

# MARICOPA COUNTY



2020

*Eye To The Future*

**DEVELOPMENT MASTER PLAN GUIDELINES**



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## Development Master Plan Guidelines

### Overview

Master planned communities have historically been a preferred type of development in Maricopa County. These communities promote standards of prudent and sustainable land development and allow flexibility in the development of large tracts of unincorporated land. Development Master Plans (DMPs) allow for creative design techniques and require a high level of commitment to ensure adequate facilities and infrastructure are provided. While development master plans vary by size and location, they should demonstrate the following features:

- Mixed land use opportunities and a range of housing types.
- Mixed housing densities that are transitioned with spatial, structural, and visual buffers.
- Multi-modal transportation opportunities to reduce automobile dependency and increase access and mobility.
- Flexible standards for roadway design, transit facilities, pedestrian circulation, and bicycle lanes.
- Employment opportunities that contribute to a community's economic base while increasing the residents to jobs balance.
- Open space preservation to enhance economic value, visual character, wildlife and vegetation preservation, and residents' overall quality of life.
- Availability of urban services such as water and sewer systems, police and fire protection, schools (except in retirement communities), parks, and libraries (if needed and not available within a reasonable distance).
- Creative and innovative designs

### Application Process

#### **Preapplication & Presubmittal**

Prior to formal DMP application, the applicant shall participate in a preapplication meeting with Planning and Development Department staff. Preapplication meetings allow applicants to familiarize themselves with the planning process and the requirements of the public participation program (for specific requirements regarding public participation, see the *Maricopa County Public Participation Program Guidelines*).

Also prior to submitting an official DMP application, applicants are required to submit a draft copy of the DMP narrative report to the Planning and Development Department for preliminary review. The preliminary review takes approximately 1 week and allows staff to inform the applicant of any deficiencies that may impede the application process.



## **Official Application**

When the application is ready for formal review, the following materials must be submitted to the Planning and Development Department:

- One (1) copy of the preapplication meeting form;
- Twenty-five (25) copies of the DMP application material, along with appropriate filing fee.
- Twenty-five (25) copies of the narrative report and land use display map.
- Five (5) copies of the public participation plan (SEE MARICOPA COUNTY PUBLIC PARTICIPATION GUIDELINES).

## **Technical Advisory Committee (TAC) Meetings**

Once the official application is received, the Planning and Development Department will notify the applicant in writing of the scheduled date and time for review by the Technical Advisory Committee. TAC members represent various Maricopa County, state, local, and federal agencies involved in the development process. When necessary, other government and community organizations, such as school districts, utility companies, emergency service providers, and homeowner associations, will also be invited to participate in TAC meetings. TAC participants evaluate the DMP application for impacts to health, transportation, flood control, land use suitability, and regional conditions. In addition to DMP review, the applicant will also be asked to provide an interim report concerning the progress of the public participation plan.

At the TAC meeting, the applicant may be requested to make additions or revisions to the proposed DMP. Such changes should be included in a revised DMP and submitted to the Planning and Development Department. TAC members will review the requested changes to determine if a second TAC meeting is necessary. If a second TAC meeting is necessary, it will be held on the next available TAC date following submission of the revised DMP.

## **Planning and Zoning Commission Briefing:**

To give the Planning and Zoning Commission time to fully evaluate a DMP proposal, the applicant may be requested to present the DMP and public participation program to the planning and zoning commission at either a ZIPPOR (Zoning Implementation Policy Procedure and Ordinance Review) committee hearing, or as discussion item at a public hearing. The briefing will provide an opportunity for the Planning and Zoning Commission to discuss the proposal and public participation program with the applicant. The Commission will not take action at the briefing. Scheduling of the briefing will be at the discretion of the Planning and Zoning Commission chairman. If the Planning and Zoning Commission determines that further study of the DMP is necessary, they may, at their discretion, convene a subcommittee. Subcommittees consist of Planning and Zoning Commissioners that have been appointed by the chairman. Planning and



Development Department staff will provide administrative support to all subcommittees, and will be available to answer applicant inquiries regarding the subcommittee.

### **Transportation Advisory Board (TAB) Meeting:**

One of the most important issues regarding development master plans is the impact they have on regional transportation patterns. To better understand these impacts, applicants may, at the discretion of Maricopa County Department of Transportation staff, be requested to present the DMP proposal to the Transportation Advisory Board. At the TAB meeting, applicants have the opportunity to discuss the proposed DMP with Board members. Formal action by TAB is not required, but it will give members an opportunity to make more informed decisions regarding the regional road network.

Depending on the location and nature of the project, presentation to other County advisory boards may also be requested.

### **Planning and Zoning Commission Public Hearing:**

Once the DMP has been reviewed, and the applicant, TAC members, ZIPPOR committee members, and Planning and Development Department staff are satisfied that it is ready for consideration by the Planning and Zoning Commission, a minimum of fifteen (15) copies of the narrative report and land use display map must be submitted to the Planning and Development Department. All outstanding fees and fines against a property owed to the department shall be current and paid in full before any application will be scheduled for approval.<sup>\*1</sup>

Once the DMP is scheduled for public hearing before the Maricopa County Planning and Zoning Commission, the Planning and Development Department will transmit the DMP, along with a staff report and TAC comments, to Commission members. **(NOTE: Prior to Maricopa County providing official notice of public hearing, the applicant must submit a final report detailing the results of the public participation program. For more information, see the *Maricopa County Public Participation Program Guidelines*).**

### **Board of Supervisors Public Hearing:**

Upon recommendation by the Maricopa County Planning and Zoning Commission, the DMP will be transmitted to the Maricopa County Board of Supervisors for a final public hearing.

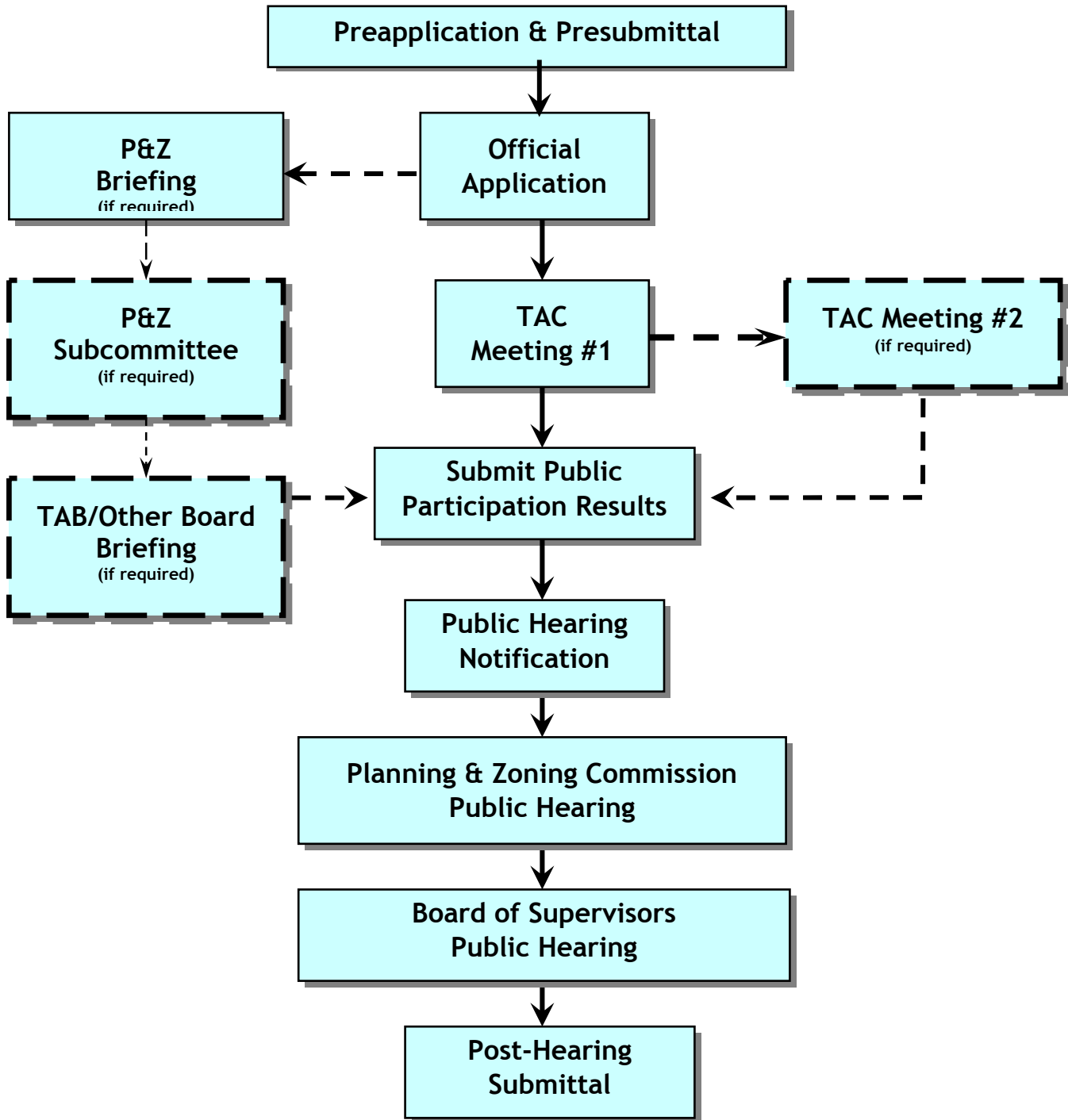
### **Post Board of Supervisors Submittal**

Five (5) copies of the revised DMP, consistent with the requirements of the Board of Supervisors, shall be submitted within thirty (30) days after the date of approval.



# Development *Master Plan*

## Formal Process





## Application Guidelines

### Requirements

The applicant must be a legal representative of the landowner(s) involved in the proposed DMP, and all contiguous property under the applicant's control must be included in the application. Verification of ownership must be submitted with the DMP application.

### Form

Applicants must complete the DMP application packet in full. Although the application packet is self-explanatory, additional questions should be directed to the Maricopa County Planning and Development Department.

### Fees

The DMP filing fee is two thousand dollars (\$2,000) plus twenty dollars (\$20) per acre or portion thereof (rounded up to the nearest acre). The maximum filing fee is one hundred thousand dollars (\$100,000).

The filing fee for a major DMP amendment is two thousand dollars (\$2,000) plus twenty dollars (\$20) per acre or portion thereof (rounded up to the nearest acre). The maximum filing fee is one hundred thousand dollars (\$100,000).

The filing fee for a DMP administrative amendment is one thousand five hundred dollars (\$1,500) plus ten dollars (\$10) per acre or portion thereof (rounded up to the nearest acre). The maximum filing fee is thirty thousand dollars (\$30,000).

All DMP application fees are non-refundable.

All outstanding fees and fines against a property owed to the department shall be current and paid in full before any application will be scheduled for approval. <sup>\*1</sup>



## Narrative Report Requirements

### Format

The narrative report shall be organized as follows:

1. Title page
2. Table of contents
3. Executive summary
4. Location description
5. Site analysis
6. Plan description
7. Suitability analysis
8. Land use display map
9. Appendix

The narrative report shall be submitted on 8½" X 11" letter size paper, have a protective cover, and, prior to the Board of Supervisors' public meeting, be provided in a three-ring binder. In addition, all pages must be consecutively numbered.

Large-scale maps shall be reduced to an 8½" X 11" *legible* size and be included in the narrative report. All maps must include the following information:

1. North arrow
2. Scale (both written and graphic)
3. Date of preparation and log showing date(s) of revision(s)
4. Map title
5. Map identification label
6. Name of development master plan
7. Name of individual or firm that prepared the map
8. Contact name, mailing and email addresses, and telephone number

Statistical information should be documented and any sources identified, and detailed supplemental materials should be placed in the appendix.



## Content

The following information is required on the *Title Page* in the following order:

1. DMP name (note: title should include "Development Master Plan")
2. Name of landowner(s), developer, and persons or firms who prepared the narrative report
3. Contact name, mailing and email addresses, and telephone and fax numbers
4. Date(s) of preparation and subsequent revision(s)

The following information is required in the *Table of Contents* in the following order:

1. Main Sections, including page numbers
2. Sub-sections, including page numbers
3. List of all maps in chronological order, including page numbers
4. List of all tables in chronological order, including page numbers
5. List of all illustrations in chronological order, including page numbers
6. Appendices listed by subject, including page numbers

The following information is required in the *Executive Summary*:

1. On-site and regional location
2. DMP size, description of land use types by acreage, number of proposed residential units, and projected population
3. Amenities and facilities (e.g. parks, schools, wastewater treatment plants, etc)
4. Roads / transportation system serving the proposed project
5. Suitability with surrounding land uses

The following information is required in the *Location Description* section:

1. Property legal description
2. Map showing exact DMP boundaries and identification of all landowners adjacent to the subject property
3. Map showing DMP location on a regional vicinity map (approximately 8 mile radius)
4. Maps showing the boundaries on or within three miles of the site for the following:



- a. School districts and existing schools by type
- b. Water districts and existing facilities by type
- c. Sewer districts and existing facilities by type
- d. Municipal boundaries, including strip annexation
- e. Airports and related noise hazard areas
- f. Fire districts, including existing facilities and anticipated response times
- g. Nearest Maricopa County Sheriff substation. If not within three miles, a note shall be placed on the map indicating the address and actual distance to the substation.
- h. Nearest Maricopa County library. If not within three miles, a note shall be placed on the map indicating the address and actual distance from the library.
- i. Proximity to large-scale employment centers (e.g. industrial & business parks, employment corridors). If not within three miles, a note shall be placed on the map indicating the location and actual distance from the DMP.

The following information is required for the *Site Analysis* section:

1. A map and description of existing land use(s) both on-site and within three miles of the DMP.
2. A map and description of existing zoning both on-site and within three mile of the DMP.
3. A map and description of major physical features both on-site and adjacent to the DMP. Such features include, but are not limited to: floodplains, rivers, major washes, mountains/hillsides with slopes greater than 15%, earth fissure and land subsidence areas, problematic soils, and other characteristics that would impact development.
4. A map and description of existing rights-of-way and related improvements, such as utilities, canals, roads, etc., both on-site and within three miles of the DMP.

The following information is required in the *Plan Description* section:

1. A map showing proposed land uses (NOTE: land use categories must be consistent with those in *Eye to the Future 2020* Maricopa County Comprehensive Plan)
2. Completion of the **Land Use Summary** table
3. Map and discussion of land uses by type



4. Discussion of anticipated community services (e.g. schools, emergency services, water and sewer, electricity, natural gas, telephone, cable television, schools, etc.)
5. Discussion of required special use permits (if applicable)
6. Discussion, chart, and map of the anticipated development and phasing schedule, including residential completions by phase
7. If golf courses and/or large common areas are proposed, discussion of the acres of turf to be irrigated, amount of water needed for irrigation in annual acre feet, and source of irrigation (NOTE: irrigation of golf courses and/or large common areas of turf must be done entirely with a renewable supply of water such as treated effluent or surface water. For additional information on this requirement, see the *Maricopa County Subdivision Regulations*).
8. Discussion of the roles and responsibilities of the developer, residents, homeowners associations, and other in providing, operating, and maintaining services, utilities, community facilities, roads, rights-of-way, parks/open spaces, and other development related improvements.
9. Discussion of proposed landscaping in open spaces and common areas.
10. If lakes are proposed, discussion of the total number, total surface acreage and acre feet of each lake, and total surface acreage and acre feet of all lakes (NOTE: Lakes are to be filled entirely with treated effluent, unless otherwise recommended by the Maricopa County Planning and Zoning Commission and approved by the Maricopa County Board of Supervisors).
11. Discussion of the circulation system in the DMP<sup>1</sup>, including automobile, multimodal, and mass transit. Also include a street circulation map and narrative which shows and describes the following information:
  - a. Locations of proposed interior collector and arterial streets with existing or proposed names
  - b. Points of ingress and egress to the site
  - c. Perimeter streets including existing or proposed street names
  - d. Location of public (dedicated to Maricopa County) and private streets
  - e. Statement that all roadways will meet Maricopa County Department of Transportation standards and specifications
  - f. Road features
  - g. Lane pavement & surface type

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<sup>1</sup> Air quality conformance requirements may be necessary due to road widening or new road construction. For specific requirements, contact MCDOT or the Maricopa Association of Governments (MAG).



- h. Road ownership
  - i. Locations of future bus stops
  - j. Locations of future park and ride lots
  - k. Locations of electric vehicle recharge stations
  - l. Locations of equestrian paths
  - m. Location of shared use paths
  - n. Location of golf cart paths
12. Discussion of the regional transportation system, the anticipated impact of the DMP on the regional transportation system, and proposed improvements by the applicant to the regional transportation system (e.g. offsite roadway improvements; **NOTE:** the Maricopa County Department of Transportation will require a traffic study. Also, traffic data should be provided to the Maricopa County Department of Transportation for a regional traffic impact model. Contact Maricopa County Department of Transportation for specific requirements).
  13. Discussion of the proposed drainage plan, including the following:
    - a. Methods and strategies for accommodating on-site and off-site drainage
    - b. Locations of proposed drainage and retention areas
    - c. General directions of stormwater runoff
    - d. Statement that all development will be in accordance with the drainage and floodplain regulations for Maricopa County (NOTE: a drainage study may be required by the Maricopa County Flood Control District)
  14. Discussion of the domestic water supply and sewage collection and disposal systems (NOTE: the Maricopa County Environmental Services Department may require water and/or sewer studies).

The following information is required in the *Suitability Analysis* section:

1. An evaluation of the benefits that the DMP provides to the subject region and Maricopa County.
2. An evaluation of the negative impacts the DMP will have on the environment, socioeconomic conditions, traffic, existing land use patterns, etc. in the subject region.
3. How the DMP constitutes an overall improvement to the subject region and Maricopa County.
4. How the DMP helps fulfill the intention of *Eye to the Future 2020*, the Maricopa County Comprehensive Plan, and any applicable Maricopa County Area Plan. Also include a discussion of how the DMP is *suisistent and* inconsistent with the



adopted goals, objectives, and policies of the Comprehensive Plan.

5. An evaluation of the need for the DMP in relation to development trends and economic/market needs. (NOTE: if an economic feasibility/marketing study was completed, it should be included in the appendix).
6. An evaluation of how the DMP meets the **Recommended Land Use Ratios** as shown in these guidelines.
7. Discussion of how the project complies with the guidelines and requirements of the Maricopa County Bicycle Transportation System Plan.
8. Discussion of how the project complies with the goals, objectives, policies, guidelines, and requirements of any applicable Maricopa County Department of Transportation (MCDOT) transportation and/or corridor studies.
9. Discussion of how the project provides for affordable housing opportunities (**note:** reports/analysis pertaining to this section should be placed in the appendix).

The following guidelines should be used for the *Land Use Display Map*:

1. Map size shall be 24" X 36" in size
2. All mapped data must be drawn at the same standard engineering scale.
3. Map shall include the land use summary table as required in the *Plan Description* section. Map shall also display land use designations on each parcel, as well individual parcel size by acres.
4. Map shall show the location of arterial and collector streets (both on-site and adjacent to the DMP).
5. Map shall include a legend containing the following information:
  - a. North arrow
  - b. Scale (both written and graphic)
  - c. Date of map preparation and log showing date(s) of revision(s)
  - d. Map title
  - e. Map identification label
  - f. Name of the development master plan
  - g. Name of firm that prepared the map
  - h. Contact name, mailing and email addresses, and telephone and fax numbers

The following information is required in the *Appendix*:

1. Traffic impact analysis



2. Master drainage plan discussion
3. Water schematic plan
4. Wastewater schematic plan
5. Environmental site assessment
6. Ownership documentation and legal description
7. Market feasibility study (if applicable)
8. On-site (context) photos

The following information is not required in the *Appendix* (unless specifically requested) but may also be included:

1. Floor/elevation plans
2. Tree/plant inventory
3. Landscape themes
4. Entry features/sign renditions



## Amending a Development Master Plan

### **Development Master Plan Amendment: Process**

Changes to development master plans will require an amendment be filed with the Planning and Development Department. All amendments will be classified as major or minor. Amendments that meet any one of the following criteria will be deemed a major amendment:

1. An increase in the number of residential dwelling units or gross building areas approved for the DMP
2. The elimination or addition of any land use category
3. A change in the area of any land use category by 5% or more
4. The deletion of the reservation or dedication of land for public purposes
5. Establishment, elimination, or significant realignment of a planned arterial or collector street.
6. Any change or alteration to any Board of Supervisors approved stipulation of approval.
7. Any other change, as determined by the Planning and Development Director, that is deemed to:
  - a. significantly alter the concept, intent, standards, schedule, or agreements of the development master plan
  - b. have significant impact on adjacent areas adjoining or external to the DMP
  - c. have significant traffic impact on roadways adjacent or external to the DMP as advised by MCDOT

The amendment will be deemed minor if none of the above will occur as a result of the amendment. Minor amendments to a DMP may be processed administratively at the discretion of the Maricopa County Planning and Development Department. Formal determination of whether an amendment will be considered a minor or major amendment may be requested in writing to the Planning and Development Department. The request may be routed for comment to affected County departments or other agencies for comment.

Minor amendments shall be comprised of:

1. A narrative report detailing the nature of the amendment(s)
2. A discussion regarding the impacts associated with the amendment
3. Exhibits that graphically depict the proposed amendment(s)
4. The filing fee



All major amendments must follow the same procedures as a new application. The narrative report for a DMP amendment shall be organized in the same format as that required for a new application and must include the following information:

1. An update and summary regarding the history of the DMP.
2. A table and discussion that compares the affect the amendment will have on the land use, transportation system, environment, socioeconomic conditions, and overall density.
3. A discussion regarding the impacts associated with the amendment.
4. Exhibits that graphically depict the proposed amendment including a revised land use display map.

Upon receipt of the application, filing fee, and narrative report, the Planning and Development Department, through the Technical Advisory Committee process, will evaluate the proposed amendment based on the following information:

1. Whether the amendment is consistent with the overall intent of the development master plan, and whether the amendment constitutes an overall improvement.
2. Whether the amendment will adversely impact the DMP site and/or surrounding areas by:
  - a. Altering acceptable land use patterns which will result in a detriment to the region.
  - b. Requiring public expenditures for larger and more expensive public improvement to roads, sewer, water systems, or other services that are needed to support future development.
  - c. Adversely impacting a region because of increased traffic.
  - d. Affecting the livability of the area, or the health or safety of present and future residents.
  - e. Adversely impacting the region's natural environment or scenic quality.

When TAC requirements are satisfied, the DMP amendment will be scheduled for public hearing before the Maricopa County Planning and Zoning Commission. Once the Planning and Zoning Commission gives a recommendation, the DMP amendment will be forwarded to the Maricopa County Board of Supervisors for final analysis.

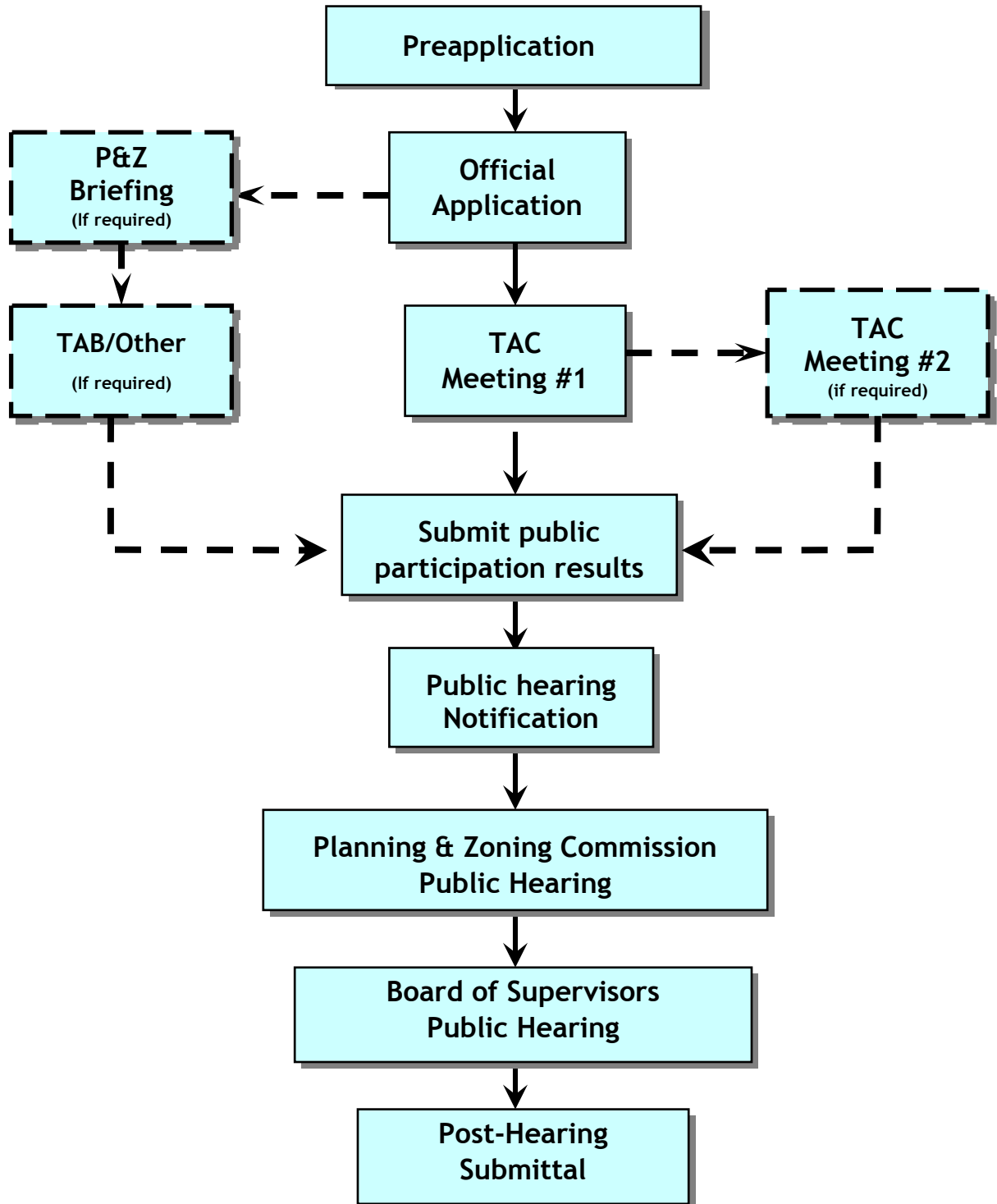
### **Development Master Plan Amendments: Public Participation Program**

Applicants requesting a major amendment to a DMP will be required to complete a public participation program. However, the extent of this program will be determined by the applicant and Planning and Development Department staff, and will be based upon the extent of the proposed changes. At a minimum, the applicant shall notify all property owners and homeowner associations located within 300 feet of the DMP property that an amendment to a DMP has been filed with the planning and development department, and that the public is invited to attend the public hearings to express opinions regarding proposed changes.



# Development Master Plan

## Amendment Process





## Development Master Plan Sunset

- A. To ensure that approved Development Master Plans develop in a manner consistent with the terms, conditions, and expectations under which approval was given, Maricopa County reserves the right to revoke an approved Development Master Plan if no physical improvements to the subject site are initiated within ten (10) years from the date of Board of Supervisors approval of the Development Master Plan. In the event of non-compliance with this prescribed condition, the Maricopa County Planning and Zoning Commission shall initiate proceedings to revoke the Development Master Plan.
- B. If revocation proceedings are initiated, the Planning and Development Department shall notify the owner of record by certified mail, or other mail service that provides proof of receipt, of the intent to begin the revocation process pursuant to Part A. Such notification shall be sent at least sixty (60) days prior to the ten-year time limit identified in Part A. The revocation shall then be scheduled for a public hearing by the Planning and Zoning Commission, who may then issue a recommendation to the Board of Supervisors. At a subsequent public hearing, the Board of Supervisors shall then render a decision regarding the revocation.
- C. At their discretion, the Board of Supervisors may grant an extension of twelve (12) months in order for the owner of record to comply with the requirements outlined in Part A. If after the twelve (12) month extension the Board of Supervisors determines that the terms outlined in Part A have not been fulfilled, the Board of Supervisors may revoke the Development Master Plan in accordance with the notification process identified in Part B.
- D. If an application for final plat to the Development Master Plan is received by Maricopa County prior to the time limit identified in Part A, a formal decision regarding revocation shall be postponed until such time that the Board of Supervisors conducts a vote on the final plat application. If the Board of Supervisors denies a final plat for the Development Master Plan, the Development Master Plan may be revoked at the Board of Supervisors discretion. If the Board of Supervisors approves the final plat, the Development Master Plan is considered vested and further revocation procedures shall not occur.
- E. If the Board of Supervisors revokes the Development Master Plan, any accompanying zoning approved as a result of the Development Master Plan shall revert to its former zoning classification.

### **Request for Extension**

- F. The owner of record may file a request for an extension to the Development Master Plan with the Maricopa County Planning and Development Department. Along with the request, the applicant must include a narrative report detailing the reason for



the requested extension. At a minimum, the narrative report must include the following information:

1. A description of either: 1) any activity that has taken place within the approved Development Master Plan since Board of Supervisors approval or 2) an analysis of why no activity has occurred.
  2. An explanation of why the extension is being requested and why the applicant believes the extension should be granted.
  3. A timetable for when construction and improvements to the site will begin.
  4. Other relevant data at the request of the Maricopa County Planning and Development Department.
- G. If the owner of record is notified of the intent to begin revocation procedures to the Development Master Plan, the owner may file a request for an extension per the requirements of Part F. Such a request must be filed within sixty (60) days of receipt of the notice.
- H. All requests for extensions will be scheduled for public hearings by the Planning and Zoning Commission and the Board of Supervisors. The Board of Supervisors, upon recommendation by the Planning and Zoning Commission, shall make a determination regarding the request for extension.

The requirements and guidelines outlined herein regarding Development Master Plan sunsets shall not be applied to Development Master Plans approved prior to formal adoption of said guidelines.



## Land Use Categories

*Eye to the Future 2020*, the Maricopa County Comprehensive Plan, contains a system of regional land use categories. These land use categories shall be used for all development master plans in Maricopa County.

### **Open Space:**

#### *Dedicated/Non-Developable Open Space*

The Open Space category denotes areas best suited for permanent open space preservation. It includes uses such as scenic areas, mountain preserves and washes. Development is not allowed in this category.

#### *Recreational Open Space*

The Recreational Open Space category identifies areas suitable for either active or passive recreation activities. Appropriate uses in this category include golf courses, neighborhood/community parks, and areas intended for athletic events (e.g. baseball fields, soccer fields, etc).

### **Residential Land Use:<sup>2</sup>**

The following residential land use categories are allowed in development master plans. Each category varies according to allowable number of residential units, and compatibility with adjacent land uses is an important consideration.

#### *Rural (0-1.0 Dwelling Units per Acre)*

The Rural category identifies areas where single family residential development is desirable, but unique circumstances dictate lower density or urban services such sewer, water, schools, roads, and emergency services are limited or nonexistent. Suitability is determined based on location, access, existing land use patterns, and natural or human constraints. Residential densities greater than 1.0 dwelling unit per acre may be permitted in new development, but only if areas of lower densities offset the increase such that an average of no more than 1.0 dwelling unit per acre is maintained. Uses in this category include agriculture and single family residential.

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<sup>2</sup> Public schools and churches are permitted uses in all residential land use categories. Charter schools may also be allowed subject to the guidelines identified in the Maricopa County Zoning Ordinance.



*Large Lot Residential (greater than 1.0 but less than or equal to 2.0 dwelling units per acre)*

The Large Lot Residential category denotes areas where single family residential development is desirable, and urban services such as such sewer, water, schools, parks, and emergency protection may only be partially available or be required as an improvement district. Suitability is based on location, access, existing land use patterns, and natural and human constraints. Residential densities greater than 2.0 dwelling unit per acre may be permitted in new development, but only if areas of lower densities offset the increase such that an average of no more than 2.0 dwelling unit per acre is maintained. A community sewer and water system will be required for residential developments above 1.0 dwelling unit per acre and may be required for those below 1.0 dwelling unit per acre depending on preexisting conditions.

*Small Lot Residential (greater than 2.0 but less than or equal to 5.0 dwelling units per acre)*

The Small Lot Residential category identifies areas where increased single family residential density development is appropriate, and urban services such as such sewer, water, schools, parks, and emergency services are available. Single family residential development may be permitted, provided that overall densities do not exceed 5.0 dwelling unit per acre. Residential densities greater than 5.0 dwelling unit per acre may be permitted in new development, but only if areas of lower density offset the increase such that an average of no more than 5.0 dwelling unit per acre is maintained. A community sewer and water system will be required for residential development at these densities.

*Medium Density Residential (Greater than 5 and less than or equal to 15 dwelling units per acre)*

The Medium Density Residential category identifies area where intermediate single and multiple family residential density is appropriate, and urban services such as sewer, water, schools, parks, and emergency services are available. Single and multiple family residential development may be permitted, provided that overall development densities do not exceed 15 dwelling units per acre. Residential densities greater than 15 dwelling units per acre may be permitted in new development, but only if areas of lower density offset the increase such that an average of no more than 15 dwelling units per acre is maintained. A community sewer and water system will be required for residential development at these densities.

*High Density Residential (Greater than 15 dwelling units per acre)*

The High Density Residential category identifies areas where high density multiple family residential is appropriate, and urban services such as sewer, water, schools, parks, and emergency services are available. A community sewer and water system will be required for development at these densities.



## *Mixed-Use*

The Mixed Use category identifies areas where residential, commercial, and employment uses are permitted in a planned environment. Compatibility is an important consideration, but traditional separation of land uses is neither appropriate nor encouraged. Higher density development and compact design is fundamental.

## **Commercial Land Use:**

The following commercial land use categories are allowed in development master plans. Each category varies according to intensity and location. Direct access on arterial streets is an important consideration, as is rear, non-automobile access to adjacent neighborhoods.

### *Neighborhood Retail Center — NRC*

The Neighborhood Retail Center category identifies convenience commercial areas for the location of small shops and services that benefit local residents. This category permits developments with a total building area of less than 100,000 square feet, and is designated in areas having a more rural character.

### *Community Retail Center — CRC*

The Community Retail Center category includes areas where general neighborhood/community based commercial uses may take place. This category permits developments with a total building area of 100,000 to 500,000 square feet. CRCs provide convenience goods and personal services that meet the daily needs of an immediate neighborhood trade area. These trade areas should serve a minimum population of 5,000 people, and a limited number of permitted activities should be provided. A community sewer and water system will be required for development, and a market analysis may be required. All CRCs are subject to plan review and approval.

### *Regional Retail Center — RRC*

The Regional Retail Center category includes areas for large-scale commercial operations. This category permits developments with a total building area of more than 500,000 square feet. RRCs serve populations of greater than 50,000, and include one or more full-line department stores. A community sewer and water system will be required, as will a market analysis. All RRCs are subject to plan review and approval.

## **Employment Land Use:**

The following are employment center land use categories allowed in development master plans. Each category varies according to intensity and impact on adjacent areas, and access to arterial roads and highways is an important consideration.



### *Industrial Employment Centers (includes Warehouse/Distribution Centers)*

The Industrial category identifies locations for major employment centers. Appropriate uses in this category include general warehousing, storage, distribution activities, and general manufacturing. Compatibility with adjacent current and future land use is an important consideration, and developments within this category are subject to plan review and approval.

### *Mixed-Use Employment Centers*

The Mixed-Use category identifies locations of major employment centers, with emphasis on cohesive and comprehensive planned environments. Appropriate uses in this category include offices, light industrial parks, business parks, research parks, government facilities, post secondary educational facilities, and major medical facilities. However, residential uses are not allowed in mixed-use employment centers. Compatibility with adjacent current and future land uses is an important consideration, and developments are subject to plan review and approval.

### *Business Park Employment Centers*

The Business Park category identified locations of employment centers, with an emphasis on enclosed and planned environments. Appropriate uses in this category include industrial, office, and/or retail. Compatibility with current and future land use is an important consideration, and developments within this category are subject to plan review and approval.

### *Office Employment Centers*

The Office category identifies locations of less intensive professional office environments. Appropriate uses in this category include real estate, health care, banking, and related activities. Compatibility with adjacent current and future land uses is an important consideration and developments within this category are subject to plan review and approval.

## **Community Facilities:**

The following are community facilities allowed within development master plans. Depending on the scope of the development master plan, the size and location of these facilities can vary greatly.

### *Educational*

The Educational category identifies locations for education facilities. Appropriate uses in this category include elementary, middle, and high schools, as well as colleges, technical schools, and other knowledge-based institutions.



## *Institutional*

The Institutional category identifies locations for health and social facilities. Appropriate uses in this category include hospitals, medical and care centers, churches, cemeteries, and similar facilities.

## *Public Facilities*

The Public Facilities category identifies locations for government and other community buildings. Appropriate uses in this category include city halls, police and fire stations, libraries, community centers, power substations, and other similar facilities.

## *Large Assembly Areas*

The Large Assembly Areas category identifies locations for indoor or outdoor activity centers where significant numbers of people gather. Appropriate uses in this category include stadiums and fairgrounds.

## **Miscellaneous Categories:**

### *Transportation*

The Transportation category identifies locations for land uses and facilities associated with transportation. Appropriate uses in this category include railroads, railyards, transit centers, and freeways.

### *Hotels, Motels, and Resorts*

The Hotels, Motels, and Resorts category identifies locations for facilities which primarily cater to travel and tourism. Appropriate uses in this category include general recreation and convention facilities.

### *Agriculture*

The Agriculture category identifies lands that are suitable for cultivation, growing crops, and production and maintenance of livestock.

## **Recommended Land Use Guidelines**

The recommended land use guidelines (**Table 1**) are a framework for achieving quality, self-sufficient master planned communities that provide the necessary infrastructure and urban services to meet future residents' needs. Applicants should use these guidelines when determining DMP design.



## Contact Information

If any applicant or resident has questions concerning these guidelines, they are requested to contact the following agency:

**Maricopa County Planning and Development Department**  
**501 North 44<sup>th</sup> Street, Suite 100**  
**Phoenix, AZ 85008**  
**Telephone: (602) 506-6010**



**Table 1  
Recommended Land Use Guidelines**

LAND USE	AVERAGE SERVICE AREA	ACRES (per 1000 population)
<i>Park/Open Space</i>		
Mini Park <sup>1</sup>	1/4 mile radius (service to project residents)	
Neighborhood Park <sup>2</sup>	1/4 - 1/2 mile radius (service to project residents)	
Community Park <sup>3</sup>	1 - 2 mile radius (service to project residents)	
Natural/Cultural Conservancy	Sufficient to protect resource(s)	

**Total Park** Variable <sup>4</sup>

<i>Commercial</i>		
Neighborhood Commercial	Market area: 1.5 miles; Ave. size: 5-10 acres	
Community Commercial	Market area: 3 - 5 miles; Ave. size: 10-30 acres	
Regional Commercial	Market area: 8+ miles; Ave. size: 50+ acres	

**Total Commercial** Variable <sup>5</sup>

<i>Large Scale Employment</i>		
Industrial Park	Jobs / Population ratio: 1/2 <sup>6</sup>	10
Office/Business Park	Jobs / Population ratio: 1/2 <sup>6</sup>	10

**Total Large Scale Employment** Jobs / Population ratio: 1/2 <sup>6</sup> 10 minimum

1. Include specialized facilities (i.e. tot lots) serving limited population. Typical size: 1+ acres
2. Facilities include playgrounds, playfields & courts, benches, tables, & open space. Typical size: 15+ acres
3. Facilities include picnic areas, swimming pools, lighted ballfields & courts, community center, recreation & education programs, and parking. Typical size: 25+ acres
4. Sufficient size and location to meet service areas
5. Sufficient to meet market area requirements for project residents
6. Exceptions for age restricted communities, and adjustments made for DMPs located within 5 miles of large-scale employment center (300+ acres)



**Table 1, Cont.  
Recommended Land Use Guidelines, Cont.**

LAND USE	AVERAGE SERVICE AREA	ACRES (per 1000 population)
<i>Public Facilities: Libraries</i>		
Neighborhood Library	3 - 5k sq. ft. /10 - 20k people	
Community Library	15 - 20k sq. ft. /30 - 50k people	
Regional Library	40 - 50k sq.ft. /80 - 125k people	

**Total Public Facilities: Libraries**

Variable<sup>7</sup>

Schools	Variable <sup>8</sup>	Variable <sup>8</sup>
Emergency Response: Fire	4 minute response	
Emergency Response: Police	5 minute response	

7. Per Maricopa County Library District recommendations

8. Requirements based on school district recommendations







# DEVELOPMENT MASTER PLAN

## Date of Revisions

*1	TA2009006 - Effective 6-01-2009		
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