

MARICOPA LAND USE PLAN

ESTRELLA PLANNING AREA

Adopted January 21, 1992



OFFICE OF THE BOARD OF SUPERVISORS

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



(602) 506-3415

January 31, 1992

Dear County Resident:

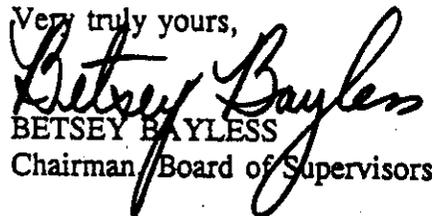
The Maricopa County Board of Supervisors is pleased to present the updated Estrella Area Land Use Plan which was adopted January 21, 1992.

This Plan was originally adopted on May 22, 1989, and an updated version was adopted on November 5, 1990. This current edition of the Plan has been updated to reflect changing growth patterns, population projections, annexations and other changes to the planning area since its first adoption.

The Land Use Plan serves as a statement of goals and policies to direct growth through the year 2010. Future land use is also designated for those areas under County jurisdiction.

The Estrella Area Land Use Plan demonstrates Maricopa County's efforts to fulfill State mandated planning for the area of jurisdiction, as well as a significant commitment to the area, its future and its residents.

Very truly yours,


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Chairman Board of Supervisors

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District 2

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District 3

CAROLE CARPENTER
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INTRODUCTION

History

In June, 1986, a planning committee was established to develop a plan for the Estrella Area. This committee was composed of representatives from the City of Phoenix, City of Tolleson, City of Avondale, and Maricopa County, as well as private landowners in the area and other interested citizens. The consulting firm of BRW, Inc., was hired to assist the committee with the plan preparation. Funds for the study were supplied by area landowners.

In August of 1987, Maricopa County was requested to adopt the completed plan. In September 1987, the County's Planning and Zoning Commission directed the planning staff and other county agencies to review the proposed plan. In April, 1988, the staff recommended to the Planning and Zoning Commission that the County should pursue the adoption of the plan, however, only for those areas of County jurisdiction. The County Planning Commission directed staff to revise this plan with regard to its analysis and recommendations for industrial land uses. Once this analysis was complete, the staff was directed to present the revised document to the Planning and Zoning Commission. On May 23, 1989, with a recommendation for approval from the Planning and Zoning Commission, the Board of Supervisors adopted the Estrella Land Use Plan. On November 5, 1990, the Board of Supervisors adopted an updated version of the Estrella Land Use Plan.

Plan Development

The process used to revise the Estrella Committee Land Use Plan for the Estrella Planning Area included the following:

- 1) The proposed Estrella Committee plan covers an area much larger than those areas that are unincorporated and therefore not under Maricopa County planning and zoning jurisdiction. Even though the County will ultimately adopt a plan that applies to only unincorporated land, the proposed plan contains important and

valid background information that should also be used as the basis for the County's planning effort. Therefore, the proposed Estrella Committee Plan is included for reference as part of the supplementary information for the area in question.

- 2) The County's revised *Estrella Land Use Plan* covers only those areas of the larger planning area that are currently unincorporated.
- 3) In order to determine the appropriate amount of land uses that should be designated in the area, it was necessary to identify the existing and projected population of the area. Maricopa Association of Governments (MAG) tracks and projects population and employment figures throughout the metropolitan area through the use of traffic analysis zones (TAZ). MAG's figures were also used as a basis for calculating future residential, commercial, and industrial land use needs in the Estrella planning area.
- 4) A field survey was conducted by Department of Planning and Development staff to document current land use and the general nature of the area. The area was divided into one-quarter mile segments which were then analyzed for land use, surrounding land use conflicts, character, development constraints and opportunities. This information was combined to form the existing land use map.
- 5) The Department of Planning and Development staff also used the above information to develop the *Estrella Land Use Plan Map* presented on Page 14.
- 6) The Land Use Plan, along with the text, was coordinated with other County Departments, including the Highway Department, the Health Department, and the Flood Control District.

Annual Update Process

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

EXISTING AND PROJECTED CONDITIONS

Population, Housing and Employment

Population information for the County's planning area is shown in *Table 1* (Page 8). Projections are carried to the Year 2010 for consistency with other adopted County comprehensive plans, and are calculated using 1989 Maricopa Association of Governments estimates for TAZ districts. *Table 2* shows MAG's projection for resident housing units in the planning area. Existing and projected retail and total employment for the Estrella Planning Area is shown in *Tables 3* and *4*, respectively.

Existing Land Use

Existing land use is shown on Page 6 and illustrates that the Estrella Planning Area is currently very rural in character. Surrounded by more urban-type development, the planning area is an island of farming activity, rather than being on the fringe of urban growth.

In the southwestern portion of the planning area, residential development is more likely to be found in close proximity to the Gila River, rather than toward the central portion of the planning area. Residences range in age of several decades old to recently built homes and have two (2) to five (5) acres of land per unit. With the exception of these residential uses, the southwestern area is comprised of large farming tracts with an occasional home or farm machinery buildings.

Non-residential uses in the area are limited to convenience stores, feed lots, dairies, cotton gins, and feed processing operations. The City of Avondale is building a wastewater treatment plant at Broadway and El Mirage Roads.

In the northwestern portion of the planning area, the influence of direct access to Avondale/Goodyear is noted. Some smaller lot residential subdivisions have developed. The majority of these homes are older and there is little evidence of new growth occurring. Large and improved tracts of farmland are also typical in this area, especially north of Buckeye Road.

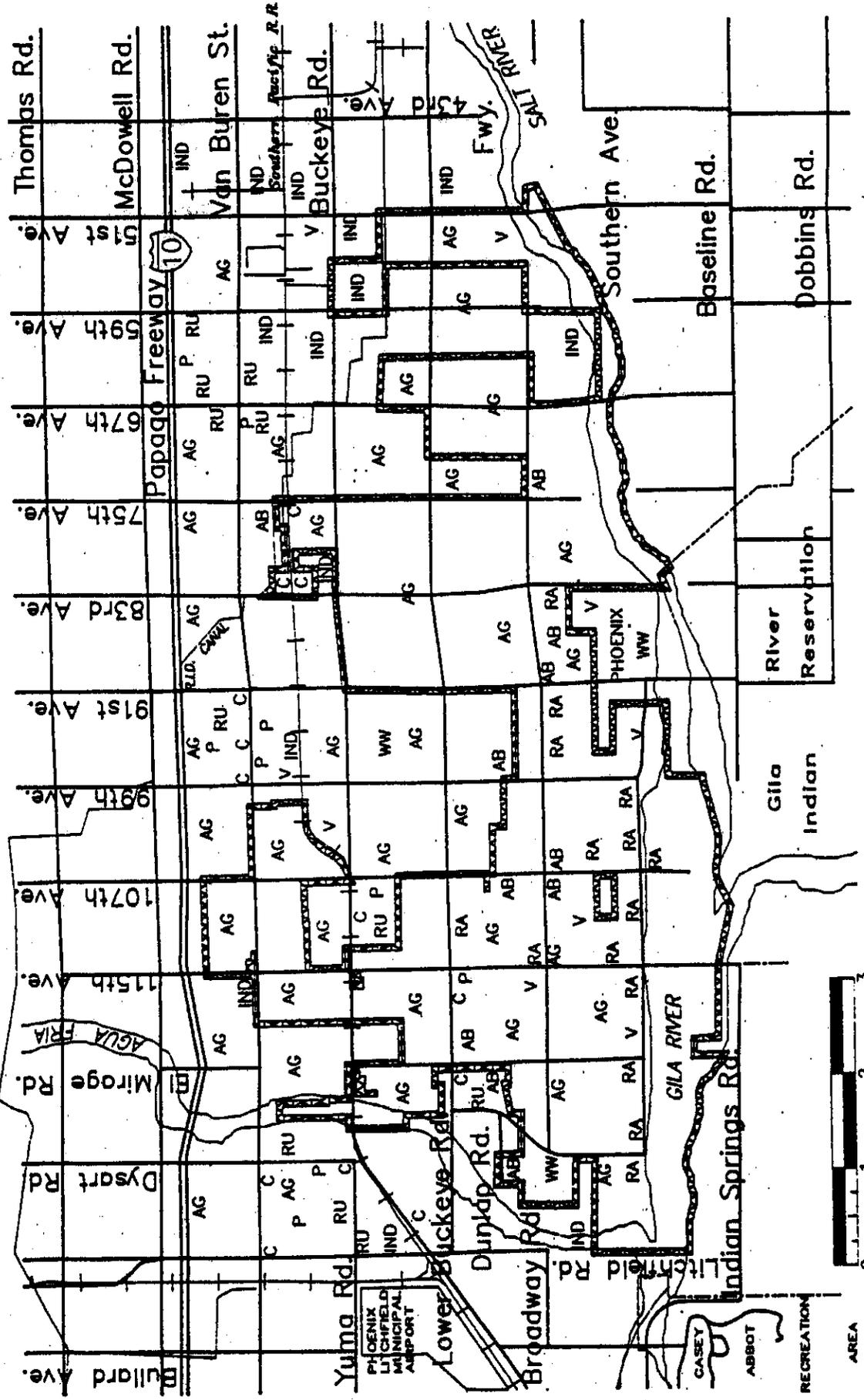
The central portion of the planning area is primarily agriculture land. With the exception of occasional residences, schools, etc., this central area (bounded by Buckeye Road on the north, 75th Avenue on the east, 107th Avenue on the west, and the Salt River on the south) consists of entire sections of developed agricultural land. There is a wastewater treatment plant for the City of Tolleson located just south of Buckeye Road (and east of 99th Avenue).

Between 75th Avenue and 53rd Avenue is additional farmland with isolated industrial and residential development. Limited residential uses occur in close proximity to the Salt River and 67th Avenue on two (2) to five (5) acre lots. The area east of 51st Avenue is primarily urban in character and developed with scattered industrial land uses.

ESTRELLA PLANNING AREA



NORTH



AREA

EXISTING LAND USE

Projected Growth and Development

The population of the Estrella Planning Area (unincorporated area) is projected to grow from a 1989 population of 5,123 persons in 1,558 housing units to a year 2010 population of 22,710 persons in 9,533 housing units. This is a 343% increase in population which will require 7,975 additional housing units over the 20 year period.

Demand for residential land use could be absorbed at one dwelling unit per acre. However, proliferation of low-density development throughout the planning area would be incompatible with the existing farming uses as well as the efficient provision of sewer and water services. At the same time, isolated residential development occurring at high densities would also conflict with the rural character of the area.

If residential development in the planning area takes place at a gross density of three (3) dwelling units per acre, approximately 2,700 acres of additional residential land use will be necessary by the year 2010.

Commercial land use is almost non-existent in the planning area at present. Commercial land use demand is estimated based on ratios of projected population. As noted in *Table 1*, there will be 22,710 people in the planning area by the year 2010. Based on this projected population, it is estimated that 231 acres of commercial land use will be required. This includes a need for 125 acres of retail trade (5.5 acres/1000 people) and a need for 114 acres of general commercial land use (5.0 acres/1000 people). In addition, there will be a projected need for 182 acres of industrial land use (8.0 acres/1000 people).

Table 5 (Page 9), lists the acreage needed to meet future population projections, the amount of existing land zoned or developed, and the additional acres of zoning that will be needed.

TABLE 1
RESIDENT POPULATION

Area	1988	1990	1995	2000	2005	2010
Estrella	5,123	5,185	5,266	5,600	6,732	22,710
Maricopa County	1,837,954	2,122,101	2,504,254	2,693,024	2,981,794	3,270,564

TABLE 2
RESIDENT HOUSING UNITS

Area	1988	1990	1995	2000	2005	2010
Estrella	1,558	1,576	1,599	1,768	2,457	9,533
Maricopa County	866,186	952,041	1,194,944	1,398,585	1,602,226	1,805,867

TABLE 3
RETAIL EMPLOYMENT

Area	1988	1990	1995	2000	2005	2010
Estrella	349	357	445	592	839	2,308
Maricopa County	164,366	239,720	283,273	339,456	422,847	472,607

Maricopa Association of Government's Transportation and Planning Office, 1989, for Maricopa County

TABLE 4
TOTAL EMPLOYMENT

Area	1988	1990	1995	2000	2005	2010
Estrella	1,624	1,678	2,044	2,178	3,312	7,210
Maricopa County	905,786	1,027,007	1,219,907	1,453,731	1,667,757	1,893,732

Maricopa Association of Governments Transportation and Planning Office, 1989, for Maricopa County

TABLE 5
LAND USE - FUTURE DEMAND

Land Use	Acres ¹ Needed by 2010	Acres Zoned/ Developed 1988	Additional Zoning Needed
Residential	2,658	195 ²	2,463
Commercial	239	1,139 ³	0
Industrial	182	324	0

¹ Acres demand calculated using existing county-wide averages and Maricopa Association of Governments' 1989 population projections and standard ratios for vacant rates, employee/floor area ratio, etc.

² Does include vacant Rural-43 zoning.

³ Most this land is vacant, commercially-zoned land (strip) along Buckeye Road.

FUTURE LAND USE

Future Planning Effort

The Planning Area is expected to have significant urban growth. The growth spurt from 2005 to 2010 (15,978 or 237%) will likely urbanize part of the area, although it will remain primarily rural through the year 2010. Land use conflicts are likely to occur as a result of any transition from rural to urban land uses, unless Maricopa County adopts appropriate growth guidance policies that will minimize these conflicts.

Maricopa County has jurisdiction over land use, planning, and zoning in the planning area at this time. However, history has shown that this area will actually develop under the jurisdiction of the municipality (Phoenix or Avondale) that provides water and sewer services. This will be especially true in the Estrella Planning Area as extensive soil and groundwater problems exist which will require use of a public water and wastewater system. Both Avondale and Phoenix are providers of this service in their respective areas, although they have not yet established service facilities in most of the planning area.

Therefore, the County's future planning effort for the Estrella Planning Area has three primary goals:

1. Minimize land use conflicts between the existing agricultural /rural land uses and new urban level residential, commercial, and industrial uses.
2. Coordinate all new urban level development proposals with the City that will ultimately annex the development. The City should be made aware of all proposals and should generally find that the location, timing, goals, and public facilities meet the cities' goals and policies for urban development prior to County approval.
3. Require all new urban level development to have an adequate and appropriate amount of urban services incorporated into the development proposal. Necessary urban services shall include minimum required standards for water, sewer, schools, parks, recreation, fire protection, and streets.

Growth Guidance Policy

In an effort to meet these goals, Maricopa County's Estrella Land Use Plan hereby establishes growth guidance policies that allow for the logical and orderly development of the planning area, if development should occur under County jurisdiction. The policies are as follows:

1. New urban land use development in the Estrella Planning Area shall be in accordance with the Estrella Land Use Plan and respective Land Use Categories:
 - 1a) Additional industrial zoning shall not be allowed south of Buckeye Road and west of 53rd Avenue in the Estrella Planning Area.
 - 1b) Residential land uses shall be discouraged within one (1) mile of wastewater treatment plants in the Estrella Planning Area.
 - 1c) Park and trail development shall be encouraged in the Salt-Gila River floodplain.
2. New urban zoning in the Estrella Planning Area shall be within one-fourth (1/4) mile of existing urban development. ("Urban" as defined by the urban land use categories that begin on Page 15).
3. New urban zoning in the Estrella Planning Area shall be considered by Maricopa County only if Phoenix or Avondale agree to supply the proposed development with sewer and water service without annexation to the respective municipality.
4. If a notice of opposition is received from the Planning Commission, City Council or Mayor of the respective municipality (Phoenix or Avondale), new urban zoning shall not be approved by Maricopa County.
5. New urban land use development in the Estrella Planning Area shall identify sites for parks and schools. The following standards apply:

SPACE STANDARDS

<u>Type Of Facility</u>	<u>Amount Of Acres</u>
Neighborhood Park/Recreation/ Open Space Area	5 Acres/1000 People
Community Parks/Recreation Facilities	5 Acres/1000 People
Elementary School	1.6 Acres/1000 People
Junior High School	1.25 Acres/1000 People
Senior High School	1.2 Acres/1000 People

Location Standards

Neighborhood Park -

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

Community Park/Recreation Facility -

Should serve a population of approximately 20,000 people, be centrally located and within 1 to 3 miles of every home.

Elementary School-

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

Junior High School -

To be located within 1 to 1-1/2 miles of all residential uses proposed for development.

Senior High School -

To be located within 5 miles of all residential uses proposed for development.

6. New urban land use development in the Estrella Planning Area shall provide evidence of adequate fire protection prior to rezoning. The following standards apply:
 - a) Four (4) minute response time
 - b) 500 g.p.m. minimum pressure rating
 - c) Minimum 2 tankers able to respond.
7. New urban land use development in the Estrella Planning Area shall have access to at least a 4-lane improved arterial road (110' right-of-way) or guarantee improvements and dedication in conjunction with rezoning.

Land Use Plan

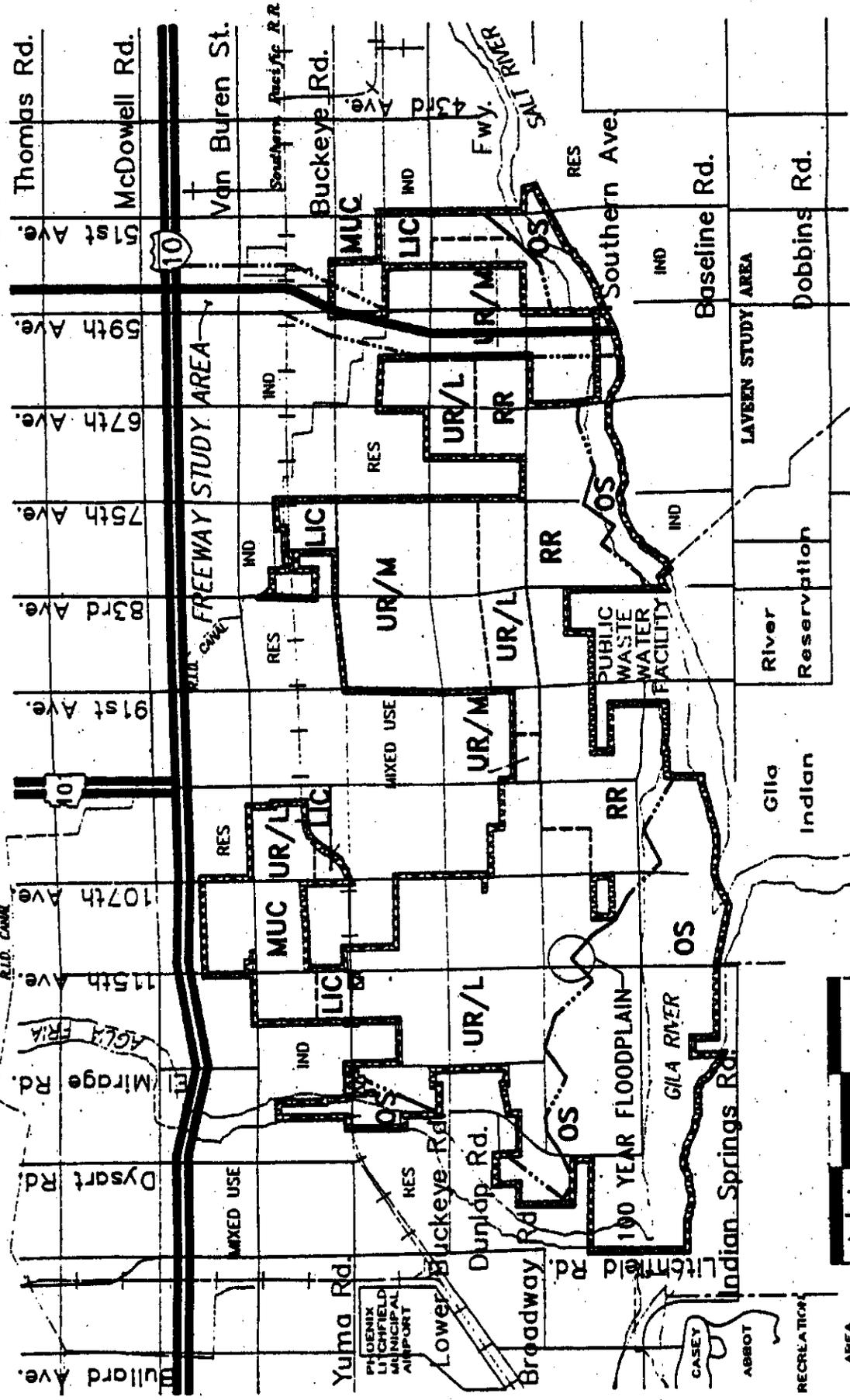
The Land Use Plan on Page 14 indicates the intended predominate future function, density, and characteristic use of land for the planning area. The plan does not reflect the intended zoning of individual parcels, but generalizes desired future land use. The land use boundaries shown on the Land Use Plan are intended to follow natural or man-made features where possible. Where such boundaries are not readily distinguishable, transitions may be allowed, provided the intent of the Land Use Plan is not violated. [Note: The northern boundary of the area along the Salt-Gila River designated as "Open Space" will fluctuates according to the 100 Year Floodplain Boundary as designated by the Maricopa County Flood Control District.]

Only those areas under Maricopa County jurisdiction are designated. With proper buffering and site planning techniques, transitions may be allowed without diminishing the intended purpose of the Land Use Plan. This plan, when possible, will be updated annually to show both physical and statistical changes in the planning area.

ESTRELLA PLANNING AREA



NORTH



- OPEN SPACE (Natural Resource)
- RR RURAL RESIDENTIAL 1/10 ac
- UR/L URBAN RESIDENTIAL
- UR/M URBAN RESIDENTIAL
- MUC MIXED USE CENTER
- LIC LIGHT INDUSTRIAL
- MAJOR ARTERIAL
- PLANNING AREA BOUNDARY

Land Use Categories

The following is a description of the categories for land use as shown on the Land Use Plan. Also included are densities and requirements for urban services.

Open Space, OS

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

Rural Residential, (0-1.0 Dwelling Units per Acre)

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

Urban Residential/Low Density, UR/L, (0-6.0 Dwelling Units per Acre)

The Urban Residential/Low Density category denotes areas where higher density residential development is appropriate and all urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are available or will be provided. Single family development may be permitted, provided overall development densities do not exceed 6.0 du/acre. Within any particular development densities greater than 6.0 du/acre may be permitted, but only if areas of lower densities offset the increase such that an average of 6.0 du/acre or less is maintained. Convenience commercial development may be located within the area with direct arterial street access. A community sewer and water system will be required for development at these densities.

Urban Residential/Medium Density, UR/M, (0-12.0 Dwelling Units per Acre)

The Urban Residential/Medium Density category denotes areas where higher residential development densities are appropriate and where all urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are available or will be provided. Two family and multi-family developments may be permitted. Residential densities for specific projects may exceed 12.0 du/acre, but only if areas of lower densities offset the increase such that an average of 12.0 du/acre or less is maintained. Neighborhood commercial development may be located within the area at arterial street intersections, if demand permits. A community sewer and water system will be required for development at these densities.

Mixed-Use Center, MUC

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

Light Industrial Center, LIC

The Light Industrial Center category denotes areas for the location of major employment centers which would have greater impacts on surrounding areas than those uses in a Mixed Use Center. Uses permitted in this category would include warehousing, storage, wholesale distribution activities, limited manufacturing and assembly. Access to a principal arterial or freeway will be required. Very limited noise, vibration, smoke, dust, odor, heat or glare will be permitted. Limited truck traffic will be allowed. Urban services are available or will be provided. A community sewer and water system will be required for development. All uses within this category are subject to plan review and approval.

In addition to the land use categories referenced above, a special Freeway Study Area is proposed for the area 1/4 mile east and west of the Southwest Loop alignment. This freeway corridor creates several land use compatibility issues that can only be resolved through further study when additional information concerning the freeway status is available.

GOALS AND POLICIES

The goals and policies are intended to set the stage for public and private actions that will guide orderly and planned growth within the Estrella Planning Area; promote high quality residential, commercial, and industrial development; and continue to improve and expand transportation and public facilities for the planning area.

A. Physical Characteristics

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

Policy A-1: Encourage compatible land use relationships with sources of excessive noise.

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

B. Hydrology

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

Policy B-1: Encourage cooperation with the Flood Control District to minimize land development conflicts and achieve compatibility with the development and implementation of Area Drainage Master Studies and other relevant investigation.

Policy B-2: Support the regulation of land uses which are consistent with water conservation efforts mandated in the Arizona 1980 Groundwater Management Act and successive legislation.

Policy B-3: Encourage developments which maximize recharges of groundwater supplies and utilize treated wastewater for water amenities and irrigation.

Policy B-4: Encourage the use of drought tolerant and low water consumptive landscape materials.

Policy B-5: Support Flood Control District's policies, drainage regulations, and floodplain regulations for all development within the County.

Policy B-6: Discourage the location of structures which would alter current stormwater drainage patterns and which would increase water ponding and sheetflow in areas of extremely flat land and areas currently susceptible to sheetflow.

Policy B-7: Discourage or regulate land uses which may contribute to groundwater contamination.

C. Vegetation and Wildlife

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

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

Policy C-2: Support preservation of riparian areas along the Salt, Gila, and Agua Fria Rivers.

Policy C-3: Encourage the preservation of natural vegetation and the use of replacement vegetation that is indigenous to the area.

D. Archaeology

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

Policy D-1: Prior to development, excavation, or grading; require the submittal of a letter from the applicant, authored by the Arizona Historical Preservation Officer, stating that the proposed land development will have no adverse effect on historical and cultural resources.

E. Commercial/Industrial Development

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

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

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

Policy E-2: With the exception of land designated for industrial use by this Plan, encourage industrial development on property zoned industrial prior to rezoning of additional property for industrial use.

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

Policy E-4: In conjunction with any modification requiring building permit issuance, require existing industrial and commercial operations with salvage or storage yard activities to be screened from public view.

Policy E-5: Discourage strip commercial development.

F. Land Use

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

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

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

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

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

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

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

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

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

Policy F-8: Encourage low-profile signage and discourage off-site advertising signs.

G. Transportation

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

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

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

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

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

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

- Policy G-6: Encourage the location of drought tolerant landscaping along new and existing major roadways, thereby enhancing the visual character of public transportation routes.
- Policy G-7: Support the County Highway Department's efforts to obtain land dedications for roadways during rezoning and subdivision processes.
- Policy G-8: Require the development of an arterial street system based upon the existing section line grid pattern unless, as part of approved developments, alternative arterial patterns are deemed superior or more appropriate.

H. Public Facilities and Utilities

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

- Policy H-1: Continue to establish and maintain a system of park and recreational facilities to serve the residents of the County.
- Policy H-2: Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in large and/or high density residential developments.
- Policy H-3: Support public agency coordination to provide a balanced system of recreational opportunities in the County.
- Policy H-4: Preserve natural drainageways as linear open space corridors leading to various water canals and rivers.
- Policy H-5: Encourage canal utilization as multiple-use trails for recreational purposes.
- Policy H-6: Permit residential developments that exceed one dwelling unit per acre only if they have community water and sanitary sewer systems provided.

I. Growth Guidance

- Policy I-1: New urban land development in the Estrella Planning Area shall be in accordance with the Estrella Land Use Plan and respective Land Use categories:

- 1a) Additional industrial zoning shall not be allowed south of Buckeye Road and west of 53rd Avenue in the Estrella Planning Area.
- 1b) Residential land uses shall be discouraged within one (1) mile of all wastewater treatment plants in the Estrella Planning Area.
- 1c) Park and trail development shall be encouraged in the Salt-Gila River floodplain.

Policy I-2: New urban zoning in the Estrella Planning Area shall be within one-fourth (1/4) mile of existing urban development. ("Urban" as defined by the urban land use categories which can be found on Page 12).

Policy I-3: New urban zoning in the Estrella Planning Area shall be considered only if Phoenix or Avondale agree to supply the proposed development with sewer and water service without annexation to the respective municipality.

Policy I-4: If a notice of opposition is received from the Planning Commission, City Council or Mayor of the respective municipality (Phoenix or Avondale), new urban zoning shall not be approved by Maricopa County.

Policy I-5: New urban land use development in the Estrella Planning Area shall identify sites for parks and schools. The following standards apply:

Space Standards

Type of Facility	Amount of Acres
Neighborhood Park/Recreation Open Space Area	5 Acres 1000 People
Community Parks/Recreation Facilities	5 Acres/1000 People
Elementary School	1.6 Acres/1000 People
Junior High School	1.25 Acres/1000 People
Senior High School	1.2 Acres/1000 People

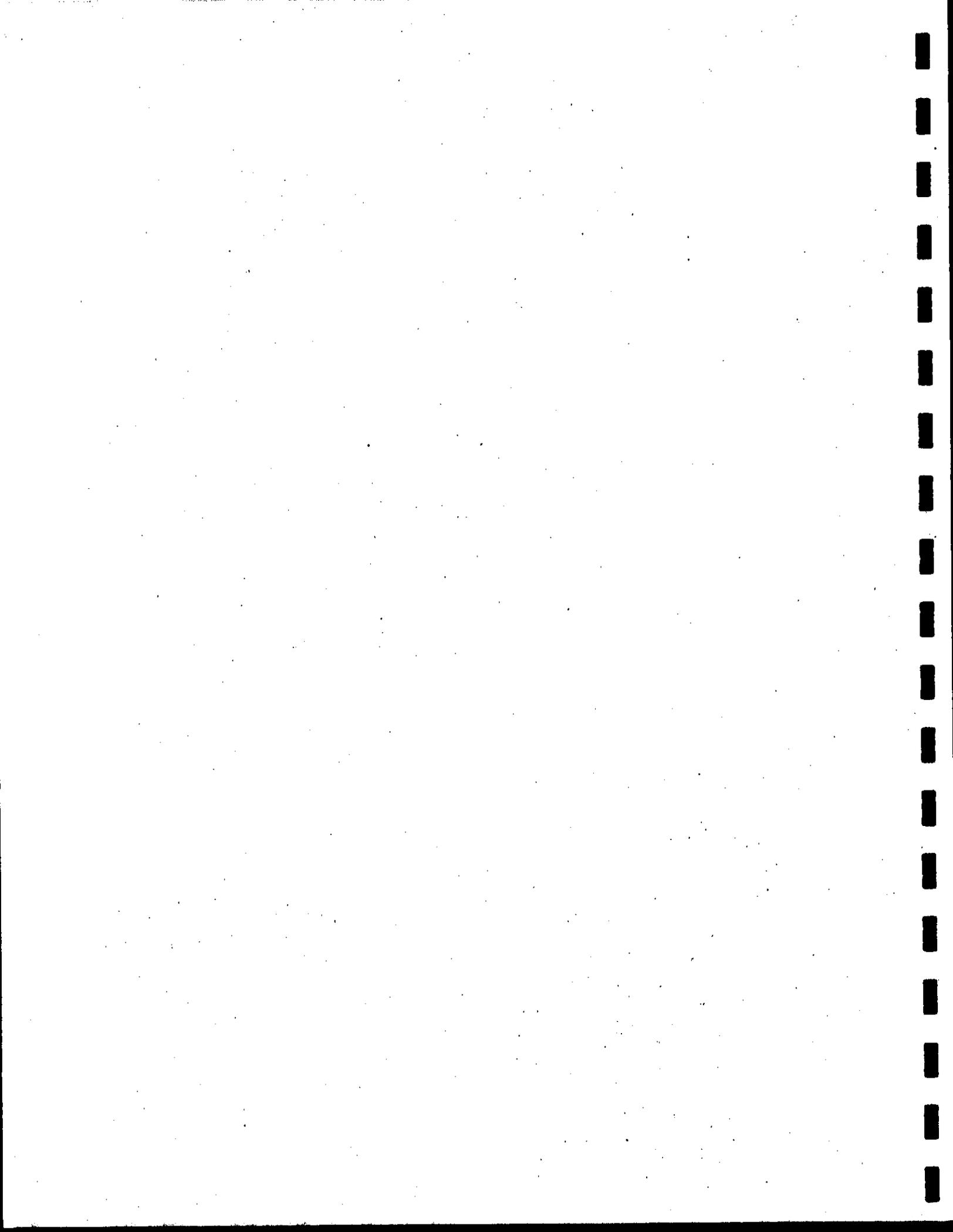
Location Standards

<u>Neighborhood Park</u> -	To be located within 1/4 mile of all residential uses proposed for development (without arterial street bisecting).
<u>Community Park/Recreation Facility</u> -	Should serve a population of approximately 20,000 people, be centrally located and within 1 to 3 miles of every home.
<u>Elementary School</u> -	To be located within 1/2 - 3/4 mile (without arterial street bisecting) of all residential uses proposed for development.
<u>Junior High School</u> -	To be located within 1 to 1-1/2 mile of all residential uses proposed for development.
<u>Senior High School</u> -	To be located within 5 miles of all residential uses proposed for development.

Policy I.6: New urban land use development in the Estrella Planning Area shall provide evidence of adequate fire protection prior to rezoning. The following standards will apply:

- a) Four (4) minute response time
- b) 500 g.p.m. minimum pressure rating
- c) Minimum 2 tankers able to respond

Policy I.7: New urban land use development in the Estrella Planning Area shall have access to at least a 4-lane improved arterial road (110' right-of-way) or guarantee improvements and dedication in conjunction with rezoning.



APPENDIX

LAVEEN GATEWAY DEVELOPMENT STANDARDS

The following Development Standards are intended for the Laveen\51st Avenue Gateway Corridor. These standards affect an area from Lower Buckeye Road to Roeser Road extending one-half mile east and west of 51st Avenue within County jurisdiction.

Land Use Transition

One quarter-mile (51st to 53rd Avenue) will be industrial. One quarter-mile (53rd Avenue to 55th Avenue) will be residential.

Right-of-Way Dedications Requirements

1. 55 foot half street right-of-way dedication for 51st Avenue and Lower Buckeye Road.
2. 30 foot half street right-of-way dedication for 53rd Avenue alignment.
3. 40 foot half-street right-of-way dedication for 55th Avenue alignment.
4. Bus bays will be required as per the City of Phoenix.

SIGNAGE (Industrial only)

5. Freestanding signage shall be a low-profile monument design, one for each street frontage. Signs shall be no more than six (6) feet in height, not to exceed 48 square feet in area, not made of plastic and consist of not more than three colors. Said signs shall not be illuminated from an internal source. Off-site signs shall be prohibited.
6. Wall signage shall not exceed the height of the wall, shall not exceed 24 square feet in area and shall not be illuminated from an internal source. Signs shall consist of not more than three colors. Not more than one sign shall be permitted per street frontage.

SIDEWALK/TRAILS REQUIREMENTS

7. A five (5) foot-wide meandering sidewalk/bikeway shall be located along 51st Avenue, Lower Buckeye Road and 53rd Avenue.

LIGHTING REQUIREMENTS (Industrial)

8. All on-site lighting shall be shielded so as to not illuminate any area outside of the site. Lighting shall not exceed 16 feet within 125 feet of property lines and shall not exceed 22 feet otherwise. All outdoor lighting shall conform to Section 2318 of the Maricopa County Zoning Ordinance.

LOT COVERAGE (Industrial)

9. Lot coverage shall not exceed 40 percent.

SETBACKS (Industrial)

10. The required setbacks along any perimeter lot line shall be a minimum of 50 feet. (Walls no higher than six (6) feet shall be allowed within the back ten (10) feet of the 50 foot setback area).

BUILDING HEIGHT (Industrial)

11. Building heights shall be limited to 18 feet within 50 feet of perimeter lot line; 1 foot increase is allowed per three (3) feet additional setback, to a maximum of 40 feet.

LANDSCAPING REQUIREMENTS (Industrial)

12. The 50 foot required setback of the site perimeter shall be landscaped and improved as follows;
 - a. An earthen berm shall obscure views from the street of any on-site activity and be of a suitable width to prevent erosion of groundcover. Height of berm may vary although it is to be a minimum of six (6) feet above surrounding grade.

ACCESS REQUIREMENTS (Industrial)

18. Access shall be limited to two locations per 1/2 mile, but a minimum of one access per property shall be allowed.

RESIDENTIAL REQUIREMENTS

19. All residential zones shall meet the requirements set forth in the Maricopa County Zoning Ordinance.

REZONING REQUIREMENTS

20. Any rezoning shall be conditioned per Section 2806 of the Maricopa County Zoning Ordinance.

- b. Minimum of two rows mature trees (50 percent, 24-inch box and 50 percent 15-gallon) planted 20 feet on center, or equivalent groupings. Trees are to be interspersed with shrubbery (minimum of 5 gallon or equivalent) and/or flowers.
 - c. Suitable groundcover to achieve a minimum of 30 percent coverage, interspersed with rock or crushed granite (2 inch minimum depth).
 - d. All varieties of plants shall be desert variety as per the Department's approved list. All plants shall be irrigated with a drip system. A maintenance program shall be submitted to the Department for approval.
 - e. A six (6) foot solid masonry wall shall be placed along the crest of the earthen berm. The wall shall be architecturally "broken" to reduce scale and add visual interest.
13. A minimum of 10 percent of all interior parking areas shall be landscaped. Said landscaping shall include a minimum of two-gallon of plantings per square foot of area.
14. All landscaping plans to be done by a registered landscape architect.

SCREENING REQUIREMENTS (Industrial)

- 15. All room mounted mechanical equipment excluding antennas will be screened on all four sides. Screening treatment will be an integral part of the elevations and not lower than the heights of the equipment.
- 16. All storage and parked vehicles shall be located behind required perimeter walls or buildings.

ARCHITECTURAL REQUIREMENTS (Industrial)

- 17. All buildings on a project shall have a consistent style. No metal buildings shall be allowed. Stucco or brick shall be encouraged. Design features are to be included on all four (4) sides. Soft color tones are to be encouraged and use of reflective materials is to be minimized.