



Plan Administration

General Plan Amendments and Updates

The Fountain Hills General Plan provides a decision-making framework for Town elected and appointed officials and staff to guide future growth, development, redevelopment and infill and maintain the public infrastructure and services needed to support existing and future needs. Over time, unanticipated or unforeseen changes in economy, technology, environment, demographics, transportation systems, and other factors may occur. General Plan Updates and Major, Minor, and Administrative Amendments allow the Town to address such changes. This section defines these General Plan administrative tools and describes their respective processes.

Major plan amendments, as described on pages 123 and 124 of the Plan, are for significant changes to the approved plan and can only be processed one time a year. They require significant public input and at least two hearings by the Planning and Zoning Commission. Minor plan amendments, described on page 124 of the Plan, are for less impactful changes to the Plan needed to adjust to changing conditions in the Town. These can be processed any time and require only one hearing by the Planning and Zoning Commission.

General Plan Annual Review

Each year, the Fountain Hills Development Services Department must prepare, and the Fountain Hills Planning & Zoning Commission must review and submit to the Town Council an annual report on the status of the General Plan progress. The report must include, but not be limited to, the following:

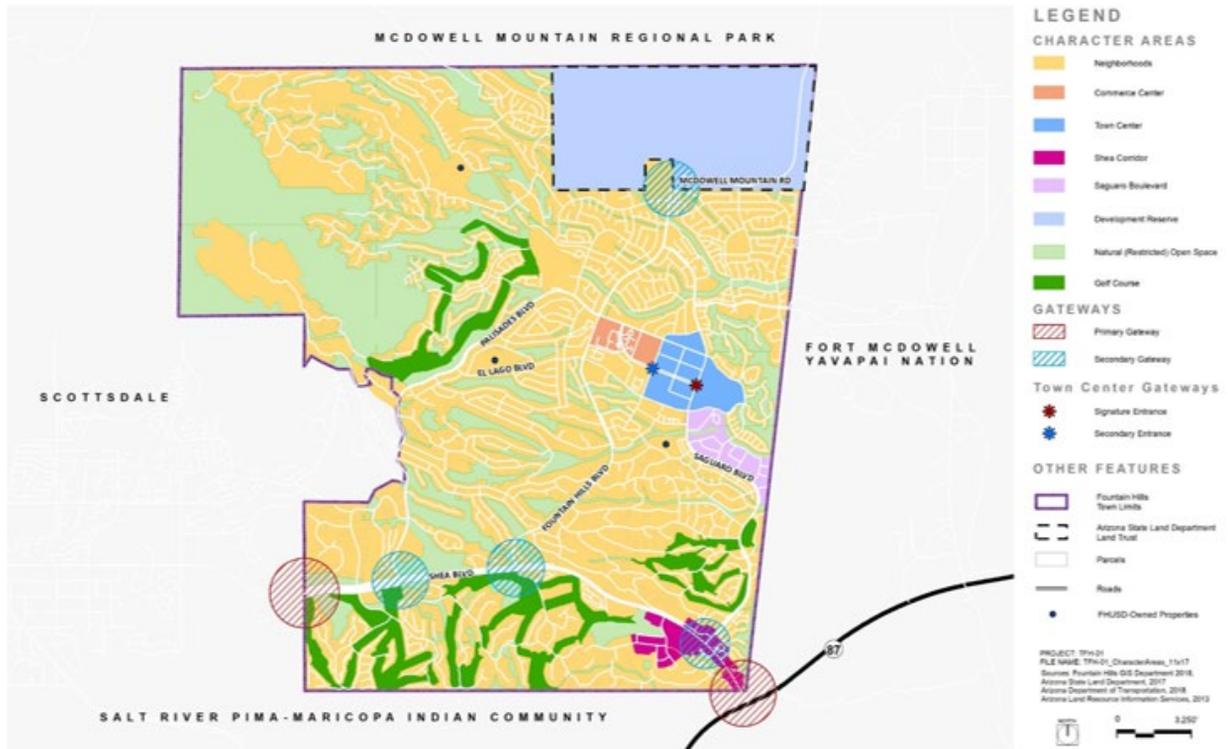
1. A summary of General Plan amendments processed during the preceding year and those pending review, including General Plan amendments initiated by Town Council.
2. A report on the progress and status of implementation actions enumerated in the General Plan Implementation Strategy.
3. A review of policy issues which may have arisen regarding provisions of the General Plan.
4. A recommendation for General Plan amendments to be initiated to maintain an effective, up-to-date General Plan including: policy changes, clarifications, and new policy development; changes in character area; and other applicable changes. The recommendation may also include suggestions to change implementation actions priorities, as Town's priorities shift, as well as General Plan amendments, if any, to be included in the work program for the following fiscal year.

CHARACTER AREAS

A character area is a portion of the Town with distinct development patterns, land uses, densities or intensities and shared identity and characteristics that differ from neighboring areas. The character area approach used in the Fountain Hills General Plan 2020 achieves and maintains the high quality of life valued by the community by seamlessly integrating Fountain Hills’ built and natural environments and supporting memorable public spaces.

The Character Areas defined for Fountain Hills are illustrated on the Character Areas Plan.

FOUNTAIN HILLS CHARACTER AREAS PLAN



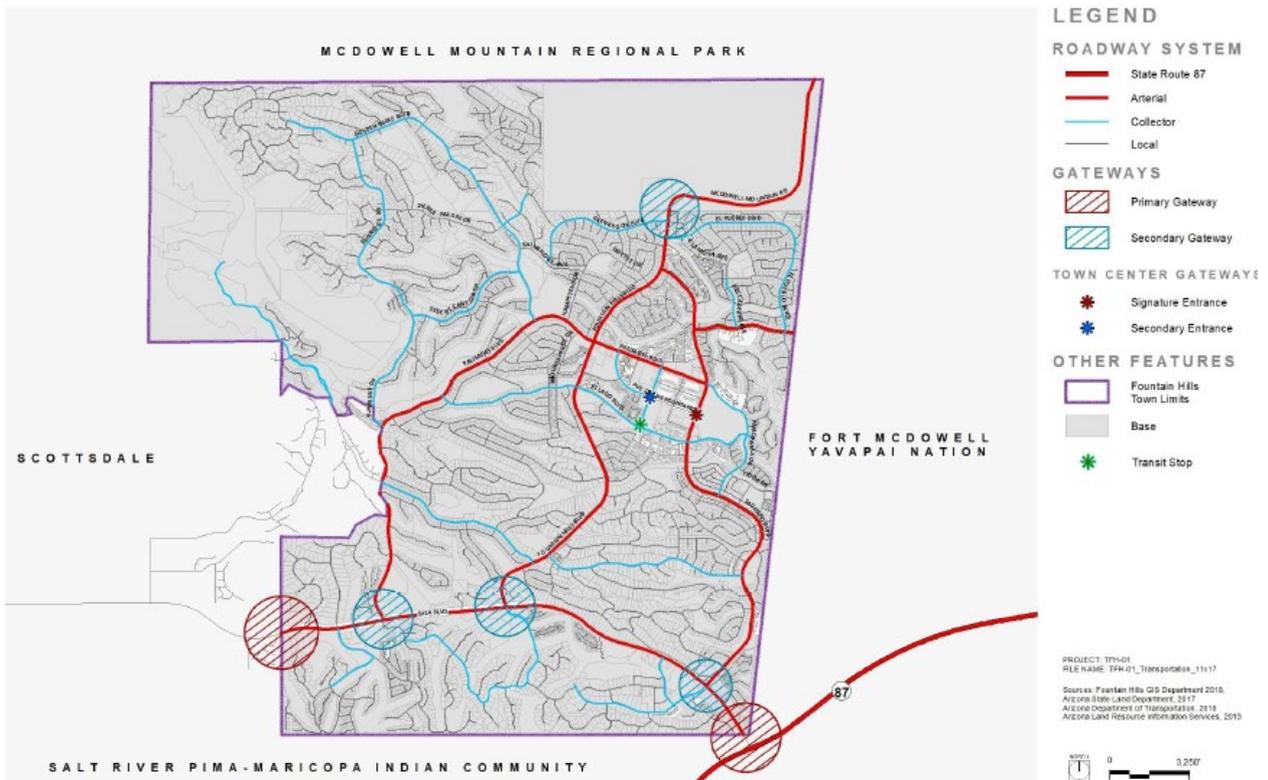
The Fountain Hills Character Area Plan presents the recommended guidance to direct maintenance and future development, redevelopment, and infill in the incorporated area of the Town. Future development in the established areas will need to be consistent with the character of the area where it is being built.

Connectivity, Access and Mobility

A transportation and circulation system that supports connectivity, access and mobility contributes to the quality of life. The Connectivity, Access and Mobility Element provides a comprehensive framework for the maintenance and enhancement of an integrated transportation system that includes the Town’s roadway, transit, bicycle and pedestrian systems supporting the needs of the character areas included in the Character Areas Plan Map. This element also includes options for reducing car-dependency and carbon emissions.

This section of the Plan includes information regarding the Town’s access to the larger metro area, local circulation (including pedestrian and bicycle connectivity), safety, and gateways and wayfinding.

The Connectivity, Access and Mobility Plan Map contained in the Plan show the following for the Town’s street system.





Economic Development

An important part of creating a thriving community is having a thriving economy. The goals for Economic Development contained in the General Plan are:

GOAL 1: Maximize economic development opportunities in Fountain Hills.

GOAL 2: Continue to provide safe and well-maintained infrastructure.

GOAL 3: Attract families and younger working professionals to Fountain Hills.

GOAL 4: Ensure that Fountain Hills finances are stable and sustainable.

GOAL 5: Support strong public/private partnerships to strengthen the community, ensure long-term viability, and improve the Town's quality of life.



An important part of economic development is being able to manage the costs associated with continued growth and development as well as long term maintenance costs. The Cost of Development portion of the Plan addresses the following topics:

- Legislative Framework
- Cost of Development Key Definitions
- Town of Fountain Hills Fiscal 2019-2020 Adopted Budget
- Cost of Development Plan Regulatory Methods
- Town of Fountain Hills Growth Revenues
- Capital Improvement Plan
- General Plan Monitoring System

General Plan 2020 Education Material and Campaign

1. Create series of one page information briefs on Plan contents
2. Make briefs available on line and with copies of Plan at Town Hall, Library, and Community Center.
3. Have briefs rotate on Town website.
4. Print and post briefs on rotating basis to post in Town Hall and Community Center.
5. Discuss with Times running stories in September and October.
6. Solicit group to campaign for Plan: Chamber, Young..., Vision Fountain Hills,

Introduction & Overview



General Plan Purpose

The Town of Fountain Hills General Plan 2020 (General Plan) manages growth in a manner consistent with the community's vision through its ten-year planning horizon. It guides decisions by establishing goals and policies that balance maintenance of existing and developing neighborhoods, continued support for economic development and conservation of resources. The General Plan provides the basis for new development while supporting the quality of life that makes the Town distinct. The plan includes the vision, goals and policy framework identified during the community outreach process. It addresses specific community needs and aspirations. Under State law, actions on private land development, such as Specific Plans, Area Plans, rezonings, subdivisions, public agency projects and other decisions must be consistent with the General Plan ratified by the voters.



The Fountain Hills General Plan 2020 consists of four documents:

- Background and Current Conditions Report (contains all pertinent analyses supporting the General Plan);
- Community Vision Report (summarizes the input received at the various community meetings, workshops and visioning efforts);
- Policy Plan (the actual plan with goals and policies); and,
- Plan Overview (a summary of key elements of the General Plan).

For details, see Fountain Hills General Plan 2020, pages 4 – 9

Natural Resources & Open Space



Since its incorporation in 1989, Fountain Hills has become known for its small-town charm and environmental setting. The Town values the natural environment as an essential component of a thriving community. The Natural Resources and Open Space Element addresses open space, topography, storm water management, desert landscapes, vegetation, wildlife habitat, scenic value, dark skies, water and air quality, and clean energy.

From its inception, the natural desert became an integral component of Fountain Hills' character, identity and sense of place. Although part of the built environment, the signature fountain and lake are the result of a water conservation system that uses reclaimed water. The water conservation system includes reuse of reclaimed water on turf in parks and golf courses and for aquifer storage and recovery.



The topography of the Town creates a unique environment of ridges, hilltops, rock outcrops and washes. The Plan reviews these conditions and the impacts on watersheds, groundwater, climate, vegetation, wildlife, and air and water quality.

The Town's location within the foothills of the McDowell Mountain Regional Park and Scottsdale McDowell Sonoran Preserve provides a network of trails, natural drainage channels and washes that extend throughout the community.

Fountain Hills stands apart from other communities for a number of reasons: its signature fountain, its geography and scenery, its small-town feel in a major metropolitan area, its adjacency to parks, preserves, and a national forest, as well as its dark skies. Fountain Hills' location at the edge of the 12th largest Metropolitan Statistical Area in the United States makes for surprisingly dark nights due to the screening effect of the neighboring McDowell Mountains. The Plan seeks to help maintain the Town's dark skies.



Public Facilities & Services

The Public Facilities and Services Element addresses those public services and facilities owned, managed and operated by the Town of Fountain Hills for which the Town has jurisdictional responsibility as well as coordination with other service providers, and includes the supporting goals and policies necessary to provide the high-quality services needed to support current and future growth. Much of the Town's infrastructure was built in the early 1970's. The Town prioritizes regular maintenance of the aging infrastructure to ensure it is of adequate quality.

Topics covered in this section of the Plan include:

- **Water and Sewer.** Includes review of the water and waste water infrastructure and needs for the future.
- **Law Enforcement, Fire Protection and Emergency Services.** Includes review of law enforcement, fire, and emergency services available in the Town.
- **Utilities.** Reviews electric, gas, telephone, cellular, cable and internet services.
- **Other Public Facilities and Community Services.** Includes information on Town Hall, municipal court, the community and civic center, community garden and farmers market, Fountain Hills' library, River of Time Museum, solid waste collections and recycling, parks, education facilities, and health care.
- **Capital Improvement Program.** Commits to maintain the Town's infrastructure.



Fountain Hills Sanitary District



Fountain Hills High School

Social Environment

A hallmark of a thriving community is to provide and maintain a safe and healthy public sphere. The Social Environment Element defines the Town of Fountain Hills' built public spaces as areas for community interaction and networking. Such public spaces include community and regional parks as well as public gathering spaces like plazas and courtyards in association with compact or urban development.

Fountain Hills supports the three pillars of a thriving social environment:

- **Health and Wellness:** Improve the health and wellness through parks and recreation that inspire personal growth and healthy lifestyles
- **Connectivity:** Expand and strengthen outdoor experiences that connect residents and visitors to nature and to each other
- **Social Interaction:** Offering safe, quality public spaces such as parks, plazas and courtyards



Increasing walkability supports the healthy lifestyle valued by the community and increases opportunities for social interaction and networking. Sidewalks and trails are public spaces that function as social connectors.

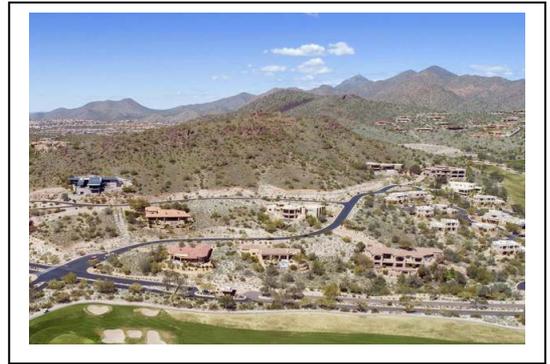
The intent of this section is threefold: 1) Support pedestrian and trail connectivity in suburban areas; 2) Reduce vehicle dependence in urban areas such as the Town Center and Commerce Center; and 3) Support urban development in Shea Corridor as this area gets repurposed.



Thriving Neighborhoods

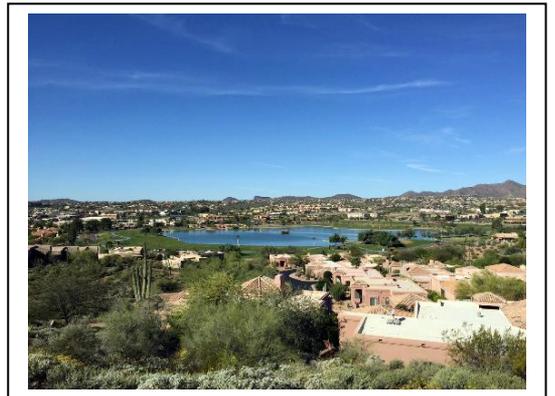
Thriving Neighborhoods in Fountain Hills are key components of a thriving community, define Fountain Hills, and support the economic vitality of long-term resilience of the Town. This element of the Plan discusses the following areas:

Housing. To meet the needs of current and future residents of Fountain Hills, the Plan seeks to improve the variety of housing available to meet the needs of a diverse population and attract more young families. The Town is also committed to providing quality residential development that is walkable and takes advantage of our desert landscape. The Town will continue to work with property owners to ensure quality maintenance of residential properties.



Neighborhood Amenities. Neighborhood amenities include neighborhood parks, schools, and other services, including appropriate commercial activities. Neighborhood amenities also include providing connectivity through bike paths and pedestrian walkways throughout Fountain Hills.

Neighborhood Safety. Fountain Hills was originally master planned based on innovative design concepts that resulted in quality, tranquil and safe neighborhoods. Future development will continue to support neighborhood safety by applying safe-by-design best practices.



The Vision statement in the General Plan tells us **who** we are, **what** we want to maintain, and **where** we want to go.

Our Vision

Picture an inviting desert oasis in the Phoenix metropolitan region, a place where:

- *Native desert vegetation, topography, and natural resources are valued and preserved*
- *Distant mountains by day and countless stars by night offer a memorable setting*
- *Neighbors and visitors gather at special events and festivals*
- *Residents enjoy a walkable community that is conducive to civic involvement and activities*
- *Unique dining and shopping options abound*
- *Multiple recreational opportunities support healthy and active lifestyles*
- *A stable economy invites innovation and creativity and delivers meaningful employment options to an engaged, active, and diverse population*
- *A variety of housing options are available in safe, quiet, pleasant, and enjoyable neighborhoods*

Fountain Hills Thrives!

