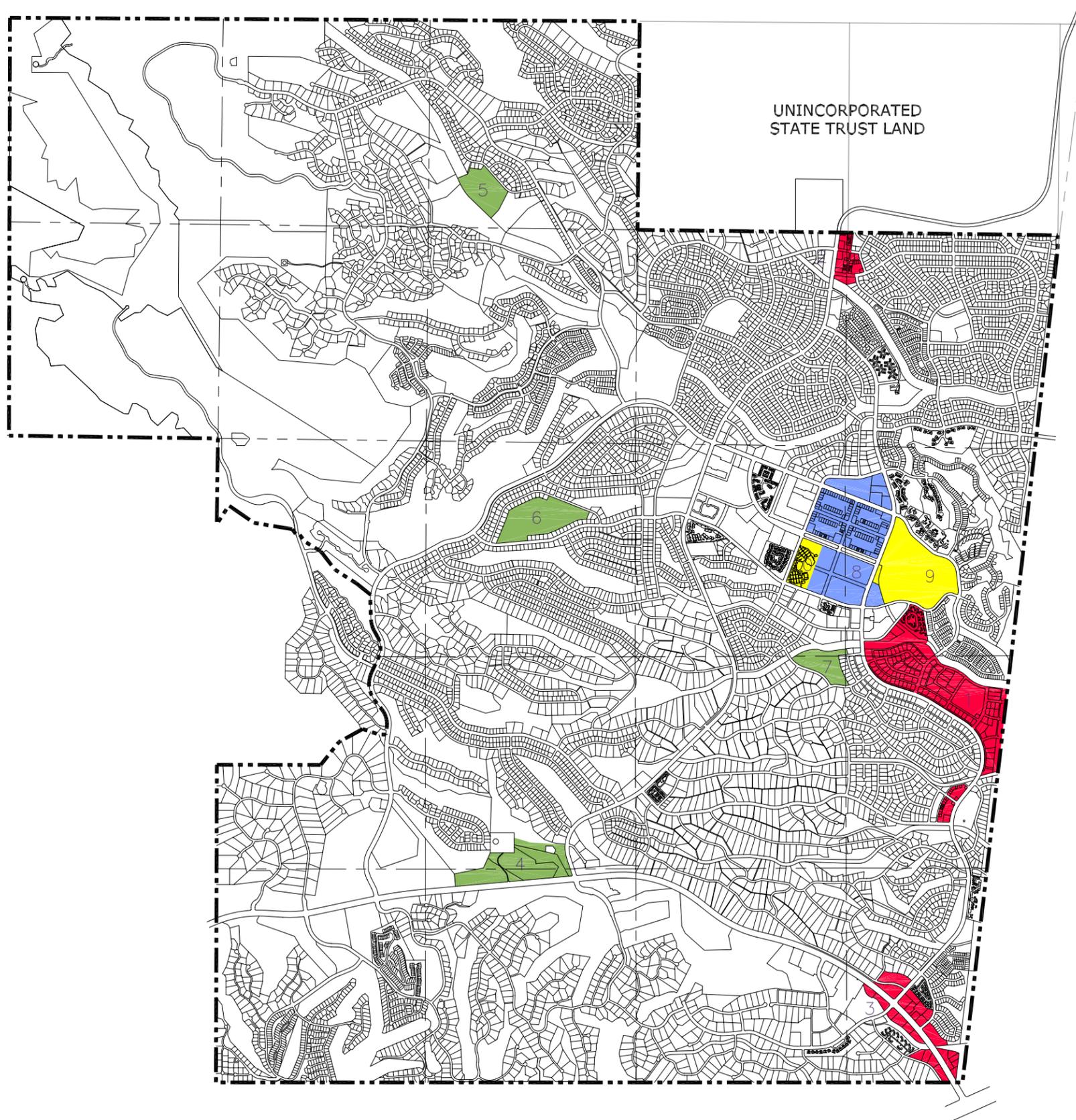
Review the exiting approved plant list and continue the requirement of Sonoran vegetation from an approved plant list for any re-vegetation or streetscape landscaping plan.

Objective 6.4

Encourage the replacement of non-native landscape species with native desert plants whenever possible for re-landscaped areas.

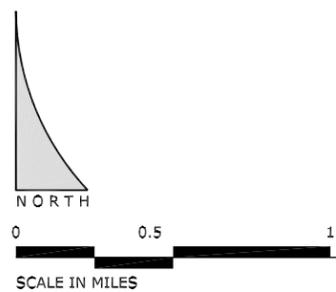
Fountain Hills Population Growth





LEGEND

- CORRIDOR STUDY AREAS
 - 1 SAGUARO BLVD COMMERCIAL CORRIDOR
 - 2 FOUNTAIN HILLS BLVD NORTH CORRIDOR
 - 3 SHEA SOUTHEAST CORRIDOR
- VACANT IN-FILL STUDY AREAS
 - 4 SHEA BLVD IN-FILL
 - 5 ASPEN DR IN-FILL
 - 6 EL LAGO/PALISADES IN-FILL
 - 7 SAGUARO BLVD AT COLONY WASH IN-FILL
- FUTURE SPECIFIC PLAN AREAS
 - 8 TOWN CENTER SPECIFIC PLAN
- SPECIAL EVENT AREAS
 - 9 FOUNTAIN PARK EVENT
 - 10 COMMUNITY CENTER EVENTS



ADOPTED JUNE 20, 2002

GROWTH AREAS PLAN

EXHIBIT 6

Developed-Undeveloped Land Chart				
	Lots	Units	Acres	SF Comm/Ind
Total Land Area			11,692	
Total Number of Residential Units	10,788			
Total Platted			10,094	
Total Commercial/Industrial Square Footage				1,428,884
Developed, developable, platted single-family	7,313	7,313	3,050	n/a
Developed, developable, unplatted single-family	0	0	0	n/a
Undeveloped, developable, platted single-family	1,762	0	2,522	n/a
Undeveloped, developable, unplatted single-family	4	0	46	n/a
Undeveloped, undevelopable, platted single-family	277	0	881	n/a
Undeveloped, undevelopable, unplatted single-family	13	0	608	n/a
Includes R1-'s & SF in R-2, 3, 4, or 5				
Developed, developable, platted multi-family	581	3,475	381	n/a
Developed, developable, unplatted multi-family	0	0	0	n/a
Undeveloped, developable, platted multi-family	140	0	175	n/a
Undeveloped, developable, unplatted multi-family	1	0	76	n/a
Undeveloped, undevelopable, platted multi-family	99	0	115	n/a
Undeveloped, undevelopable, unplatted multi-family	7	0	48	n/a
*Included R-2, R-3, R-4, R-5, M-1, M-2, M-3, & Comm				
Developed, developable, platted commercial	190	0	183	996,329
Developed, developable, unplatted commercial	17	0	37	296,875
Undeveloped, developable, platted commercial	280	0	164	0
Undeveloped, developable, unplatted commercial	3	0	14	0
Undeveloped, undevelopable, platted commercial	16	0	27	0
Undeveloped, undevelopable, unplatted commercial	1	0	8	0
*Included C-'s & TCCD				
Developed, developable, platted lodging	0	0	0	n/a
Developed, developable, unplatted lodging	0	0	0	n/a
Undeveloped, developable, platted lodging	0	0	0	n/a
Undeveloped, developable, unplatted lodging	1	0	23	n/a
Undeveloped, undevelopable, platted lodging	0	0	0	n/a
Undeveloped, undevelopable, unplatted lodging	0	0	0	n/a
Developed, developable, platted industrial	13	0	22	135,680
Developed, developable, unplatted industrial	0	0	0	0
Undeveloped, developable, platted industrial	8	0	17	0
Undeveloped, developable, unplatted industrial	0	0	0	0
Undeveloped, undevelopable, platted industrial	2	0	1	0
Undeveloped, undevelopable, unplatted industrial	0	0	0	0
Totals			8,398	1,428,884

Developed-Undeveloped Land Chart (continued)

	Lots		Acres	HPE
Developed, developable, platted Town owned	158	0	1,186	n/a
Developed, developable, unplatted Town owned	24	0	232	n/a
Undeveloped, developable, platted Town owned	3	0	27	n/a
Undeveloped, developable, unplatted Town owned	1	0	5	n/a
Undeveloped, undevelopable, platted Town owned	175	0	662	n/a
Undeveloped, undevelopable, unplatted Town owned	16	0	843	n/a
Developed, developable, platted Town owned HPE	0		0	0
Developed, developable, unplatted Town owned HPE	0		0	0
Undeveloped, developable, platted Town owned HPE	0		0	0
Undeveloped, developable, unplatted Town owned HPE	0		0	0
Undeveloped, undevelopable, platted Town owned HPE	23		116	116
Undeveloped, undevelopable, unplatted Town owned HPE	4		740	740
Developed, developable, platted non-Town owned HPE	701		127	61
Developed, developable, unplatted non-Town owned HPE	0		0	0
Undeveloped, developable, platted non-Town owned HPE	462		419	220
Undeveloped, developable, unplatted non-Town owned HPE	0		0	0
Undeveloped, undevelopable, platted non-Town owned HPE	44		192	186
Undeveloped, undevelopable, unplatted non-Town owned HPE	1		37	37
			1,631	1,360

CHAPTER THREE
Cost of Development



General Plan
2002
Town of Fountain Hills



COST OF DEVELOPMENT ELEMENT

Existing Conditions

The Town of Fountain Hills implemented residential development impact fees in 2001. Commercial development impact fees have been in place since November 2001. Since the Town is almost fully platted, it is estimated that infrastructure costs will be reduced proportional to the decrease in building activity.

The Town uses existing ordinances to ensure that new development projects participate in infrastructure improvement costs. All new projects are evaluated through the development review and zoning processes. The Town identifies necessary dedications and easements and requires improvement bonds before construction is allowed to commence. There are development agreements in FireRock, Town Center, Crestview, Eagle Mountain, Eagles Nest and Eagle Ridge North that may diminish the Town's ability to add further regulations or restrictions in those development areas.

Town municipal offices are housed in leased office space and is considering the purchase of the building or another site.

The Town owns the Community Center building that opened in 2001, which was built with new, efficient technology. The Town continually tracks and monitors capital improvement budgets, operating costs, facilities costs and changes in inflation and bond rates.

Ordinance Requirements

Subdivision Ordinance

The Subdivision Ordinance incorporates the requirement of dedications of public right-of-way and easements within proposed subdivisions. Requirements for landscape improvements in frontage and right-of-way dedications, and provisions for dedications for public schools and parks are also found in the Subdivision Ordinance.

Zoning Ordinance

The Zoning Ordinance incorporates the requirement for landscape improvements in frontage and right-of-way dedications after subdivision plats have been recorded.

Development Fees Ordinance

The Development Fees Ordinance incorporates the requirement that applicants participate in the costs of infrastructure improvements and

participate in the cost of open space acquisition, community facility costs and public safety fees.

Non-Ordinance Methods

Sales and Property Taxes

In May 1995 the Fountain Hills Town Council enacted a 1.2% local sales tax. The Council increased the rate to 1.6% effective November 2000 to fund downtown development and land preservation in Fountain Hills. For the six-year period ending June 30, 2001 the total revenue collections were \$12,616,585. The local sales tax revenue has been largely responsible for a July 1, 2001 Town General Fund balance of \$4,710,061.

Town Bonds

The following is a schedule of the bonds that have been issued by the Town of Fountain Hills and are outstanding as of June 30, 2001:

Bond Type	Purpose of Issue	Date of Bond Issue	Denomination of Bonds	Interest Rate	Date of Maturity	Original Principal Amount	Principal Amount Retired
GO	Street Paving	5/1/1991	\$5,000	7.00	7/1/2010	\$3,530,000	\$1,075,000
Rev	Street Paving	5/1/1991	\$5,000	7.50	7/1/2010	\$1,200,000	\$200,000
GO	Refunding	11/1/1995	\$5,000	5.30	7/1/2010	\$2,455,000	\$0
SA	Eagle Mtn-A	6/1/1996	\$5,000	6.50	7/1/2021	\$4,435,000	\$0
SA	Eagle Mtn-B	6/1/1996	\$5,000	7.25	7/1/2021	\$470,000	\$0
Rev	Refunding	8/1/1998	\$5,000	4.63	7/1/2010	\$1,075,000	\$170,000
SA	Improvmts	6/16/1999	\$5,000	5.25	7/1/2009	\$32,276	\$6,456
GO	Library/Museum	6/1/2000	\$5,000	5.50	7/1/2014	\$3,700,000	\$150,000
GO	Land Acq-Lake	8/1/1999	\$5,000	5.10	7/1/2014	\$1,400,000	\$125,000
Rev	Comm. Center	7/1/2000	\$5,000	5.40	7/1/2020	\$4,680,000	\$150,000

Private Facilities

Development areas that choose to have private communities, gated or not, reduce the need and 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.

Special Districts

The Town currently has two special districts within its boundaries – the Eagle Mountain Community Facilities District and the Cottonwoods Maintenance District.

Vision, Goals and Objectives

Vision

Fountain Hills strives to provide efficient and cost-effective infrastructure and public facilities, and seeks to identify 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

Continue to seek alternative financing methods for basic infrastructure services.

Objective 1.2

Continue to maintain sufficient fiscal reserves for maintenance of basic services.

Objective 1.3

Examine the projected impacts of growth on education infrastructure and community services and facilities.

Objective 1.4

Continue to monitor the efficiency/costs ratios of municipal facilities.

Objective 1.5

Examine infrastructure financing strategies and evaluate resources for completing the roads, utilities and other basic services necessary to support projected growth.

Goal Two

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

Objective 2.1

Continue to seek public/private economic development partnerships.

Objective 2.2

Strengthen economic development program coordination with local cities, the Maricopa Association of Governments, federal and State economic development agencies.

Objective 2.3

Explore means by which a more even distribution of the local tax load can be accomplished by utilizing specific types of taxes.

Goal Three

Seek to develop streamlined and cost-reducing methods in regard to business development fees and the plan review process.

Objective 3.1

Review zoning review processes and their associated costs.

Objective 3.2

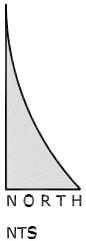
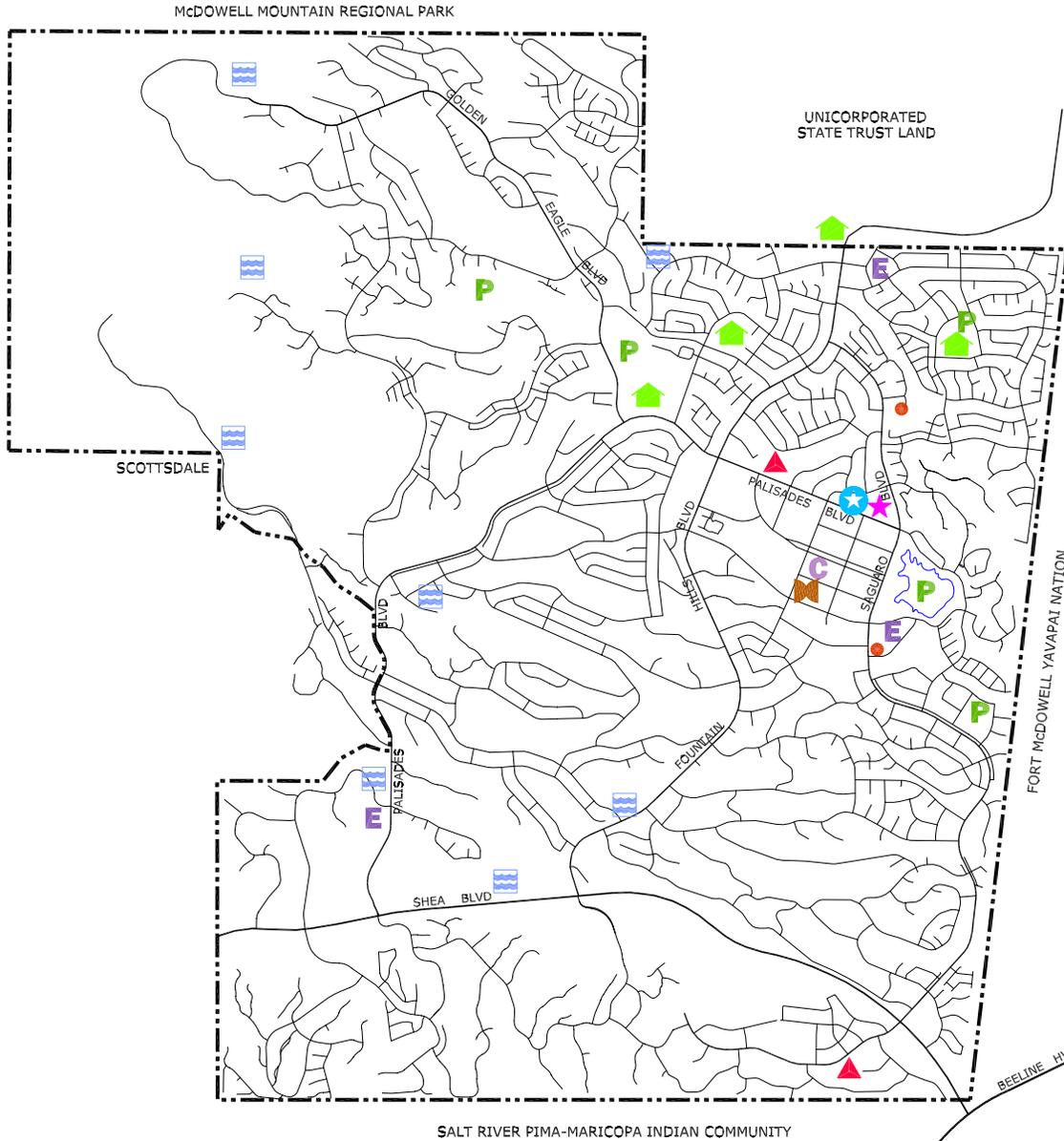
Structure plan review costs in a manner that reward applicants who submit efficient and accurate plans and proposals, and in a manner that places the costs of multiple plan reviews on the applicants who submit inaccurate or incomplete plans and proposals.

Objective 3.3

Investigate the creation of an Enforcement Fee that would recover the cost of code enforcement by violators.

LEGEND

-  SCHOOLS
-  LIBRARY
-  FIRE STATION
-  LAW ENFORCEMENT
-  TOWN HALL (Leased Space)
-  COMMUNITY CENTER
-  WATER STORAGE TANK
-  WASTEWATER TREATMENT
-  ELECTRIC SUBSTATION
-  PUBLIC PARKS



EXISTING COMMUNITY FACILITIES

ADOPTED JUNE 20, 2002

EXHIBIT 7

CHAPTER FOUR
*Parks, Recreation &
Open Space*



PARKS, RECREATION AND OPEN SPACE

EXISTING CONDITIONS

The Parks and Recreation Department was established in 1991. The Department currently coordinates a variety of recreational programs and community events. Due to the lack of municipal facilities, many programs and events are being conducted at school sites and other facilities within the community. The recent addition of a new Community Center has allowed many of the activities that are non-athletic to move to this site.

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 five municipal parks within the community in various stages of development.

The programs and events that have been sponsored by the Town are very popular. The development of a multi-faceted municipal park and open space system 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 four of the existing park sites (not including Kiwanis Park).

Developed Park Sites

Fountain Park

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 used for 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, and recent improvements include a new restroom/control building, two covered picnic ramadas, a multi-purpose connecting sidewalk, repairs to the fountain's pump and electrical components, and a lake liner replacement. Proposed future improvements, as recommended and approved in the park master plan, include additional covered picnic ramadas, a performance pad, playground and tot lot with shade structures, additional multi-use connecting sidewalks, an educational arboretum and associated signage, and a veteran's memorial.

Desert Vista Neighborhood Park

An approximately 12.5 acre dog park and recreation area, Desert Vista Neighborhood Park has 3.5 acres for the Off-Leash Recreational Facility and 9 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. Desert Vista Neighborhood Park was initially developed as an Off-Leash Recreational Facility for dogs. The Town acquired this site from MCO Properties in May 1998. Amenities include drinking fountains for humans and pets, bench seating, three shaded areas, and an unimproved (gravel) limited off street parking area. The upper tier is an open turf area used by Town athletic teams on a reservation basis. Proposed future improvements, as recommended and approved in the park master plan, include a lighted ball field with bleachers, a restroom/control building, two lighted basketball courts with bleachers, two lighted sand volleyball courts, two lighted outdoor racquetball courts, a children's playground with interactive water features, and multi-purpose sidewalks.

Four Peaks Neighborhood Park

In July 1998 the Town began acquiring land for the fourteen-acre Four Peaks Neighborhood Park adjacent to Four Peaks Elementary School from the Fountain Hills Unified School District. The initial Phase I acquisition was 3.92 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 an additional 9.9 acres, 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 multi-purpose 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. Proposed future improvements (Phase II) are expected to include upgrades to the multi-purpose field and ball fields, new basketball courts, a new in-line hockey facility, multi-purpose sidewalks, shade-tree bosque, picnic ramadas with grills, a skate park, and upgrades to parking lots.

Additionally, the School District and the Boys and Girls Clubs of Scottsdale – Fountain Hills Branch are cooperatively working to develop a youth and teen center adjacent to the site with meeting rooms and a gymnasium, which would be available for their respective uses and other public uses, including potential Town use.

Golden Eagle Park

Golden Eagle Park is a twenty-five acre recreation area developed adjacent to the existing public High School. The park includes off street parking, 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 seatwall, 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, six open turf areas, a large equipment storage yard, and over one mile of multi-purpose sidewalks and pathways.

Kiwanis Park

Located adjacent to the Kiwanis Activity Center, this active recreation area is owned, and was developed, by the Town, but is maintained by the Sunset Kiwanis. Amenities in the park include two bocce ball courts, two shuffleboard courts, two horseshoe pits, a sand volleyball court, and two picnic ramadas.

North Heights Park

A privately owned park in the North Heights subdivision, this neighborhood park was developed and is maintained by the North Heights Homeowners Association.

School Sites

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

McDowell Mountain Elementary School

The school provides facilities for students in Kindergarten through 2nd grade including a multi-purpose room/gymnasium that is utilized on a limited basis for parks and recreation athletic activities.

Four Peaks Elementary School

The school provides facilities for students in 3rd through 5th grade including a multi-purpose room that is utilized for various parks and recreation activities. Additionally, the Boys and Girls Club of Scottsdale – Fountain Hills Branch, uses the school facilities for after-school youth programs.

Fountain Hills Middle School

The school is currently under construction on the northeastern boundary of the community. Planned 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 will have numerous indoor facilities that may be utilized for various parks and recreation activities, both athletic and non-athletic.

Fountain Hills High School

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.

Fountain Hills Charter School

This 3rd through 8th grade school opened in 1998, has been the site of limited Department programs.

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

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 and any development or modification to the initiative would require an affirmative vote of Town electors by an additional initiative.

Designated Bike Lanes

The Town contains several streets with sufficient width and capacity to include designated bicycle lanes. Not all streets are striped and marked as required for official bicycle route designation.

McDowell Mountain Preservation

The Town has recently finalized an agreement with MCO Properties to set aside over 354 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 potentially connect with the regional trail system developed in the McDowell Mountain Park to the

See Circulation Element Page 69
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north and west of town. Additionally, the Town is coordinating with the City of Scottsdale to connect the intra-municipal trails between preserve areas.

Vision, Goals And Objectives

Vision

Provide passive and active recreational opportunities for all residents and visitors that include 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

Continue to protect the existing natural washes within the platted portions of the community as permanent natural desert open spaces.

Objective 1.2

Identify and evaluate all wash/wildlife corridors in unsubdivided areas and develop policies for encouraging those areas to be rezoned to the Open Space (OS) Zoning District in cooperation with the land owners.

Objective 1.3

Develop criteria to establish an open space inventory.

Objective 1.4

Encourage the connection of major open space with pathways outside the wash corridors, in the design of public and private developments.

Objective 1.5

Continue the development of programs that have community support for open space acquisition and open space management programs.

Objective 1.6

Establish procedures for assessment of recreational/open space needs and impacts as part of the plan review submittal process.

Objective 1.7

Encourage the private development of neighborhood parks as a part of subdivision design in a manner that would require the dedication of private land as preserved natural open space. This land need not be conveyed to the Town or other public entity so long as its status as permanent natural open space is secured.

Goal Two

Adopt a Comprehensive Parks, Recreation and Open Space Plan.

Objective 2.1

Develop and implement a comprehensive plan that can be used to make capital improvement decisions.

Objective 2.2

Implement a plan that will identify and prioritize the specific facility, physical space, and program needs requirements necessary for the incremental development of park and open space systems.

Objective 2.3

Require the implementation of a passive use program as a part of the preliminary facilities-design development and continue to require landscape/re-vegetation using appropriate vegetation types.

Goal Three

Continue to acquire and develop municipal parks.

Objective 3.1

Explore the acquisition of 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 recreation and educational uses within the State Trust Land parcel, if the land comes under the Town's planning jurisdiction.

Goal Four

Encourage the development of policies that will maximize the potential multi-use benefits to the community of existing facilities, and that will become the basis for the design of new recreational facilities.

Objective 4.1

Identify the location of all existing and potential park sites that have the possibility of being developed as Town/School District joint use facilities.

Objective 4.2

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

Strengthen the partnerships between the Town and the School District, and encourage the development of multi-use agreements with other public or private entities.

Objective 4.4

Encourage partnerships that would avoid the duplication of facilities and that allow public access to all facilities and improvements constructed with public funds.

Objective 4.5

Encourage a school/community partnership for the development of an aquatic/fitness facility.

Goal Five

Provide open space linkages within the Town, and to the regional systems beyond the Town boundaries.

Objective 5.1

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

Coordinate with the City of Scottsdale for a potential bikeway system along Shea Boulevard, especially where new improvements are anticipated, and study the feasibility of an east/west bicycle connection that is not on Shea Boulevard.

Goal Six

Promote community wide cultural and recreational activities that foster the existing community spirit.

Objective 6.1

Provide facilities and promote activities that foster a continuing commitment to the arts.

Objective 6.2

Analyze the benefits of large events and promote development of facilities that address this opportunity.

Objective 6.3

Evaluate, prioritize, and accommodate the recreational needs for teens, seniors, and visitors.

Objective 6.4

Continue to pursue the acquisition of facilities for a Town aquatic center.

Goal Seven

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

Objective 7.1

Investigate the availability of county, state or federal grants or other financing mechanisms to assist in the acquisition of private land and to assist in the maintenance and enhancement of the Town park system.

Objective 7.2

Prepare a parks and recreation dedication program which provides incentives to private parties to dedicate open space and recreation facilities.

Objective 7.3

Monitor the availability of revenues from development fees to fund the acquisition, development and preservation of open space and parks.

Objective 7.4

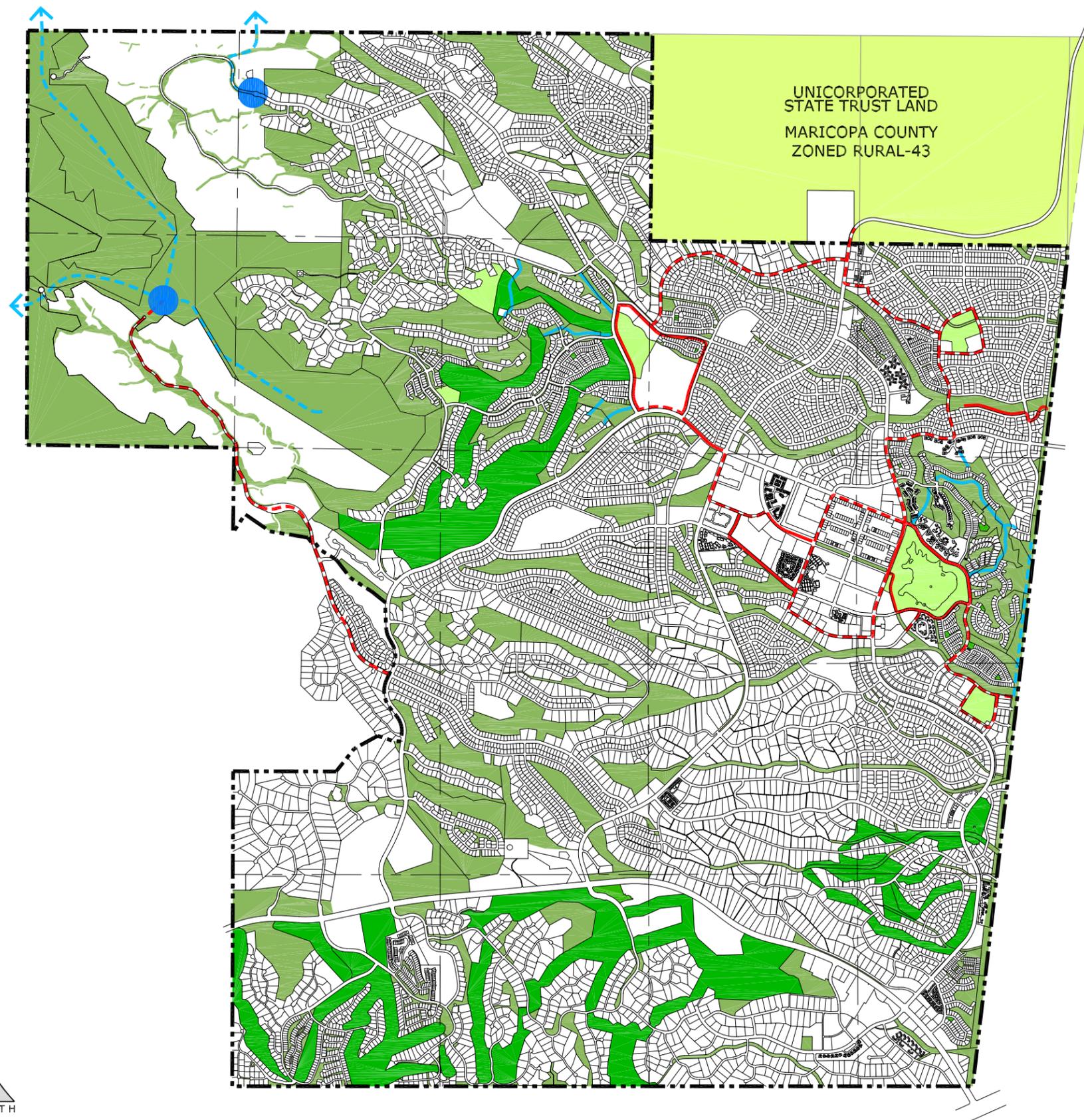
Investigate the availability of public/private funding, or other creative funding mechanisms that would allow the development of community facilities with limited Town participation.

Goal Eight

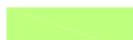
Minimize ground water consumption in existing or future park or open space areas.

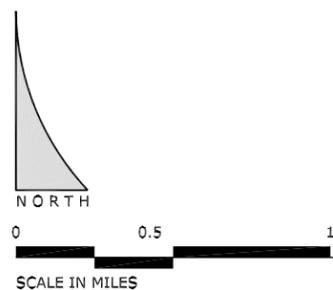
Objective 8.1

Work with the Fountain Hills Sanitary District to ensure that reclaimed water is used in as many of the new park facilities as possible.



LEGEND

-  EXISTING SHARED USE PATH (SOME SIX FEET WIDE)
-  PROPOSED PAVED SHARED USE PATH ACCESSIBLE TO ALL USERS. TYPICALLY EIGHT FOOT MINIMUM WIDTH FOR TWO-WAY TRAFFIC.
-  PROPOSED NON-PAVED TRAILS WITHIN OPEN SPACE CORRIDORS
-  EXISTING NON-PAVED TRAILS WITHIN OPEN SPACE CORRIDORS
-  PUBLIC PARK
-  PRIVATE PARK
-  GOLF COURSE
-  PUBLICLY OWNED OR CONTROLLED OPEN SPACE
-  PROPOSED OPEN SPACE
-  PROPOSED TRAILHEAD



ADOPTED JUNE 20, 2002

**FUTURE PARKS,
RECREATION AND
OPEN SPACE PLAN**



Conceptual Master
Desert Vista Neighborhood Park

Town of Fountain Hills
 e group
 1700 N. 10th Street, Suite 100
 Phoenix, AZ 85006
 Phone: 602.955.1100
 Fax: 602.955.1101
 Website: www.egroup.com

Scale: 1" = 20' 40' 80'

 Adopted June 20, 2002

Fountain Park Master Plan

PHASE I (EXISTING)

- 1 10' wide integrally colored ADA sidewalk (4,920 linear feet)
- 2 8' wide multi-use walking path with decomposed granite over asphalt (4,615 linear feet)
- 3 "Red Yucca Ramada" with three 8 person picnic tables and barbecue
- 4 West parking lot with 115 lighted spaces. See sheet "Fountain Park West Parking Lot" for an enlargement
- 5 "Golden Barrel Ramada" with three 8 person picnic tables and barbecue
- 6 Restroom / control building (990 S.F.)

PHASE II

- A "Kiwanis Ramada" with three 8 person picnic tables and barbecue
- B "Chuparosa Ramada" with three 8 person picnic tables and barbecue
- C "Ironwood Ramada" with three 8 person picnic tables and barbecue
- D Educational arboretum with signage 142 trees total.
- E Interpretive Signage (5 stations). See sheet "Fountain Park Interpretive Signage" for detail
- F 18 hole disc golf course with tee signs.
- G Fountain Lake performance pad with spectator seating
- H (45'x75') shaded tot lot for 3-5 year olds (45'x75') playground for 5-12 year olds
- I Park entry signage (2 locations) See sheet "Fountain Park Entry Signage" for detail
- J East parking lot with 59 lighted spaces
- K Veterans memorial and rose garden
- L Pathway lights covering (9,535 L.F. and 95 lamps)
- M Desert Wildflower Garden (15,060 S.F.). See sheet "Fountain Park Desert Wildflower Garden" for an enlargement.



landscape architecture / environmental design, inc.
817 North Central Avenue • Phoenix, Arizona 85004 602-462-9000

Adopted June 20, 2002



North 0 150 300 600



Four Peaks Neighborhood Park Phase II Conceptual Master Plan

- 1 New lighted in-line roller hockey facility with bleachers
 - 2 New lighted basketball courts with bleachers
 - 3 Shade boseque with picnic tables
 - 4 Existing lighted ball field
 - 5 New storage/maintenance yard (Approx. 2500 sq ft)
 - 6 Existing tennis courts
 - 7 Existing lighted softball field
 - 8 New Four Peaks Elementary School addition
 - 9 New 13,500 S.F. Community Recreation Center
 - 10 New parking lot (28 spaces)
 - 11 School playground
 - 12 New skateboard park
 - 13 New bike rack area
 - 14 Fire lane
 - 15 Large group ramada with picnic tables and barbecues
 - 16 New parking lot (25 spaces)
 - 17 New trash enclosure
 - 18 Existing pedestrian bridge
 - 19 Existing Four Peaks Neighborhood Park lighted soccer field
 - 20 Existing rest rooms and office
 - 21 Existing parking
 - 22 Administration Building
 - 23 Four Peaks Elementary School
 - 24 Existing bus loading area
 - 25 Existing Four Peaks Neighborhood Park Native Area Open Space
 - 26 Caliente Wash Native Area Open Space
 - 27 Cell Phone Transformer with Screen Wall
 - 28 Access for Cell Phone Transformer Maintenance
 - 29 Buffer Area with berming and landscape
- 3' Tall Metal Fence to Match Phase I Fence Along Wash
- Chainlink Fence for Baseball and Softball Fields



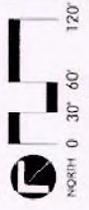
Four Peaks
Neighborhood Park
Phase II
Fountain Hills
Arizona

Conceptual
Master
Plan

e group
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PRESTINARY
CONSTRUCTION

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June 20th, 2002





RECREATIONAL MASTER PLAN
GOLDEN EAGLE PARK

FOUNTAIN HILLS, ARIZONA



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 landscape architecture / environmental design, inc.
 87 North Central Avenue Phoenix, Arizona 85004 602-467-9000

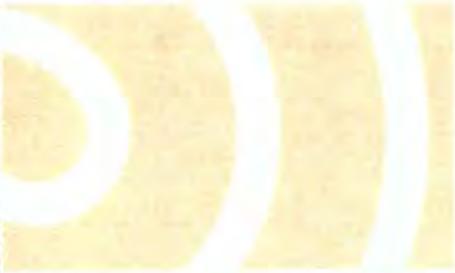
Adopted June 20, 2002

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CHAPTER FIVE
Transportation



General Plan
2002
Town of Fountain Hills



CIRCULATION ELEMENT

The Circulation Element of the **General Plan 2002** provides a framework for the development of a comprehensive transportation system, encompassing the roadway system, public transportation system and bike trails.

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.

Existing Conditions

Street System Inventory

There are approximately 165 miles of paved roadways in The Town of Fountain Hills.

Arterial roadways form the foundation of the roadway system, providing regional access and major transportation links. State Route 87 and Shea Boulevard are classified as principal arterials. Palisades Boulevard, Fountain Hills Boulevard and 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 residential and light commercial areas, serving as the connections between vehicular mobility and access to abutting land parcels.

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

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

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

- Alamosa Drive
- Avenida Vida Buena
- Bainbridge Avenue
- Boulder Drive
- Indian Wells Drive
- La Montana Drive (southern)
- Mira Monte Way
- Mountainside Drive

See
Land Use
Element
page 10

See
Street
Classification
Map
page 83

- Calaveras Drive
- Del Cambre Drive
- El Sobrante Drive
- Fayette Drive
- Greenhurst Drive
- Hampstead Drive
- Inca Drive
- Ocotillo Drive
- Richwood Drive
- Sierra Madre Drive
- Summerhill Boulevard (southern)
- Thistle Drive
- Tombstone Drive
- Westby Drive

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

Signalized traffic control devices are found 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
 Palisades Boulevard/Fountain Hills Boulevard
 Palisades/Avenue of the Fountains
 Palisades Boulevard/Saguaro Boulevard

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 2002** 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 inconsistent 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. Multiple 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 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 located on other inter-regional facilities.

Minor Arterial Roadways

Minor arterial roadways are moderate traffic volume, full or 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 and 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

See
Roadway
Classification
page 83

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.

Traffic Volumes

The average daily traffic (ADT) data currently available is limited. Based on counts conducted by the Town of Fountain Hills in 1997, Fountain Hills Boulevard, Saguario Boulevard and Palisades Boulevard accommodate the following traffic volumes.

See
Traffic
Counts
page 83

Maximum vehicle per day counts

Saguario Boulevard- Shea to Palisades segment	14,700 vpd
Fountain Hills Boulevard-Shea to Palisades segment	11,000 vpd
Fountain Hills Boulevard-Palisades to Town boundary	9,800 vpd
Palisades Blvd-Shea to Eagle Ridge segment	7,600 vpd
Palisades Blvd-Eagle Ridge to Ftn Hills segment	11,000 vpd
Palisades Blvd-Ftn Hills to Saguario segment	14,700 vpd
Shea Blvd-West Town boundary to Palisades segment	33,500 vpd
Shea Blvd-Palisades to Fountain Hills Blvd segment	23,200 vpd
Shea Blvd-Fountain Hills to Saguario segment	24,100 vpd

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

Planned Transportation Improvements

New roadways will be completed as a part of the Eagle Ridge North and Eagles Nest subdivision improvements. Arterial roadways in both 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 Saguario Boulevard and Shea Boulevard. No local transit service exists within the community.

See
Bicycle Plan
page 81

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 also 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, El Lago Boulevard, and as continuations to portions of the existing bike routes and lanes on Fountain Hills Boulevard and into the 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 ITE Recommended Practice entitled Guidelines for Driveway Location and Design, or as approved by the Town Council, based on Planning and Zoning Commission recommendations. Driveways shall be located so as not to 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 in accordance with the approved 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 ensure that all areas of Town are accessible during a 100-year flood occurrence.

Vision, Goals, And Objectives

Vision

Provide 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

Provide criteria for the location of ingress and egress points along Shea Boulevard.

Objective 1.2

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 arterial roadway that contain frontage roads.

Objective 1.3

Continue to encourage the development and implementation of a circulation plan that will accommodate all users, including pedestrians, bicycles, rollerblade and skaters, wheelchairs and strollers on sidewalks wide enough to accommodate two-way travel.

Objective 1.4

Complete a study of the pedestrian/vehicular interaction in and around the Town Center to identify possible pedestrian crossing and/or traffic calming needs.

Objective 1.5

Develop an Access Control Plan to ensure the functional integrity of the arterial roadways and protect residents and business patrons from increased exposure to conflicts that result from closely spaced driveways and curb cuts.

The Access Control Plan should identify portions of roadway that could benefit from the use of medians. Median breaks should be located not less than one-eighth mile (660 feet) from the nearest intersection. The preferred median break spacing should be one-quarter mile (1,320 feet), but may be reduced with approval of the Town Engineer.

Median breaks at collector or local streets, or for major driveways should be limited to a maximum of five per mile. Access points that do not align with median break points should be restricted to right-in/right-out only.

Objective 1.6

Conduct periodic community-wide traffic volume counts on all arterial and collector streets as a basis for future planning. 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 with high accident rates or rapidly increasing traffic volumes.

Objective 1.7

The Town should develop neighborhood traffic control plans that will monitor non-neighborhood "cut-through" traffic to determine if there is a need to develop and implement a traffic-calming plan.

Solutions should be individualized for each neighborhood, but may include improved signage, movement control devices, "speed humps"; and, in extreme cases, physically closing off streets or creating cul-de-sacs. It is important that any traffic calming solutions maintain adequate access for local traffic and emergency vehicles.

Objective 1.8

The Town should continue to improve collector streets as required by increased traffic volumes. All available public and private funding sources should be researched to finance these improvements.

Objective 1.9

Encourage secondary access points to all new development areas for temporary and permanent emergency access, including mountain and hillside subdivisions.

Objective 1.10

Develop, adopt and implement special event parking and traffic management plans and policies for the control of high volume traffic and short-term localized traffic congestion and parking problems generated by periodic special events.

Objective 1.11

To maximize roadway safety and efficiency, the Town should develop a street light policy for major streets, and evaluate the adequacy of existing roadway illumination to determine whether guide signage is clear, legible and properly located.

Objective 1.12

Periodically assess accident potential and operationally deficient areas to determine future needs for traffic control measures and implement an identification and mitigation program for high accident locations.

The Town Engineer should regularly review police data on traffic accidents, flag high accident locations, and implement appropriate mitigations where technically and financially feasible. Many high accident locations can be mitigated using one or more of the TSM measures enumerated in Section 5.5.C.

Objective 1.13

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.

Goal Two

Provide aesthetically pleasing circulation systems.

Objective 2.1

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 shaded pedestrian and bicycle pathways.

Objective 2.2

Encourage the design of off street parking areas that use xeriscape plants to provide shaded pedestrian walkways to structures.

Objective 2.3

The Town should not amend or 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 terrain.

Goal Three

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

Objective 3.1

Ensure that new developments include provisions for pedestrian and/or bike paths, and that those pathways are designated on development plans.

Objective 3.2

Implement bicycle and pedestrian routes 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 3.3

Develop standards for bikeway systems along the roadway. Where appropriate, develop standards for pedestrian trails adjacent to wash corridors.

Objective 3.4

Develop and implement a coordinated plan that will help to promote bicycle and other non-motorized modes of transportation usage and will include the design of safe bicycle facilities, including 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 route map.

Objective 3.5

Establish and encourage pedestrian and bikeways that lead to and from all school sites, activity centers, trails or recreational sites and provide cross-transportation nodes that are safe, comfortable and attractive.

Objective 3.6

Encourage the expansion of the pedestrian sidewalk system when indicated by unacceptable levels of vehicular traffic as determined by the Town Engineer.

Objective 3.7

Promote pedestrian linkages from residential parcels to schools, parks, and commercial centers.

Objective 3.8

Support and encourage home-based businesses that integrate the business operation into the existing residential neighborhood and that reduce vehicular trip generation.

Objective 3.9

Promote infill and mixed-use projects especially where resources and infrastructure are completed.

Goal Four

Provide adequate provisions for regional public transportation.

Objective 4.1

The Town should conduct a community transit needs/feasibility study to consider both the need for improved intra-community regional connections, and the need for in-town service, possibly in the form of a van 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

Coordinate with the regional transit system to develop usable and convenient bus routes.

Objective 4.3

Support the development of local dial-a-ride service within the community.

Objective 4.4

The Town should evaluate future park-and-ride facility needs and coordinate their location with the bicycle/pedestrian pathway system.

Objective 4.5

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.

Goal Five

Adopt a Traffic Impact Analysis requirement.

Objective 5.1

Adopt a policy requiring a Traffic Impact Analysis (TIA), completed by a registered professional engineer specializing in traffic engineering, as a part of the project submittal from subdivision and commercial developers during the concept review process. The TIA policy should address the costs of any capital improvements and an analysis of how the costs shall be paid.

The Traffic Impact Analysis should incorporate graphics illustrating the site development plan, physical roadway and driveway design and traffic volume data. The Analysis should also include, but not be limited to, a description and analysis and recommendations in regard to the following features as set forth by Town policy:

- Physical Roadway Features
- Traffic Characteristics
- Speed Characteristics
- Existing Traffic Controls
- Traffic Generator Characteristics
- Analysis of Impacts and Deficiencies
- Identification of Mitigations
- Proposed Mitigation Implementation Plan
- Pedestrian and Bicycle Master Plan

The TIA should include a comprehensive explanation of the design of access points, their potential traffic impacts on adjacent arterial and collector streets, and options for mitigation of problems.

The Town should retain the services of a professional traffic-engineering firm (hereinafter called "the Traffic Engineer") to conduct a review of the TIA and to prepare an unbiased assessment of the impacts of the proposed development. Developers would be assessed a fee for this review.

Depending on the scale of the project and judgment of the Traffic Engineer, the Traffic Impact Analysis could require different levels of assessment, including, but not limited to:

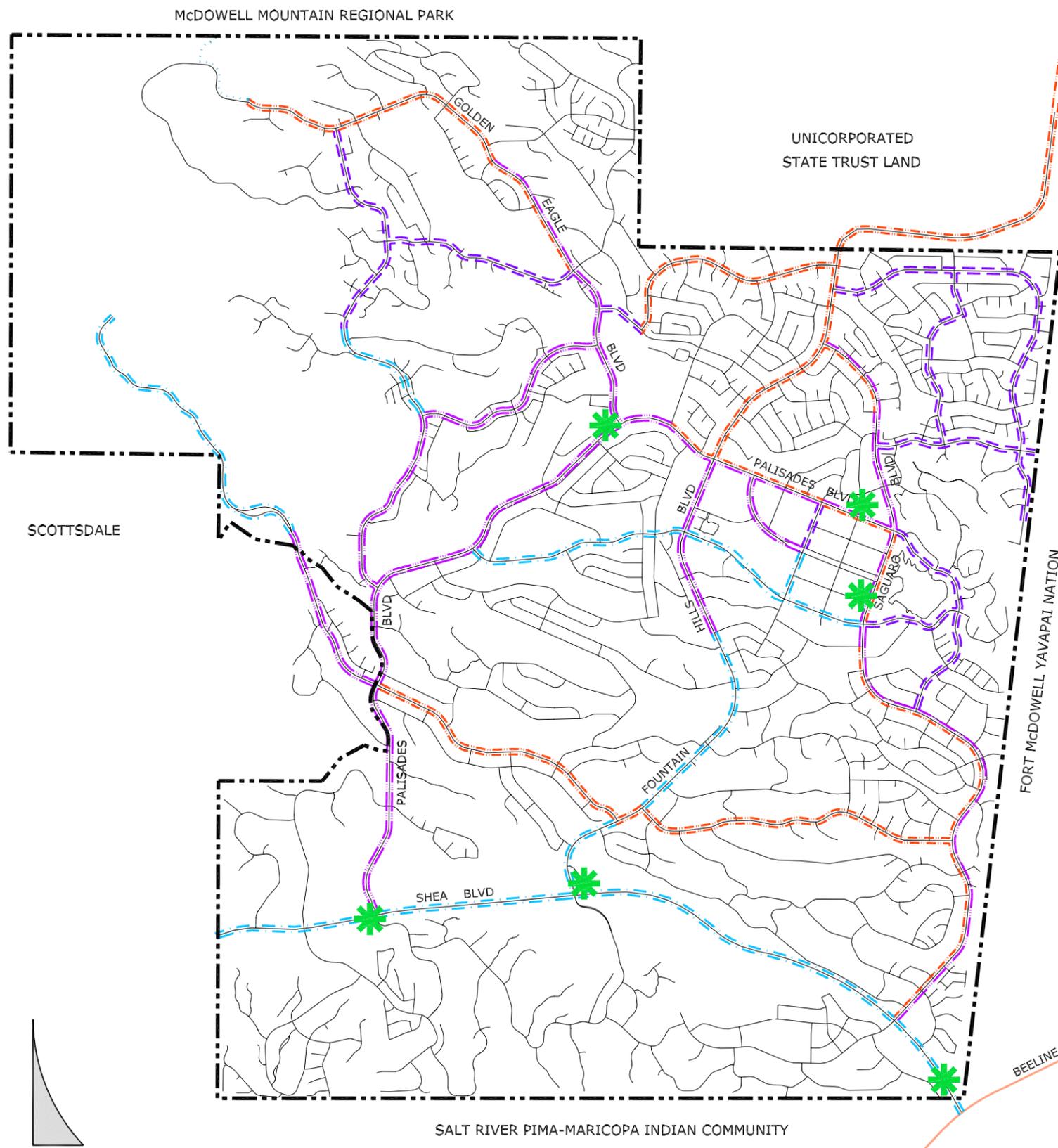
See
Cost of
Development
Element
page 51

Access Analysis - to review curb-cut requests and assist with site plan approval.

Traffic Impact Study - to analyze impacts to adjacent streets as a result of major projects or rezoning requests; and

Transportation Plan Assessment – to review projects that would have impacts on multiple traffic issues, such as Area Specific Plans.

The Town should require the project developer to implement the necessary approved mitigations at no expense to the Town, or by equitable proportioning of project costs, as approved by the Town.



ROADWAY BIKE LANE:

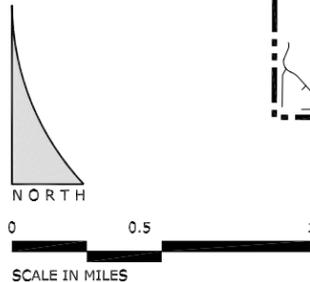
A BICYCLE TRAVEL LANE DELINEATED BY A PAINT STRIPE AND SUPPLEMENTAL SIGNAGE AND PAINT MARKINGS. THIS CONFIGURATION IS COMMON TO MOST MAJOR COLLECTOR AND ARTERIAL ROADS THAT ARE DESIGNATED AS BIKE LANES. PARKING IS NOT PERMITTED.

SHARED ROADWAY BIKE ROUTE:

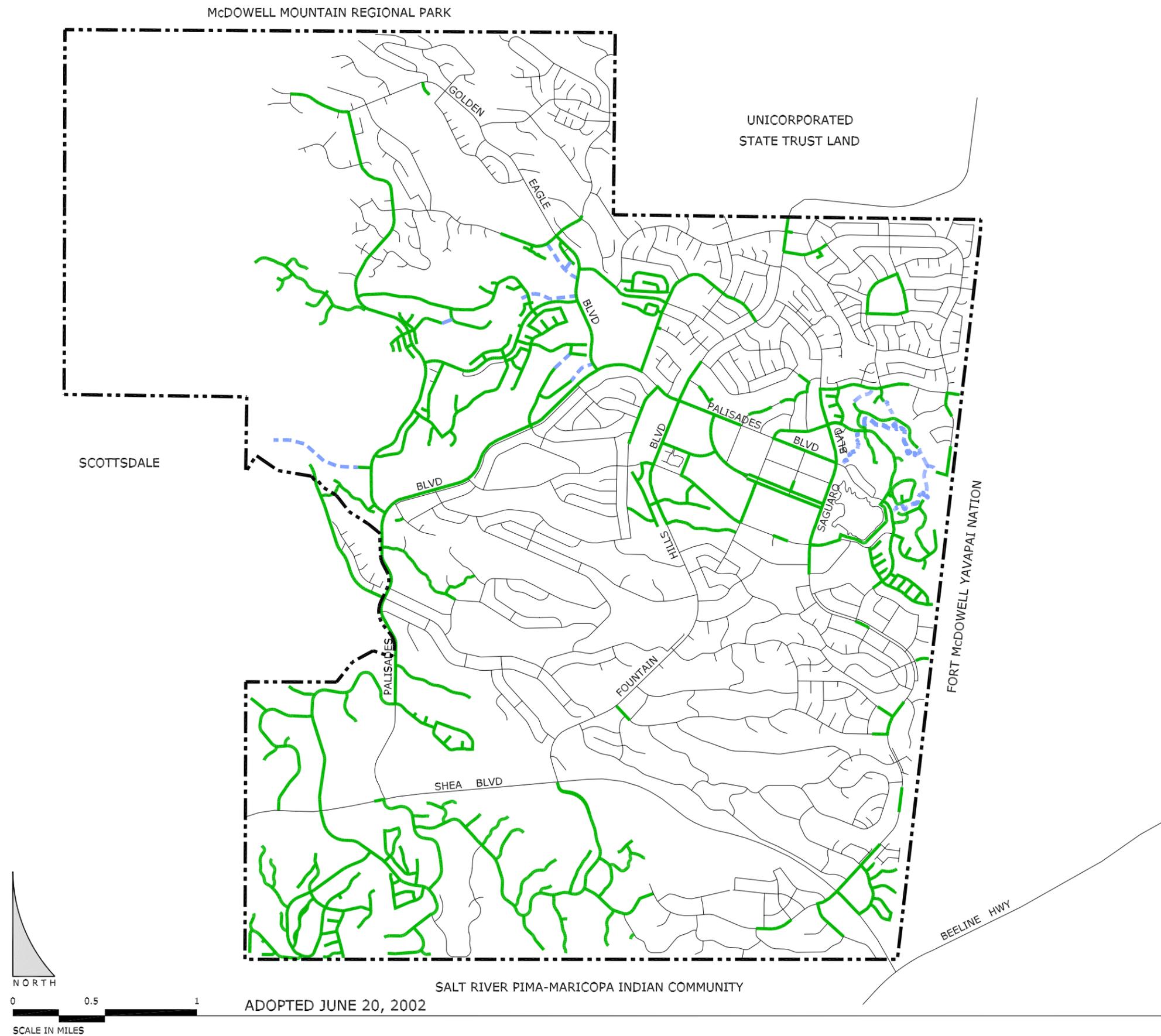
A NON-DELINEATED LANE ON COLLECTOR ROADWAYS, TYPICALLY THOSE WITH A HIGHER INCIDENCE OF DRIVEWAY CURB CUTS, WITH ADEQUATE PAVEMENT WIDTH FOR BICYCLE TRAFFIC. PARKING IS PERMITTED.

LEGEND

- EXISTING ROADWAY BIKE LANE
- EXISTING SHARED ROADWAY BIKE ROUTE
- PROPOSED ROADWAY BIKE LANE
- PROPOSED SHARED ROADWAY BIKE ROUTE
- PROPOSED NON-PAVED BIKE TRAIL
- INTER-MODAL TRANSITION NODE



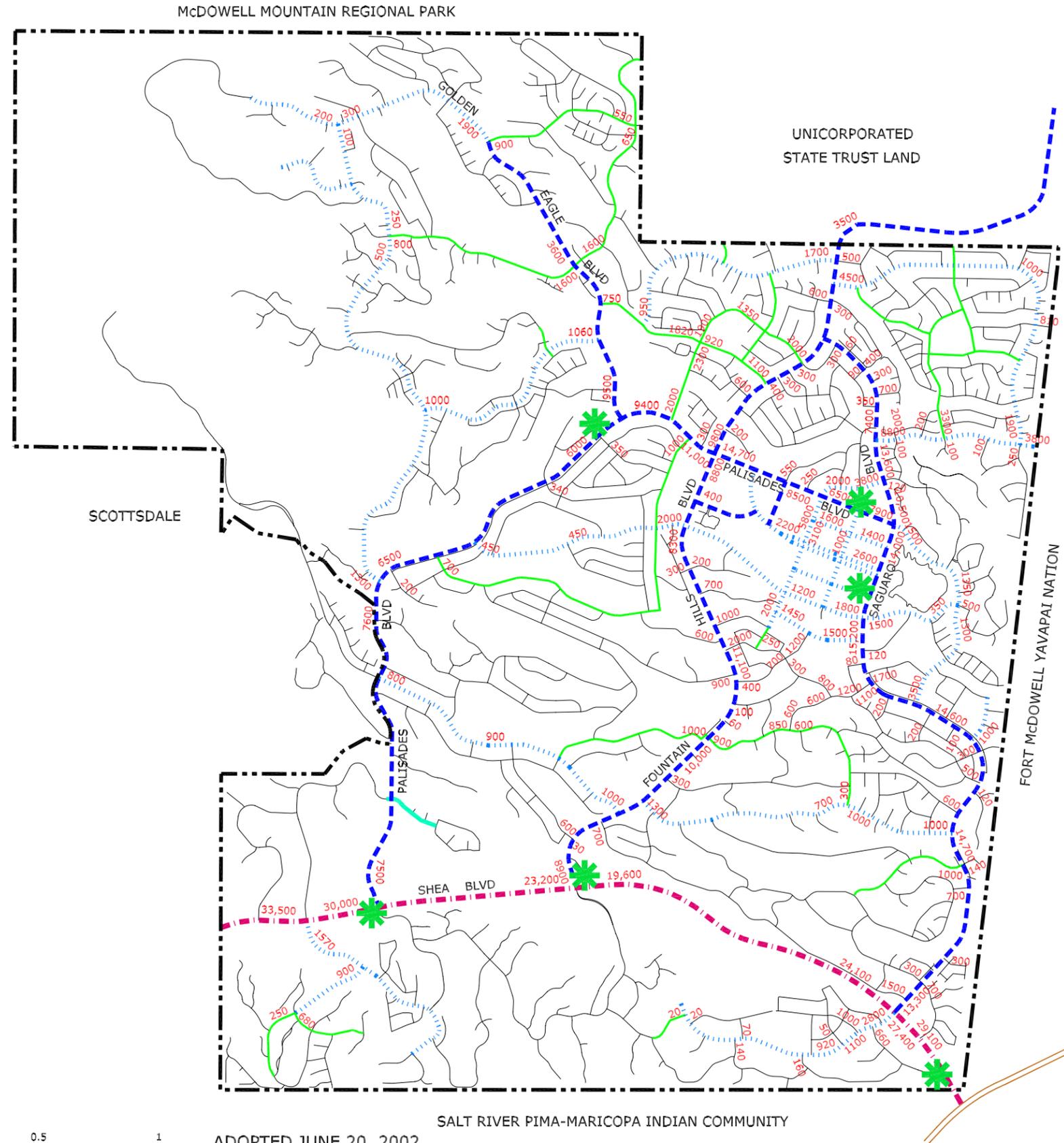
ADOPTED JUNE 20, 2002



LEGEND

- EXISTING ON-STREET SIDEWALK
- - - EXISTING OFF-STREET TRAIL

**EXISTING
SIDEWALKS &
OFF-STREET TRAILS**



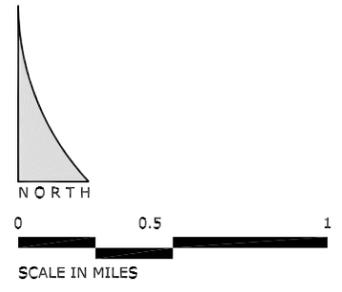
LEGEND

ACCESS CONTROL	DEGREE OF PRIMARY FUNCTION	ROW	ROADWAY CATEGORY
LOW	ACCESS	40'-50'	LOCAL STREETS
MODERATE	ACCESS/MOBILITY	60'	MINOR COLLECTOR
MODERATE	CUL-DE-SAC ACCESS	82'	LIMITED COLLECTOR
MODERATE	MOBILITY/ACCESS	100'	MAJOR COLLECTOR
HIGH	MOBILITY	130'	MINOR ARTERIAL
VERY HIGH	MOBILITY	160'	PRINCIPLE ARTERIAL
-	-	-	STATE HIGHWAY

0000 VEHICLES PER DAY (1997 COUNT)

★ INTER-MODAL TRANSITION NODE

**ROADWAY
FUNCTIONAL
CLASSIFICATION
SYSTEM
& TRANSPORTATION
TRAFFIC COUNTS**



ADOPTED JUNE 20, 2002

CHAPTER SIX
Public Utilities
And Resources



WATER RESOURCES ELEMENT

Existing Conditions

Water Services

The Town of Fountain Hills receives water from The Chaparral City Water Company, a subsidiary since 2000 of American States Water Company, which is regulated by the Arizona Corporation Commission. Chaparral City Water Company designed the water treatment and delivery system for the Town in 1989 when the company was a wholly owned subsidiary of MCO Properties. Chaparral Water Company controls supervision and maintenance of the operations. Both administrative offices and the maintenance warehouse are located in the Town.

Water is obtained primarily from an allotment of Central Arizona Project (CAP), a nationally funded water reclamation project that delivers Colorado River water to Phoenix and Tucson through a surface canal system. Additional water is obtained from groundwater wells.

Chaparral City Water Company treats the water with a filtering and clarification system that has been periodically upgraded. Water from the Central Arizona Project is treated and stored in a facility located near Fountain Hills Boulevard and Shea Boulevard. Additional water storage reservoirs are located throughout the Town.

The Arizona Corporation Commission governs all utility rates including those set by The Chaparral City Water Company. The Arizona Department of Water Resources controls and regulates water quality issues.

Wastewater

The Fountain Hills Sanitary District, a separate governmental entity governed by an elected board, is responsible for the collection, treatment, and disposal of wastewater in Fountain Hills. The District owns, operates, and maintains a collection system, wastewater treatment facilities, and reclaimed water distribution and storage facilities. Reclaimed water is used to fill Fountain Lake and other Town lakes, irrigate three of the five Town park sites and irrigate SunRidge Canyon, Eagle Mountain and FireRock Country Club golf courses.

In February of 2001, the Sanitary District completed facilities to further treat the reclaimed water and store it in the ground during the winter months when the demand for reclaimed water is low. The water is pumped out of the ground in the summer months for irrigation when the demand is high.

The Sanitary District is constantly upgrading its facilities to meet growth requirements and the ultimate capacity anticipated for community buildout. The District's office and its two treatment facilities are located in Town.

See
Land Use
Element
page 10

The Sanitary District is currently upgrading and modernizing the facilities to designs and capacity anticipated for community buildout. The District office and treatment plant are located in town.

Vision, Goals and Objectives

Vision

The Town will continue to support the supply of a safe and economical water supply and the expansion of water reclamation and reuse system.

Goal One

Reduce water usage.

Objective 1.1

Continue to enforce the requirement for the installation of low-water use fixtures in all public facilities.

Objective 1.2

Develop a public education program that will encourage the installation of low-water use fixtures for household use.

Objective 1.3

Promote the development and distribution of public education materials explaining water conservation including the use of xeriscape landscaping and low-water use irrigation systems.

Objective 1.4

Encourage new and re-development 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 available.

Objective 1.5

Examine the benefits and constraints of having the Town acquire The Chaparral City Water Company.

Goal Two

Support the expansion of the existing water reclamation system.

Objective 2.1

Encourage the continued use of reclaimed water for all Town-maintained landscaping and park areas.

Objective 2.2

Encourage the continued use of reclaimed water for all golf course irrigation.

See
Environmental
Planning
Element
page 87

See
Environmental
Planning
Element
page 87

Objective 2.3

Continue to encourage the implementation of technical improvements to the existing water reclamation system as new technologies emerge.

Objective 2.4

Examine the benefits and constraints of having the Town acquire the Sanitary District.

ENVIRONMENTAL PLANNING ELEMENT

Existing Conditions

Since inception, the Town of Fountain Hills has been very progressive in environmental planning policy making and enforcement.

In contrast to most Phoenix metropolitan cities and towns, development plans have been completed and approved for almost all land within the Town boundaries. Some in-fill parcels remain, but, by and large, the community is reaching the limits of growth, due in part to the fact that the Town has no room for expansion without further annexation.

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 groundwater recharging facilities.

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 and 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 and encourage 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, however the Town maintains a contract with Maricopa County for a shuttle service that makes several stops in town and connects to the Mayo Clinic in Scottsdale. Residents may use the shuttle service to connect to the region-wide transit system.

Preservation and Stewardship

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.

See
Open Space
Element
page 56

It is the closeness of the natural desert, in the hills with exceptional scenic views and 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 particulate 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 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.

See
Circulation Map
page 83

Education Program

One effective method to preserve 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.

Hillside Protection

The Town currently has an approved plant list that is used for landscaping and re-vegetation requirements. Some areas of the existing natural desert are filled with saguaro and their associated plants. Other areas contain cholla forests. Many washes are filled with dense stands of ironwood, cottonwood and desert willow trees, while some streambeds are lined with mesquites and palo verde trees.

The existing list does not require that a re-vegetation plan differentiate between the unique plant community in which the parcel is located.

The Town has worked diligently to preserve steeply sloping hillside areas. Areas of disturbance are required to be revegetated. However, the re-vegetation plan currently does not require native plants to be salvaged from developing lots.

Archeological Protection

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

The Town has a museum under construction at the Civic Center where all historical and cultural resources can be properly preserved and where research and educational programs can be developed and implemented.

Energy Efficient Planning and Design

Reduce Energy Use

Transit

The Town is continuing to expand requirements 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.

See
Circulation
Element
page 69

Reduce Pollution

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. Maricopa County Rule 310.01 contains requirements for paving or treatment of dirt roads when they exceed 150 average trips per day by June 10, 2004. There is no section of Town that has unpaved roadways that generate 150 trips per day.

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.

Reentrained dust from vehicles is known as PM-10 pollution, which refers to particulate matter less than 10 microns in diameter.

Newly designed street sweeping equipment that will limit PM-10 particulate pollution is currently undergoing efficiency certification and should be incorporated into the Town's municipal fleet to reduce additional particulate pollution.

Recycling

At present, the Town encourages recycling and the use of recycled materials, but business owners and residents must take their recyclable materials to central collection points. The Town should continue to promote policies that encourage the use of recycled materials and promote recycling efforts.

Control of Hazardous Materials

Currently the Town reviews the use and storage of hazardous materials by businesses at the time of business permit 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.

Control Water and Wastewater Usage

Although the Town purchases water service from The Chaparral City Water Company, and has no control of their operations, there are still ways that the Town can seek to limit water consumption. 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, for town-wide landscaping irrigation and for groundwater recharge.

See Water Resources Element page 84

Vision, Goals and Objectives

Vision

The Town seeks to continue the preservation and conservation of the natural desert, to identify and protect historical and archeological 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

Require all newly platted, or re-platted, properties to provide a recorded disturbance allowance for each parcel.

Objective 1.2

Encourage the development and adoption of a Native Plant salvage ordinance.

Objective 1.3

The Town's landscaping list should be expanded to be area specific, differentiating between plant communities in wash areas and different slope areas. The various sections of Town should be studied and identified so that the appropriate re-vegetation planting list can be selected to more closely blend the new plantings into the existing natural desert.

Objective 1.4

Complete a study to identify all significant topographical features within the Town and generate a Protection Overlay that would limit any future development of the identified features.

Objective 1.5

Identify where appropriate trails should be located and develop public educational materials to discourage off-trail habitat and vegetation destruction.

Objective 1.6

Continue to discourage unauthorized dumping and continue to require re-vegetation for violators.

Objective 1.7

Identify indigenous wildlife and protect their unique habitats within the community, and develop and distribute educational materials about the Sonoran Desert.

Goal Two

Identify and preserve cultural and archeological resources.

Objective 2.1

Collaborate with Colleges and Universities to complete cultural history and archeological studies for the Town and promote the collaboration and sharing of information with other communities in order to complete a contextual understanding of the cultural and archeological resources.

Objective 2.2

Promote the preservation of artifacts through proper conservation methods.

Objective 2.3

Support public education programs that emphasize local and regional cultural and archeological history.

Goal Three

Promote programs that will continue to improve air quality.

Objective 3.1

Continue to support the expansion and development of regional and local transit services and alternative transportation modes to reduce carbon monoxide pollution.

Objective 3.2

Promote programs to eliminate gasoline-powered landscape equipment.

Objective 3.3

Investigate methods to expand the alternative fuel program for Town vehicles.

Objective 3.4

Support the replacement of all Town street sweeping equipment with PM-10 certified street sweepers.

Goal Four

Promote programs that will promote conservation of natural resources.

Objective 4.1

Encourage the use of architectural design using passive solar heating and using design elements and appropriate insulating materials to limit energy consumption.

Objective 4.2

Support the development and implementation of educational resources for public information regarding low-flow irrigation systems.

Objective 4.3

Encourage revitalization and rehabilitation of existing structures.

Objective 4.4

Promote economic development with policies that will reduce vehicular traffic and air pollution.

Objective 4.5

Encourage policies that will reduce waste and that promote recycling of waste materials.

Objective 4.6

Develop and distribute educational materials regarding the handling and disposal of hazardous materials.

CHAPTER SEVEN
Plan Implementation



General Plan
2002
Town of Fountain Hills



PLAN IMPLEMENTATION

Administration Of The General Plan

After the Town Council has adopted the **General Plan 2002**, or amendment thereto, the planning agency shall undertake the following actions to encourage effectuation of the plan:

1. Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the general plan or part thereof in order that it will serve as a pattern and 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 legislative body on the status of the 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 2002**, 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 municipality, whose functions include recommending, preparing plans for or constructing major public works, shall submit to an agency, as designated by the respective municipal legislative body, a list of the proposed public works located entirely or partially within the municipality 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 municipal planning agency for review and report to such agency as to conformity with the adopted general plan or part thereof.

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 agency as to conformity with such adopted general plan or part thereof. The planning agency 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 legislative body so provides by ordinance or resolution.

PLAN AMENDMENTS

Any proposed amendment to the **General Plan 2002** may not result in an adverse impact to the community as a whole, or any portion of the community. Public participation shall be encouraged for any proposed amendment to the **General Plan 2002** and all legislative requirements shall be met.

Amendments to the **General Plan 2002** 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 statutory requirements which guided the adoption of the General Plan shall be followed for all amendments as they pertain to public hearings and otherwise. The term amendment(s) shall apply to both text and map revisions. A Major Amendment to the **Town of Fountain Hills General Plan 2002** shall be approved by affirmative vote of at least two-thirds of the members of the Town Council.

Amendments to the **General Plan 2002**, 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 authority that is in conflict with the **General Plan 2002**, an amendment to the **General Plan 2002** must be approved and completed.

Minor Amendments

Any change mandated by initiative or Arizona State law shall use the **Minor Amendment** process.

Any change in land use from residential, commercial or industrial **to** parks, open space, public facilities or institutional uses shall use the **Minor Amendment** process.

Minor Amendments may be brought forward for consideration at 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 Amendments

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 zoning district shall use the **Major Amendment** process.

Residential

Any increase of intensity of any residential land use classification of eighty (80) acres or more shall be deemed a **Major Amendment**.

Non-residential

Any change of non-residential land use classification, except Parks, Open Space, Public Facilities and Institutional Land uses, of forty (40) acres or more shall be deemed a **Major Amendment**.

Any DECREASE in the intensity of use on a property at the initiative of the Town of Fountain Hills shall be deemed a **Major Amendment**.

Any DELETION of a requirement for the reservation or dedication of land for Public Purposes, except for minor boundary adjustments or street alignments shall be deemed to be a **Major Amendment**.

Any establishment of a new, or deletion of, a planned arterial or a major or minor collector road shown on the **General Plan 2002**, shall be deemed to be a **Major Amendment**.

Major Amendment Process

Major Amendments to the **General Plan 2002** may only be presented and considered by the Planning and Zoning Commission for recommendation to the Town Council at a single public hearing (Planning Commission Major General Plan Amendment (MGPA) hearing) during the calendar year in which the proposed amendment is made, and by The Town Council at a single public hearing during the calendar year in which the proposed amendment is made.

Applicants proposing a Major Amendment shall submit a formal application at least four (4) months prior to the Planning 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 Community Development. 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 local and regional transit connections and pedestrian and bicycle paths

Presentation to the Town Council on the proposed Major Amendment shall include a Resolution, which, upon Council approval, will become the formal acknowledgement of amendment of the **General Plan 2002**.

AREA SPECIFIC PLANS

An Area Specific Plan is a further refinement of all of the elements of the **Fountain Hills General Plan** in a specific area. Under the direction of the Planning and Zoning Commission or Town Council, the Community Development 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 the Area Specific Plans 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 Statutes (ARS 9-461.08.) An Area Specific Plan shall be limited to modifying only the overall pattern of land uses, and then only when the pattern will not detrimentally affect surrounding existing and/or future land use patterns, and will not be in conflict with any other provisions of the **Fountain Hills General Plan 2002**.

GLOSSARY



General Plan
2002
Town of Fountain Hills



GLOSSARY

- AASTO**-American Association of State Highway and Traffic Officials
- ADT**-Average Daily Traffic
- Alternative Fuel**-non-gasoline fuels
- American States Water Company**-parent company of Chaparral City Water Company
- ARS**-Arizona Revised Statutes
- Bosque**-a small group of trees
- CCWC**- Chaparral City Water Company
- Chaparral City Water Company**- independent water company providing potable water
- Communities Southwest**-Developer of Eagle Mountain subdivision
- Dog Park**-a public park where dogs have a fenced area to play off leash
- DU/AC**-dwelling unit per acre
- Eagle Mountain**-platted subdivision
- Eagles Nest**-subdivision
- Eagle Ridge North**-subdivision
- FireRock**- platted subdivision
- Fountain Hills Sanitary District**-independent agency providing sewerage services
- HPE**-Hillside Protection Easement
- ITE**-Institute of Transportation Engineers
- MAG**-Maricopa Association of Governments
- McCulloch Corporation**-company that purchased the land that became the Town of Fountain Hills
- MCO**-McCulloch Corporation
- MGPA**-Major General Plan Amendment
- MUTCD**-Manual on Uniform Traffic Control Devices
- OSC**-Open Space Conservation
- OSR**-Open Space Recreational
- P-Bar Ranch**-part of the original townsite land
- Page Land & Cattle Company**-owner of P-Bar Ranch
- Plat 208**-part of the Town Center development area
- PM-10**-gradation measurement of the size of dust particles thrown into the air by passing vehicles
- Qwest Communications**-provider of telephone, cable television and Internet access
- Ramada**-an open-air structure
- R.O.W.**-right of way
- RPTA**-Regional Public Transportation Authority
- RUPD**-Residential Unit Planned Development
- Rural/Metro Corporation**-provider of fire protection services
- Skate Park**-recreational facility for skateboarding

Southwest Gas-provider of natural gas

Special Event-large gathering that draws crowds of visitors

SRP-Salt River Project, provider of electrical service

SunCor-with MCO, developer of SunRidge Canyon

SunRidge Canyon- platted subdivision

Westridge- platted subdivision

Xeriscape-style of landscaping using low-water irrigation systems and natural desert plants