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A Future General Land Use Plan
Northern Paradise Valley, Arizona



Prepared by the Maricopa County Planning Department

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A REPORT UPON
A FUTURE GENERAL LAND USE PLAN
FOR
NORTHERN PARADISE VALLEY, ARIZONA

Prepared by
THE MARICOPA COUNTY PLANNING AND ZONING DEPARTMENT

May 1969

Price: Two Dollars

MARICOPA COUNTY

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PREFACE

This planning report upon Northern Paradise Valley is one of a series of planning studies prepared by the Maricopa County Planning and Zoning Department for various areas in Maricopa County. The geographical area that is the subject of this report is one of several areas suggested for detailed study in the "Report Upon Future General Land Use for Maricopa County, Part Three of the Comprehensive Plan, 1967".

This report has been coordinated with plans for areas contiguous to the subject Study Area. The adopted 1985 City of Scottsdale Comprehensive General Plan and the City of Phoenix, 1990 Preliminary Land Use Plan, which is currently being prepared, discuss present and future land use of areas adjoining on the south. The General Plan for the Desert Foothills Area of Cave Creek and Carefree prepared by the Maricopa County Planning and Zoning Department in 1966 discusses present and suggested future land use of areas adjoining on the north.

Public understanding of existing conditions, problems, and needs within the Study Area and support of measures available for implementation of planning objectives and proposals is essential if maximum benefits are to be obtained from this study.

Information and other data contained in this report should be reviewed at periodic intervals and planning proposals should be reviewed and refined as conditions and circumstances warrant. In this manner, this report will be a viable document.

SUMMARY OF MAJOR FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

1. Scope of Study. This report discusses existing conditions and trends of land use, population, public utilities and facilities within an area that lies between Cave Creek on the west and Pima Road on the east, from Bell Road on the south to Lone Mountain Road on the north. The area embraced in the study contains 50,240 acres of land which amounts to 78.5 square miles of land.

2. Economic Background. It is not logical to expect that the Study Area will develop its own economy as it is not a satellite or self contained community. However, trade and service businesses can be expected to increase with future population increases. Future growth and development will depend upon the manner in which the area is developed for residential usage, and, for this purpose, the area has certain advantages such as: geographical location, accessibility, suitability of land for residential use, and proximity to the recreational areas of Tonto Forest, of the Verde River, and two (presently undeveloped) regional parks.

3. Topography. The general slope of the land presents no problem for present or future development.

4. Flood Plain. The Study Area lies within two flood drainage areas: the Cave Creek drainage area of 138 square miles and the Indian Bend drainage area of 152 square miles. Flood plains of the aforementioned are discussed in the Flood Plain Information Study prepared by the U.S. Army Corps of Engineers in 1964.

5. Water Supply. Water supply within the Study Area is obtained entirely from ground water wells. In addition to the City of Phoenix, four franchise water companies are located within the Study Area. The majority of the population is now served by the City of Phoenix and the Consolidated and Ironwood Water Companies are presently supplying water to customers.

6. Sewage. Sewage disposal for some 3,000 persons, 24 business establishments, and several small industrial uses within the Study Area is provided by individual cesspools and septic tanks. Water table and the low population density within the Study Area make individual septic tank disposal facilities adequate for the present. However, existing and potential urban areas should eventually be served by sanitary sewers as development and other conditions warrant.

7. Electricity and Fuel. Electricity and gas within the area are provided by the Arizona Public Service Company. Electrical and gas lines can generally be extended within the Study Area when needed and warranted by development.

8. Type of Housing. There are 952 dwelling units within the Study Area; of this number, 465 or 48.9 percent are single family, 16 or 1.7 percent are multi-family units located in four structures, 224 or 23.5 percent are mobile homes located in mobile home parks, 223 or 23.4 percent are mobile homes located in mobile home subdivisions and 24 or 2.5 percent are mobile homes scattered in various locations. Of the aforementioned 952 dwelling units, 50.6 percent of the dwelling units are permanent homes and 49.4 percent are mobile homes. Mobile home developments are scattered and to some extent intermingled with permanent residential developments. The future general land use plan designates areas appropriate and suitable for mobile home parks, mobile home subdivisions, and for permanent residential development.

9. Subdivision Trends. Between 1959 and the middle of 1968 there were 18 subdivisions recorded in the Study Area. For the preceding 10 year period only 8 subdivisions were recorded.

10. Population. As of October 1968 it is estimated that 3,000 persons resided within the Study Area, which amounts to .32 percent of the estimated 1968 county population estimated at 937,000 persons. Except in individual subdivisions, population is quite scattered. Gross population density is low due to large vacant land areas.

11. Future Population. Population growth will depend upon the ability of the area to attract new development. It is unlikely that the area north of Bell Road will experience extensive development until vacant land south of Bell Road within the City of Phoenix is more extensively developed with urban land uses. Future urban growth here should be contiguous to existing development and not scattered as at present if a satisfactory and economical level of governmental services is to be obtained.

12. Land Use. The general Study Area contains 50,240 acres; of this amount only 1,400 acres or 2.78 percent of the total area is developed for urban uses. The predominant use is for residential purposes. Residential uses occupy 32 percent of the developed area. The next largest use of land is for streets, which amounts to 37.2 percent of the developed area. Because of the scattered nature of development and intervening vacant land, a major planning problem

will be to guide future development in a manner that will result in a more cohesive and satisfactory arrangement of land uses. At present there is a certain amount of intermingling of mobile homes and permanent residential uses. This presents a problem in providing future school and neighborhood park sites at logical locations, and for the extension of water and sewers.

13. Publicly Owned Land. Publicly owned land within the Study Area amounts to 26,628 acres or 53 percent of the Study Area; of this amount, 24,160 acres or 90.73 percent is owned by the State of Arizona. The balance of publicly owned land is under the jurisdiction of the Bureau of Land Management, Maricopa County and Paradise Valley School District.

14. Streets and Highways. The major streets and highways serving the Study Area are Bell Road, Cave Creek Road, and Scottsdale Road. This proposed plan suggests certain extensions and connections of existing streets and highways.

15. Existing Right of Way. There is a lack of uniformity of right of way widths on many streets. This is partly because subdivisions are scattered here and right of way is acquired by dedication when land is subdivided or when a building permit is obtained for new construction. Additional rights of way are acquired when needed for specific street or highway improvement projects when authorized.

16. Existing Schools. The Study Area is located within the Paradise Valley School District. The Paradise Valley School District contains 5 elementary schools, and 1 high school. The high school and one elementary school is located within the Study Area. The school district is presently organized on the 8:4 plan: grades 1 through 8 in the elementary schools and grades 9 through 12 in the high school. Present plans of the school district are to organize the schools on a 6:2:4 basis for the 1969-70 school year. Ultimately it is planned to organize the schools on a 5:3:4 basis with grades 1 through 5 in the elementary schools, grades 6 through 8 in intermediate schools, and grades 9 through 12 in the high school as at present. Enrollment is approaching or has exceeded pupil capacity at most of the schools in the Paradise Valley School District. In a bond issue approved March 4, 1969 by the voters in the Paradise Valley School District, 3 additional elementary schools are proposed to be constructed: two schools for grades 6 through 8 and one school for grades 1 through 5. Additional facilities will be needed from time to time and the general plan suggests the general location of future school sites, which should be

acquired in advance of need and held for development as warranted by future population growth and as finances permit. Park sites should be acquired adjoining or in close proximity to elementary school sites.

17. Proposed Land Use Plan. This report contains a proposed land use plan that takes into consideration topography, existing land use, lot sizes, suitability of land for various purposes, large public land holdings, and existing and proposed zoning districting. Insofar as possible, the proposed plan provides for the harmonious arrangement of future land uses. The theoretical population holding capacity of the Study Area is much greater than probable future population growth, unless unforeseen large scale developments should take place. Future development should be located contiguous to existing development rather than scattered throughout the entire Study Area. Obviously, it is uneconomical to extend utilities through open vacant tracts of land to reach scattered development. Because the amount of land suitable for development far exceeds any probable future demand or need, large public land holdings should be retained under public ownership as at present, with the possible exception of land that may be needed from time to time for public purposes such as streets and highways, parks or recreational areas, or institutional uses.

18. Implementing the General Land Use Plan. The general land use plan is intended to serve as a guide for future growth and development. Tools and methods available for implementation of the plan include zoning regulations, subdivision regulations, health code, flood control district, policies for extension of utilities and provision of neighborhood schools and parks in accordance with the suggested plan.

19. Public Understanding and Support. There is a need for public understanding of planning problems and needs within the Study Area. Public as well as administrative support of measures available for implementation of planning proposals and objectives is essential if maximum benefits are to be obtained from this study. Information and data contained in this report should be reviewed at periodic intervals and planning proposals should be reviewed and refined as conditions and circumstances may warrant. In this manner, this report will become a viable document for evaluating current proposals submitted by individual developers from time to time, as well as long range proposals involving expenditure of public funds.

CHAPTER I
SCOPE OF THE STUDY AND ECONOMIC BACKGROUND

Scope of the Study

This report discusses existing conditions and trends of land use, population, public utilities and facilities within an area that lies between Cave Creek on the west and Pima Road on the east, from Bell Road on the south to Lone Mountain Road on the north. The aforementioned area, which contains 50,240 acres, is hereinafter referred to as the Study Area.

The broad objectives of this study are to: 1) provide guidelines for the logical and efficient development of this area now on the fringe of existing urban development, and 2) provide information regarding certain existing planning problems.

Major planning problems are summarized as follows: existing development is widely scattered which precludes providing a satisfactory and economical level of governmental facilities and services; poor standards of construction have resulted from the lack of a building code; excessive commercial zoning has resulted in scattered commercial development; and in certain areas there is an intermingling of mobile homes and permanent single-family homes.

Notwithstanding the aforementioned conditions there is an opportunity for the area to develop in accordance with sound planning objectives: the area is well served by the existing streets and highways and these can be extended and improved, the area is practically free of noise and smog because of the low population density, the absence of industry, and the elevation which ranges from 300 to 1,000 feet higher than downtown Phoenix. There are impressive views of surrounding mountains: the McDowell Mountains to the east, the New River Mountains to the north, the Cave Creek Buttes on the west and the Phoenix Mountains to the south.

The suggested future general land-use plan contained in this report is designed to encourage new development to locate contiguous to existing urban development and with low to medium population densities. This will facilitate providing public facilities and services such as streets and highways, water, sewer and other utilities, schools, recreational areas, police and fire protection, garbage collection and the like.

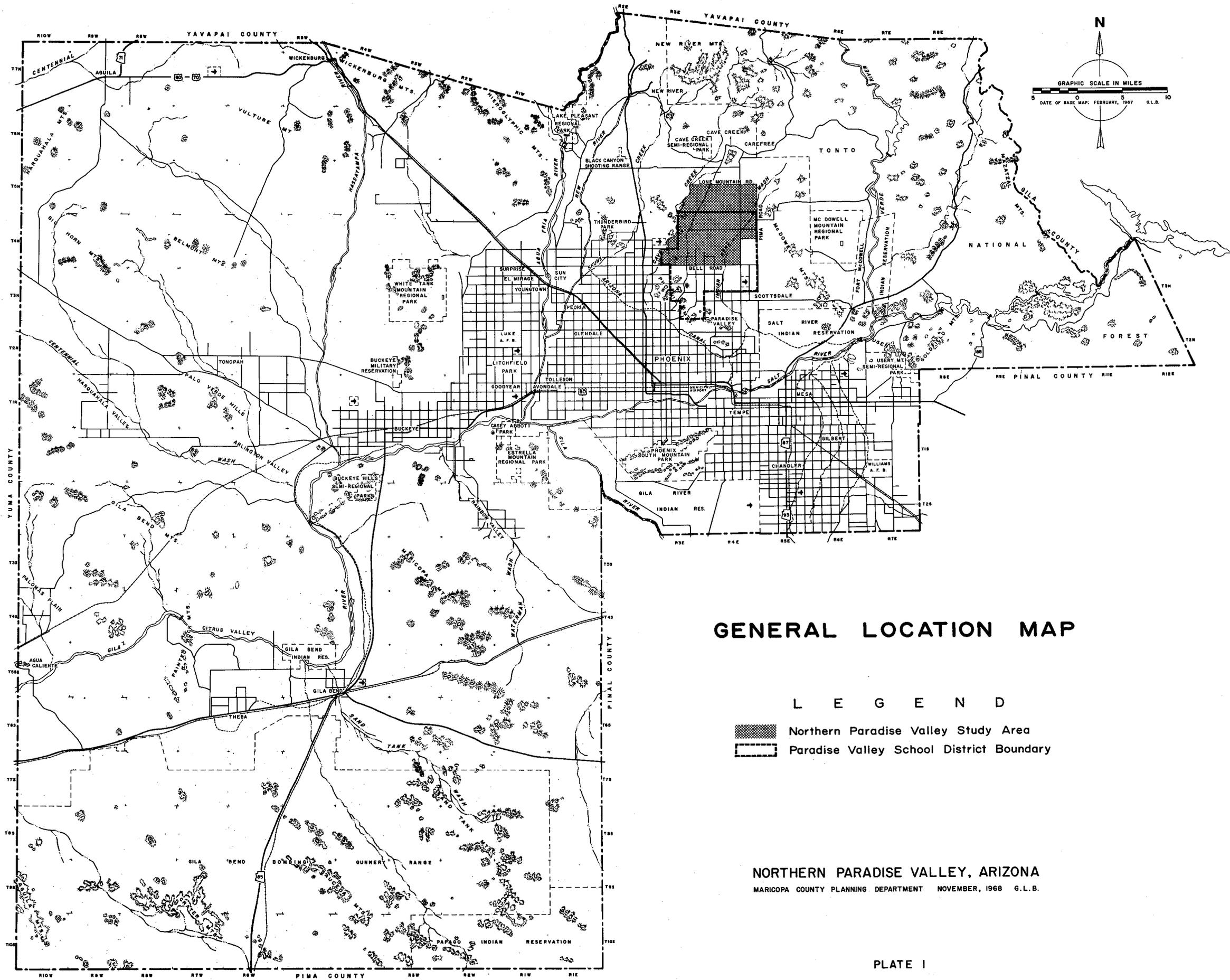
Economic Background

In 1894 when the first survey of the area was accomplished, the surveyor's field notes mentioned the level land, the first class soil, the heavy brush and the existing Union Gold Mine located just west of Cave Creek Road on Deer Valley Road. The field notes also said: "There are no other mines worked in the township (referring to T4N, R3E) but there are many prospect holes showing good indications of gold." The Union Mine is being worked today but the predictions of that survey, accomplished some 75 years ago, never materialized. Almost all development within the Study Area has occurred since the early 1950's and the majority of this development has been residential.

Trade and service establishments are located along Bell Road. There are no significant employment centers. No manufacturing exists within the Study Area with the exception of minor gravel operations. Three miles to the west is the large manufacturing plant of Sperry-Phoenix. There are a significant number of retired persons in the area, some of whom are winter residents. This sector of the population could expand rapidly and provide additional trades and services.

Some twenty-four trades and service-type commercial establishments are located within the Study Area, primarily on Bell and Cave Creek Roads. This category of business includes retail firms, service shops, insurance, real estate and professional offices.

It is not anticipated that the Study Area will develop its own economy. Trade and service businesses can be expected to increase with future population increases. The economy of this area then is tied directly to its attractiveness as a residential area, and for this purpose the area has certain advantages such as: superior scenic values, accessibility, the large amount of developable land, and proximity to the recreational areas of Tonto Forest, the Verde River and two (presently undeveloped) regional parks.



GENERAL LOCATION MAP

L E G E N D

- Northern Paradise Valley Study Area
- Paradise Valley School District Boundary

NORTHERN PARADISE VALLEY, ARIZONA
 MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

CHAPTER II

EXISTING CONDITIONS

This chapter discusses the location of the Study Area, physical characteristics of the land, public utilities and housing conditions within the Study Area.

Location

The location of the Study Area and its relationship to cities and highways in Central Maricopa County is shown on Plate 1, General Location Map. The Study Area adjoins the northern city limits of Phoenix at Bell Road and the northern city limits of Scottsdale at Deer Valley Road. Two north-south arterials traverse the area, Cave Creek Road and Scottsdale Road. Bell Road traverses the southern boundary from east to west and is the axis of existing development; this road provides access to the Black Canyon Freeway or Interstate 17 some 3 miles to the west.

Topography

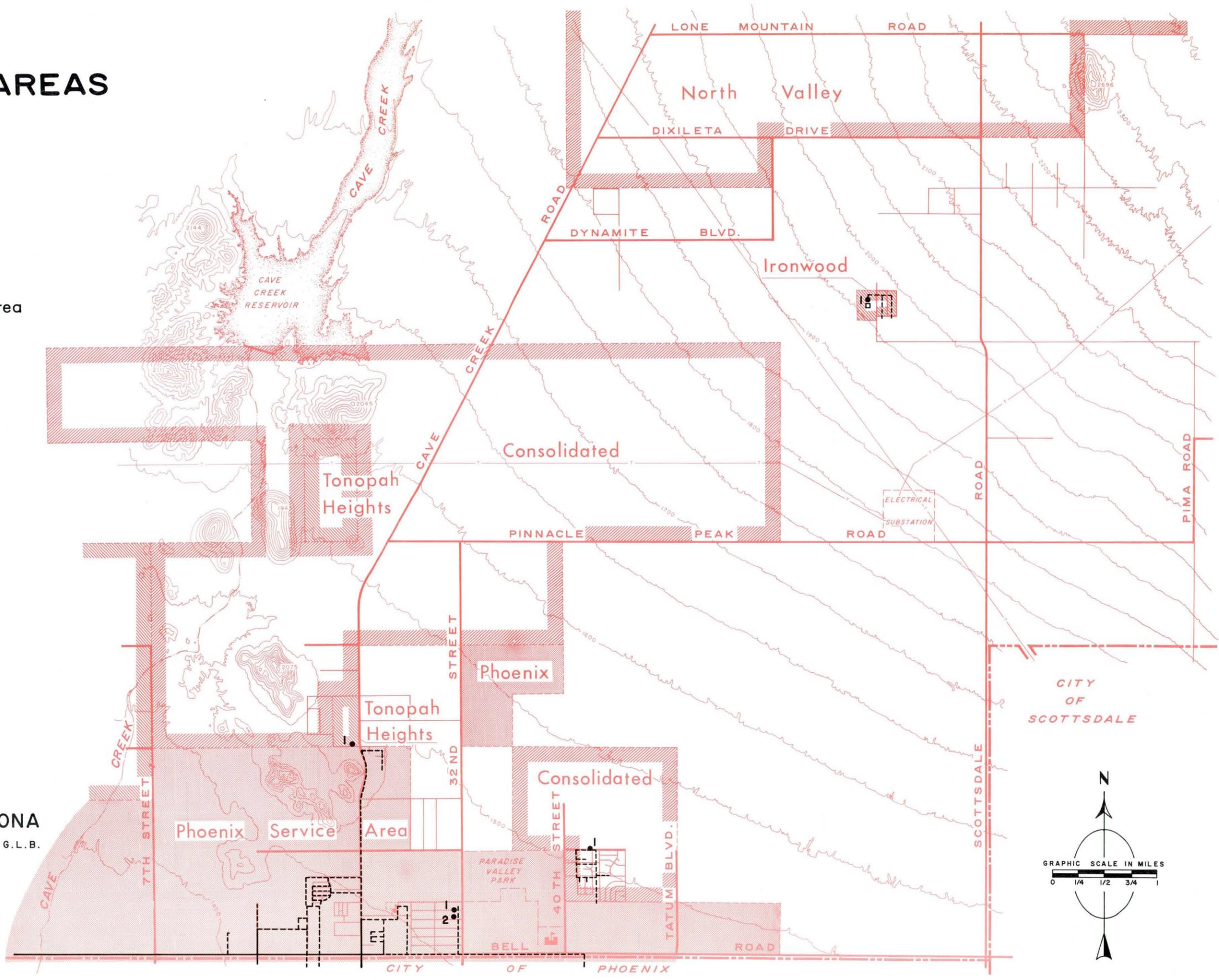
The Study Area is part of a broad alluvial plain starting in portions of the McDowell and New River Mountain Ranges and running generally southwesterly into Cave Creek, Skunk Creek and New River on the west, and the Salt River some 15 miles south. The topography in the Study Area slopes to the southwest from a high point of 2400 feet in the northeast corner of the Study Area to 1400 feet in the southwest corner. This is a gradual fall of 1000 feet in approximately 13 miles or 6.3 percent slope. Therefore, the general slope of the land presents no problems to development. There is one mountainous area on the west boundary of the Study Area south of the existing Cave Creek Dam. Also there are two small knolls in the northeast corner of the Study Area.

Numerous washes cross the Study Area, running generally south and southwest. The largest of these washes and the major drainageway in the Study Area is Cave Creek. A concrete flood control dam was constructed on Cave Creek in 1923. For brief periods during heavy rainfall flood water will reach the highwater mark of this dam (an elevation of 1640 feet) covering some 700 acres.

EXISTING WATER FRANCHISE AREAS AND FACILITIES

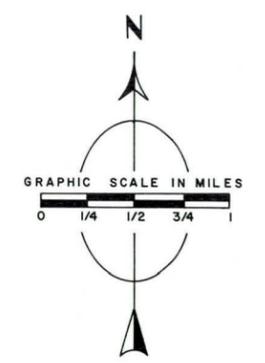
LEGEND

-  Boundary of Water Franchise Area
-  Area served by City of Phoenix
-  Water Main, 8" or more
-  Water Main, 4" or 6"
-  Well Site, Domestic Water
-  Water Storage Tank



SOURCE OF INFORMATION: INDIVIDUAL WATER COMPANIES, OCTOBER, 1968

NORTHERN PARADISE VALLEY, ARIZONA
 MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.



Flood Plain

The Study Area lies within two flood drainage areas, the Cave Creek drainage area of 138 square miles and the Indian Bend drainage area of 152 square miles. These two drainage areas extend considerably beyond the north and south boundaries of the Study Area.

Flooding within the Study Area is mostly sheet flow with the exception of Cave Creek itself. The actual flood plains of Cave Creek and Indian Bend Wash are discussed in flood plain information studies prepared by the U.S. Army Corps of Engineers in 1964.

These studies, which discuss the types of storms that produce flooding and the frequency, are listed in the Appendix.

Proposed new flood-control structures within the Study Area are discussed in Chapter VII. To date, there has not been any development within the flood plain of Cave Creek. The boundaries of Cave Creek, shown on each map in this report, represent the standard project flood limits or that area which would be flooded under the most severe conditions characteristic of the region.

The Study Area is surrounded by the following mountainous areas: the New River Mountains, approximately 17 miles to the north; the McDowell Mountains, approximately 2 miles to the east; the Phoenix Mountains, approximately 3 miles to the south; and the low range of hills, named Union Hills, immediately to the west.

Water Supply

Water supply within the Study Area is obtained entirely from ground water wells. Plate 2 illustrates the existing water franchise areas and facilities for delivering water. In addition to the City of Phoenix, four franchise water companies are located within the Study Area. The majority of the population is now served by the City of Phoenix and of the four water companies Consolidated and Ironwood Water Companies are supplying water to customers.

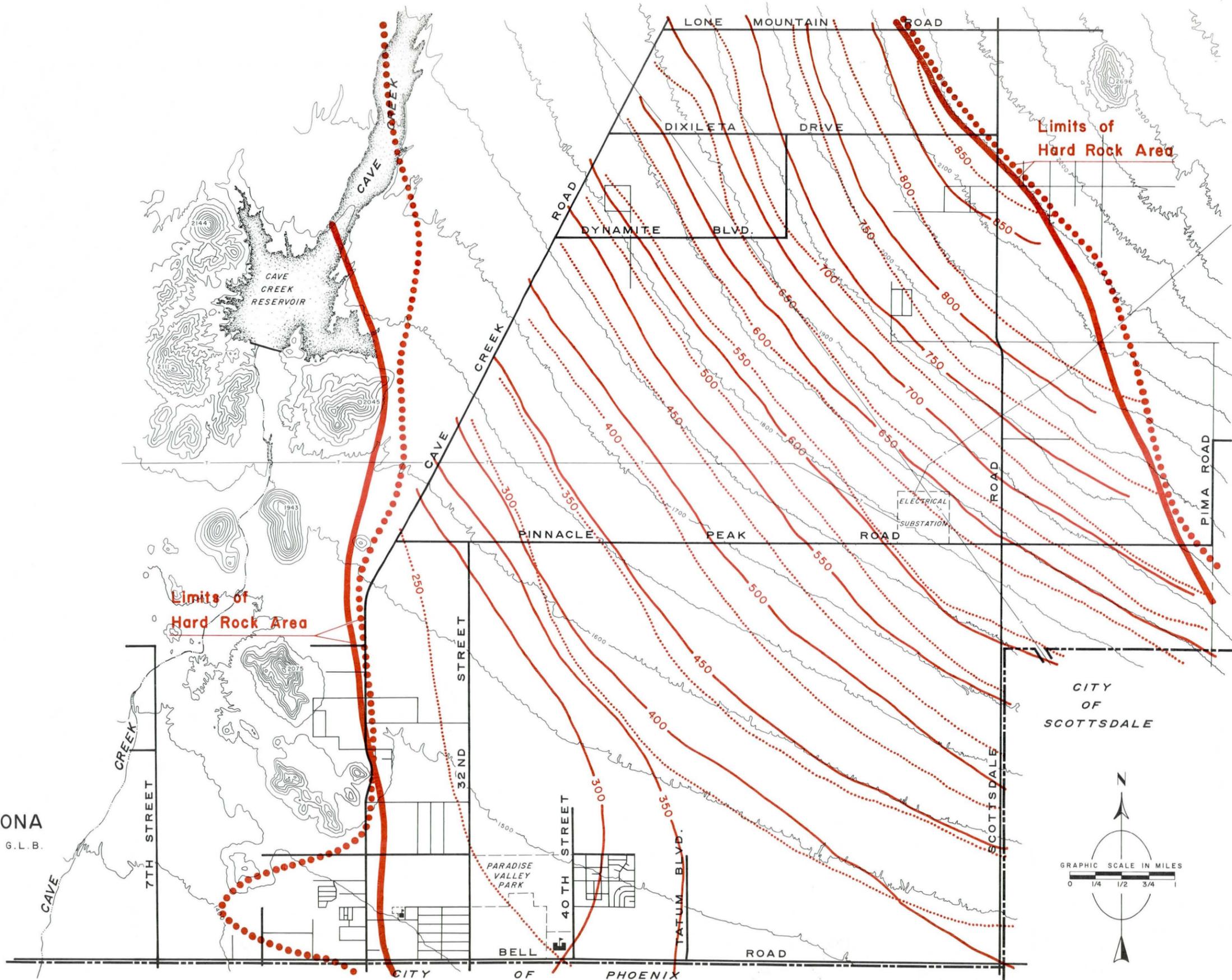
Table 1 contains information about the wells shown on Plate 2.

DEPTH TO GROUND WATER

LEGEND

Static Water Table - Depth in Feet

- ⋯ Spring 1960
- Forecast 1980



SOURCE OF INFORMATION: PRESENT AND FUTURE WATER USE AND ITS EFFECT ON PLANNING IN MARICOPA COUNTY, ARIZONA SEPTEMBER, 1965

NORTHERN PARADISE VALLEY, ARIZONA

MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

CITY OF SCOTTSDALE

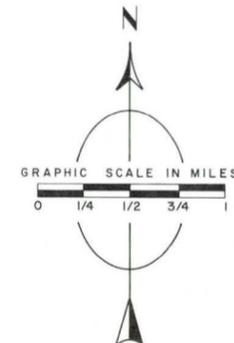


TABLE 1
PUMPING CAPACITY, STATIC WATER LEVEL
AND DEPTH OF GROUND WATER WELLS IN STUDY AREA

<u>Name of Water Company</u>	<u>Well Number on Plate 2</u>	<u>Capacity in Gallons per Minute</u>	<u>Static Water Level in Feet</u>	<u>Depth of Well in Feet</u>
Consolidated	1	1,000	400	1,200
Ironwood	1	32	730	996
Phoenix	1	50	270	680
Phoenix	2	38	268	580
Tonopah Heights	1	180	265	500

Plate 3 indicates the depth to ground water in the Study Area.⁽¹⁾ Depth to ground water is approximately 250 feet in the vicinity of Bell Road and increases rapidly to the north. In the northeast corner of the Study Area the depth to ground water is more than 800 feet below the ground.

It is anticipated that future water needs within the southern portions of the Study Area will be met by the City of Phoenix. By 1990 it is anticipated that the City of Phoenix will own the several small existing water companies in the southern portion of the Study Area.⁽²⁾

The water needs and potentials of the entire Central Maricopa County urban area are the subject of a study undertaken by private consultants for the City of Phoenix under a contract sponsored by the Maricopa Association of Governments.

(1) Source: Present and Future Water Use and Its Effect on Planning in Maricopa County, Arizona, Dr. Heinrich J. Thiele, 1965.

(2) Source: City of Phoenix Planning Department.

Sewage

Sewage disposal for some 3,000 persons, 24 business establishments, and several small industrial uses within the Study Area is by individual cesspools and septic tanks. The deep water table and the low population density within the Study Area make individual septic tank disposal facilities adequate for the present. Existing and potential urban areas should eventually be served by sanitary sewers as development and other conditions warrant. At present the City of Phoenix truck sewer lines extend as far north as Bell Road. Under a proposed 5 year bond program (1968-73), extensions are proposed as far north as Deer Valley Road. It is not anticipated that development by 1990 would be sufficient to warrant extending sanitary sewers north of Deer Valley Road.

Electricity and Fuel

Electricity and gas within the area are provided by the Arizona Public Service Company. Electrical and gas lines can generally be extended within the Study Area where needed and warranted. When development occurs in remote areas the developer usually pays for extension of the electric and gas lines unless the development is of sufficient size to economically warrant the supplier to extend the utility lines.

Condition of Housing

A land-use survey in October 1968 revealed that there were some 952 living units in the Study Area. Condition of housing was not within the scope of the land use survey and the most recent information is from the 1960 Census. However, since 1960 census tract boundaries and the Study Area boundaries are not coterminous, information is not available to determine the condition of housing within the Study Area.

Type of Housing

Of the total dwelling unit count the largest percentage of housing types within the Study Area is mobile homes, which amount to 49.48 percent of the total. The next largest percentage is one story, single-family detached dwellings which amounts to 48.84 percent of the total. Multiple-family type units have a very small percentage, 1.68 percent of the total. All housing types occupy 447 acres and 37.44 percent of the total developed land.

The Study Area contains an unusually high concentration of mobile homes. However, mobile home developments are scattered and to some extent intermingled with permanent residential developments. There is a need for a designation of areas appropriate and suitable for mobile home parks and mobile home subdivisions here.

Subdivision Trends

Some indication of the amount of new construction can be seen by the number of recorded subdivisions in the area: In the nine and one half year span between 1959 and mid 1968, 18 subdivisions were recorded in this area. For the preceding 10 year period, only 8 subdivisions were recorded.

CHAPTER III

POPULATION

This chapter discusses existing and future population.

Existing Population

The present population estimate of 3,000 persons is derived from a land use survey completed in October 1968 by the Maricopa County Planning and Zoning Department. Within the 78 square mile Study Area, some 952 dwelling units were counted. This total includes some 471 mobile home units or 49.48 percent of the total. For planning purposes the occupancy of these dwelling units was considered to be 100 percent. The existing estimate was determined by multiplying the total dwelling unit count with an average of 3.16 persons per dwelling unit, which was the average of the two 1960 census tracts that fall within the Study Area. This ratio of 3.16 is somewhat lower than the 1960 ratio for the entire county and for rural areas of the county which were 3.38 and 3.81 persons per dwelling unit respectively. The ratio reflects the concentration of mobile home occupants in the Study Area.

The estimated population of 3,000 persons represents .32 percent of the estimated 1968 county population of 937,005 persons.

Overall population density within the Study Area is very very low due to the large uninhabited areas. For any one square-mile area, the highest density found is .5 dwelling units per gross acre. Individual developments range from 10 dwelling units per gross acre in a mobile home park to two-tenths of a dwelling unit per acre in a large lot subdivision.

Future Population

There is no practicable method for accurately estimating future population growth within the Study Area. Future growth will depend upon the ability of the area to attract new development. It is unlikely that the area north of Bell Road will experience extensive development until vacant land south of Bell Road within the City of Phoenix is more extensively developed with urban land uses. Urban growth should be contiguous and not scattered if a satisfactory and economical level of governmental service is to be obtained.

TABLE 2
EXISTING LAND USE, NORTHERN PARADISE VALLEY, SEPTEMBER 1968

<u>Existing Land Use</u>	<u>Acres</u>	<u>Percent of Total Area</u>	<u>Percent of Developed Area</u>	<u>Percent of Phoenix Urban Fringe 1958⁽³⁾</u>
Single-Family Residential	334	.66	23.86)	
Mobile Homes	113	.23	8.07)	55.3
Multi-Family	1	.00	.07)	
Commercial	77	.15	5.50	3.7
Industrial ⁽¹⁾	260	.52	18.57	7.7
Public and Semi-Public ⁽²⁾	94	.19	6.71	11.7
Streets	<u>521</u>	<u>1.03</u>	<u>37.21</u>	<u>21.6</u>
TOTAL DEVELOPED AREA	1,400	2.78	100.00	100.0
Vacant	48,194	95.92		
Horse Corrals, Stables	316	.63		
Paradise Valley Urban Park	<u>340</u>	<u>.67</u>		
TOTAL STUDY AREA	50,240	100.00		

(1) Does not include 316 acres of horse corrals and stables.

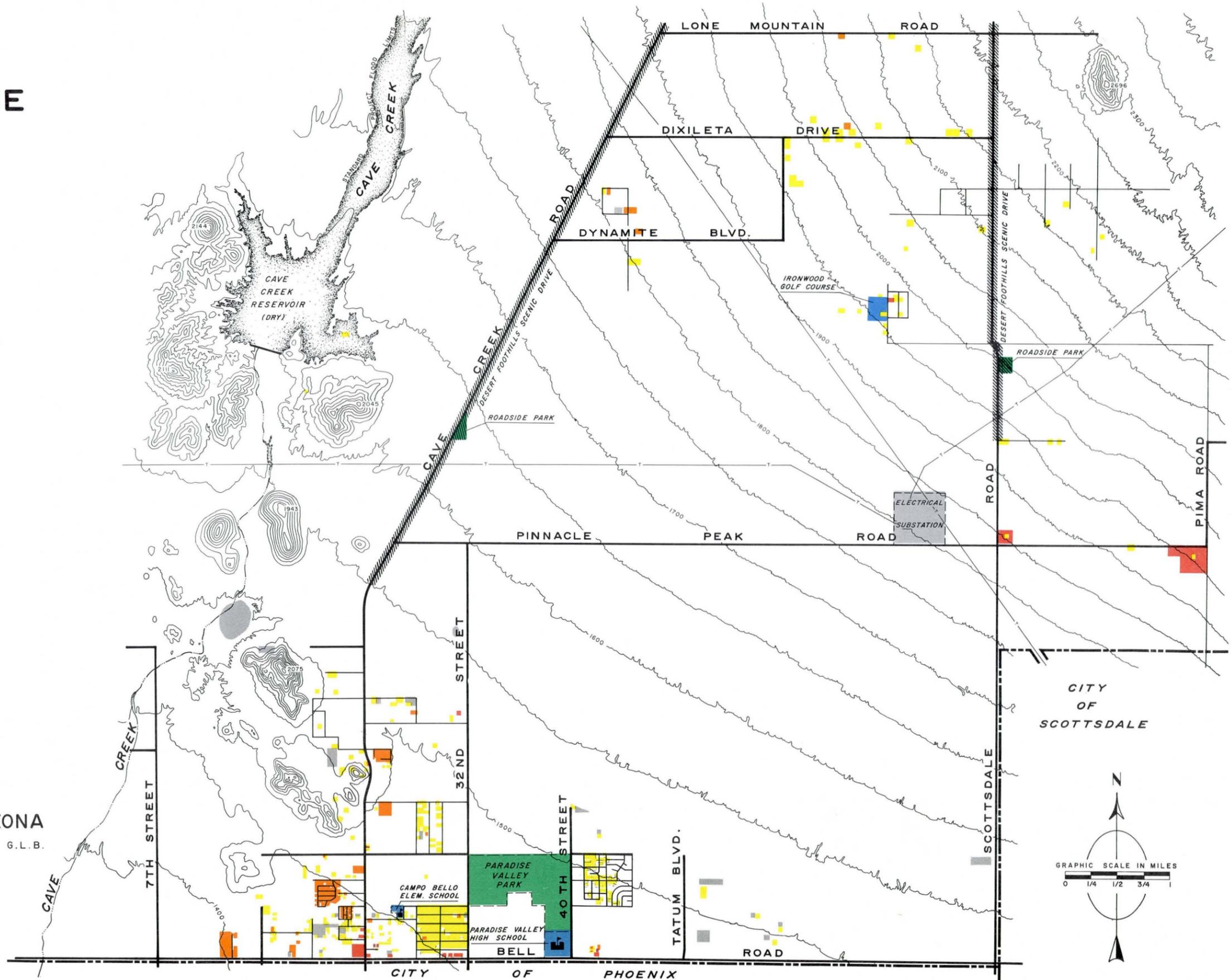
(2) Includes parks, golf courses, schools and churches.

(3) From, "Land Use of the Phoenix Urban Area, 1959", Table 3.

EXISTING GENERAL LAND USE PATTERN

L E G E N D

- Single Family Residential
- Mobile Homes
- Multiple Family Residential
- Commercial
- Industrial
- Public and Semi-Public
- Parks

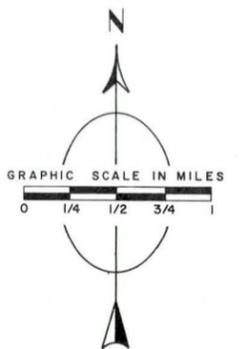


DATE OF INFORMATION: SEPTEMBER, 1968

NORTHERN PARADISE VALLEY, ARIZONA

MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

PLATE 4



CHAPTER IV

LAND USE

Plate 4 shows the existing general land use pattern of the Study Area. Development is scattered except within individual residential subdivisions, mobile home subdivisions, and mobile home courts. Because of the scattered nature of development and intervening vacant land a major planning problem will be to guide future development in such a manner that will result in a more cohesive and satisfactory arrangement. At present there is a certain amount of intermingling of mobile home and permanent residential uses. This presents a problem in making provisions for future school and neighborhood park sites and extension of utilities.

Table 2 is a tabulation of the amount of land used for various urban purposes.

The predominant urban land use is residential. Single family permanent residences, mobile homes, and multi-family use account for 32 percent of the urban uses. Streets account for 37 percent because of the large amount of vacant land between developments. Industrial uses amount to 18.5 percent; these include electrical substations, television towers, heavy equipment storage, gravel pits and mines. Commercial uses occupy 5.5 percent of the developed area. All urban uses only occupy 2.78 percent of the Study Area.

All residential uses occupy 32 percent of the developed area as compared with 55 percent in the Phoenix Urban fringe area.

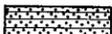
Types of Dwelling Units

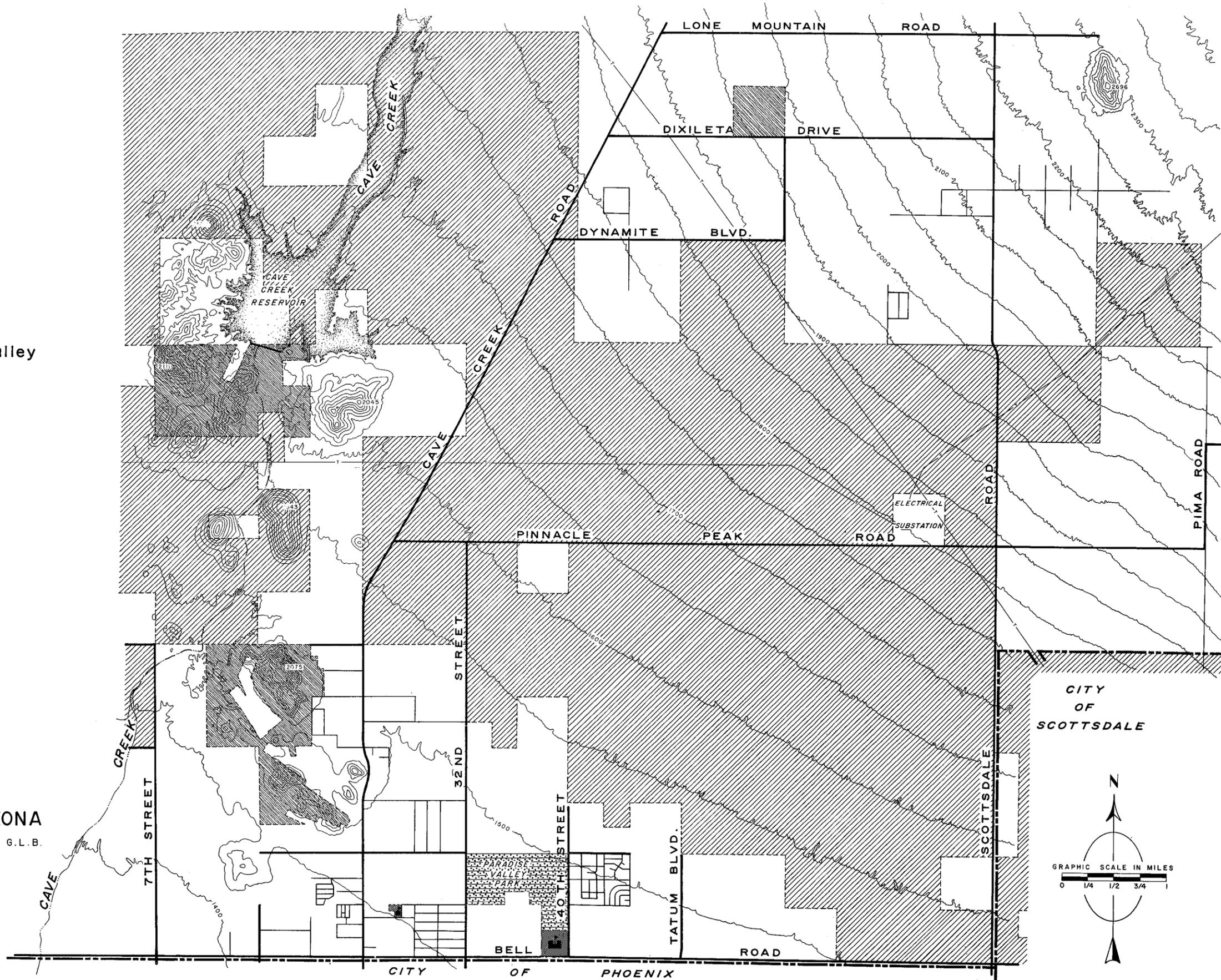
The following is a tabulation of existing dwelling units by type:

<u>Type of Unit</u>	<u>Number</u>	<u>Percent</u>
Single Family	465	48.9
Two Family	0	0
Multi-Family (4 structures)	16	1.7
Mobile Homes in parks	224	23.5
Mobile Homes in subdivisions	223	23.4
Mobile Homes scattered	<u>24</u>	<u>2.5</u>
	952	100.0

PUBLICLY OWNED LAND

LEGEND

-  Bureau of Land Management
-  State of Arizona
-  Maricopa County, Lease
-  School District, Paradise Valley

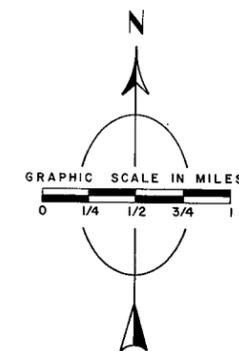


NORTHERN PARADISE VALLEY, ARIZONA

MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

PLATE 5

CITY OF SCOTTSDALE



The aforementioned tabulation reveals that residential types of units are almost evenly divided between permanent homes and mobile homes.

Publicly Owned Lands

Publicly owned lands are shown on Plate 5. Public lands amount to 26,628 acres or 53 percent of the Study Area. The area by public agency is tabulated below.

TABLE 3
PUBLIC LAND AREA BY AGENCY

<u>Agency</u>	<u>Area (acres)⁽¹⁾</u>	<u>Percent of Total</u>	<u>Percent of Study Area</u>
Bureau of Land Management	2,080	7.81	4.14
State of Arizona	24,160	90.73	48.09
Maricopa County	340	1.27	.67
Paradise Valley School District	50	.19	.10
TOTAL PUBLIC LANDS	26,630	100.00	53.00

(1) Includes only parcels that are ten acres or more in size.

Bureau of Land Management lands are principally in two large blocks: one just south of Cave Creek Dam and the other in the low foothills just south of Deer Valley Road and east of Cave Creek Road. Both blocks have some mining claims located within.

State of Arizona lands are also mostly contiguous lands totalling some 24,160 acres. Generally all of this land is presently leased for grazing purposes and none of it is presently offered for sale by the State of Arizona.

Maricopa County lands are in one site, the Paradise Valley urban park, some 340 acres in size.

Paradise Valley School District lands in the amount of 50 acres are in two existing school sites: The Paradise Valley High School site contains 40 acres and the Campo Bello Elementary School site contains 10 acres.

CHAPTER V

MAJOR STREETS AND HIGHWAYS

The existing street and highway system within the Study Area in relation to the regional street and highway system is shown on Plate 1, General Location Map. The heaviest traveled street is Bell Road which extends east-west along the southern boundary of the Study Area. Bell Road is designated part of the Federal Aid Secondary (FAS) Road System and as such is built and maintained principally with federal funds. Bell Road is also the major east-west arterial for the northern portion of the Phoenix urban area and extends some 31 miles from Pima Road on the east to Cotton Lane on the west. Bell Road is used as a city by-pass route and connects with Interstate 17 and 21st Avenue and with U.S. Routes 60, 70, 89 at Grand Avenue. The 1967 average daily two-way traffic on Bell Road between 7th and 32nd Streets was 5,683 vehicles.⁽¹⁾ Bell Road is designed for eventual service as a four lane, divided road. Development to this standard will occur as warranted by traffic and as funds are available.

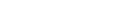
There are two major north-south roads serving the Study Area, Cave Creek Road on the west and Scottsdale Road on the east. Cave Creek Road, a continuation of 24th Street at Bell Road, extends north and northeast through the Study Area to the communities of Cave Creek and Carefree and beyond to the Tonto National Forest. Scottsdale Road connects the Study Area with Carefree on the north and Scottsdale and Phoenix on the south. Scottsdale Road terminates to the north of the Study Area in the community of Carefree.

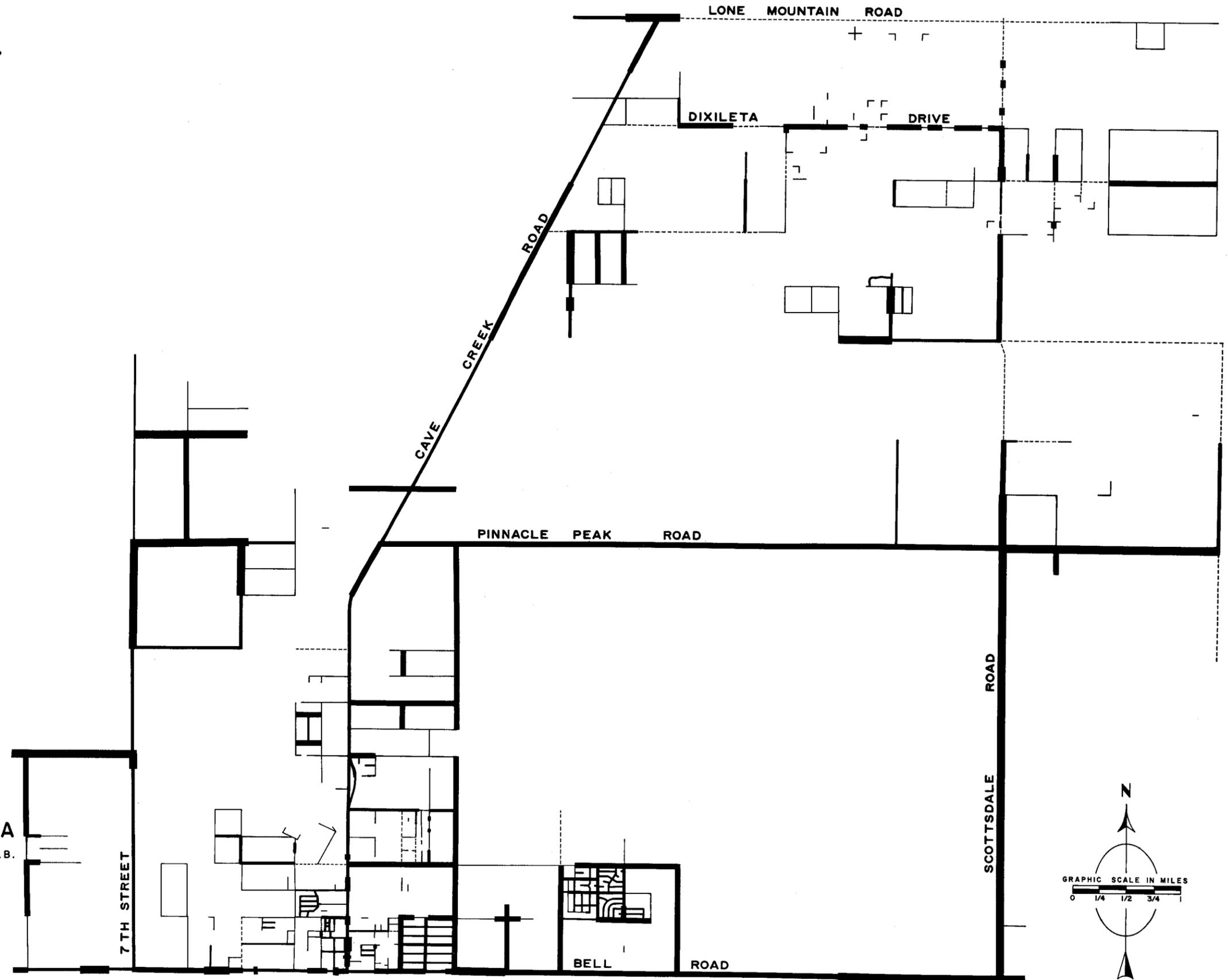
Generally, streets within the Study Area are extensions of the section line road grid system used all over the Salt River Valley. With the exception of Bell Road, an FAS route, and local streets serving individual properties, streets are built at county expense. Very few streets are paved. Local streets which are paved are usually paved by the developer or by the county through an improvement district where adjacent and benefited property owners share the cost of improvements.

(1) Arizona Highway Department, Planning Survey Division.

EXISTING STREET & HIGHWAY WIDTHS

L E G E N D

-  Less than 50' Right-of-Way
-  50' to 59' Right-of-Way
-  60' to 79' Right-of-Way
-  80' to 109' Right-of-Way
-  110' or more Right-of-Way
-  Open but not dedicated

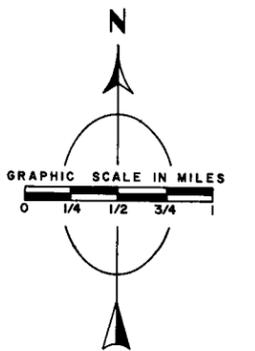


SOURCE OF INFORMATION: COUNTY ASSESSOR, NOVEMBER, 1968

NORTHERN PARADISE VALLEY, ARIZONA

MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

PLATE 6



New population growth and development creates new needs and requirements and streets must be improved as finances permit and conditions warrant. Proposed streets and highways are discussed in Chapter VI.

Existing Right of Way

Existing street and highway widths are illustrated on Plate 6. Dedicated streets are shown with a solid line. Streets shown with a dotted line are not dedicated and information on their width was not available.

The right of way standard applicable to section line roads is 110 feet to accommodate four moving lanes with a median strip. However, as is illustrated on Plate 6 the majority of section line roads do not have the 110 feet right of way.

In addition to this lack of sufficient right of way width to meet road construction standards, Plate 6 also reveals the lack of uniformity of right of way widths on many section line streets. This usually results from the scattered pattern of development. Right of way is usually acquired by dedication when land is subdivided or when a building permit is obtained for new construction. Additional right of way is acquired when needed for street and highway improvements and as finances permit.

CHAPTER VI

SCHOOLS, PARKS AND RECREATIONAL FACILITIES

This chapter discusses principles and standards for schools and parks also existing and future needs. Commonly accepted school standards are compared to those now used by the Paradise Valley School District.

Multi-use of school centers is possible with both the school building and grounds used the year around as a focal point of neighborhood activity. Since park areas are needed for other than school age groups within the neighborhood, there are advantages from combining elementary schools with neighborhood parks, thereby making more efficient and economical use of the land. Playfields should be located on or near junior high and high school sites.

Principles and Standards for Schools

This section discusses principles and standards for school location, size, and function of school sites. It is not within the scope of this report to discuss organization, curricula or detailed plans for development of the system. Generally applicable principles and standards for each type of school are as follows:

Elementary School

The desirable sizes of elementary schools range from a minimum of 350 to a maximum of 900 pupils.

The 1964 Guide for Planning School Sites published by the National Council on School-house Construction recommends that an elementary school contain a site of ten acres plus one acre per 100 pupils of ultimate enrollment to accommodate buildings, playground, and landscaping. Classrooms should not average more than 30 pupils. Thus an 800-capacity school would require a minimum site of 18 acres and 28 classrooms. In conjunction with the school site, there should be a neighborhood park containing at least 5 acres.

The present minimum standard of the Paradise Valley School District is to acquire 10 acre sites.

An elementary school should serve as a center for neighborhood community activities. It should be centrally located within the area it serves and not more than three-fourths of a mile walking distance from the majority of pupils. If possible the elementary school should be developed in conjunction with a neighborhood park and a neighborhood playground. These facilities are discussed separately. The school should be so designed that a multi-purpose room will be available for neighborhood or community center use after school hours. The elementary school should not be located on a major street or adjacent to commercial and industrial uses.

Senior High School

The desirable size for a senior high school is very difficult to standardize. The 1964 Guide for Planning School Sites previously mentioned indicates that a desirable minimum for secondary schools is 300 pupils at 75 pupils per grade. A general consensus of established standards favors an enrollment range of 1,000 to 2,000 students. The Paradise Valley High School has a capacity for 1,500 pupils.

The National Council on Schoolhouse Construction also recommends that a high school contain a site of 30 acres plus one acre per 100 pupils of ultimate enrollment. Classrooms should not average more than 25 pupils per classroom. Thus a 1,500 capacity high school would require 45 acres. By comparison, Paradise Valley High School has a 40 acre site.

A high school should be located on or near to a major street and have access from collector streets. Normally, high school students are transported by bus, automobile or by walking. One and one-half to two miles is considered to be reasonable maximum distance for walking.

Paradise Valley School System

The Study Area is located within the Paradise Valley School System as shown on Plate 1. The District is presently organized on the 8:4 plan although the grades offered vary at the several elementary schools from grades 1 through 4 at Desert Cove Elementary School, as shown on Table 4, to grades 1 through 8 at Larkspur and Cholla Elementary Schools. Grades 9 through 12 are provided at the Paradise Valley High School.

TABLE 4
EXISTING SCHOOLS
Paradise Valley School District

	<u>Campo Bello</u>	<u>Greenway</u>	<u>Larkspur</u>	<u>Desert Cove</u>	<u>Cholla</u>	<u>Paradise Valley High School</u>
Size of Site	10 Acres	8 1/2 Acres	10 Acres	10 Acres	12 Acres	40
Date of Original Construction	1958		1964	1967	1962	1955
No. of Grades	1-5	4-8	1-8	1-4	1-8	9-12
No. of Classrooms	34	30	34	8	34	54
Special Purpose Rooms		One				
Library	One	One	One		One	One
Cafetorium or Auditorium						One
Gymnasium		One				One
Present Pupil Capacity	800	800	800	240	800	1500
Present A.D.A			3256.804			1183.804
Pupils Per Classroom	24	27	24	30	24	28
Proposed Site Additional (Acres)		5-7 1/2 Acres				
Proposed Additional Classrooms	None	Six	None	26	None	

Present plans of the School District are to organize the schools on a 6:2:4 basis for the school year 1969-70. Ultimately it is planned to organize the schools on a 5:3:4 basis with grades 1 through 5 in the elementary schools, grades 6 through 8 in the intermediate schools, and grades 9 through 12 in the high school as at present.

Under a bond issue approved March 4, 1969, by the voters in the School District, three additional elementary schools are proposed to be constructed: two at the intermediate level, grades 6, 7 and 8, and one at the lower elementary level, grades 1 through 5. The three schools are planned to accommodate 750 to 850 pupils with 28 or 29 classrooms. The bond issue also provides for completion of Desert Cove Elementary School and additions to Greenway Elementary School.

Comparison of Existing Schools with Principles and Standards

Table 4 lists information upon the size of existing school sites, number of classrooms and special purpose rooms, present attendance, and additions to present sites and additional classrooms proposed by the School District.

A comparison of existing elementary schools with recommended standards of the National Council on Schoolhouse Construction reveals the following:

1) Existing elementary school sites are less than the recommended standard of 10 acres plus one acre per 100 pupils of ultimate enrollment. Sites range from 8 1/2 acres to 12 acres, whereas at least 18 acres are recommended for an 800 pupil capacity school.

2) Elementary schools are located on major streets. This is primarily because development is scattered and not contiguous.

3) The average number of elementary pupils per classroom ranges from 24 to 30 pupils. This compares favorably with a maximum of 30 pupils per classroom, beyond which overcrowded conditions exist. However, the 1968-69 enrollment shows that enrollment in Larkspur (909) and Cholla (913) exceeds the design capacity of 800 pupils and that enrollment at other schools is close to design capacity.

4) The existing high school compares favorably with recommended standards for location, size of site, pupil capacity, and maximum pupils per classroom: The school is located on a major street; the site contains 40 acres compared with a standard of 45 acres for a 1,500

TABLE 5

PARADISE VALLEY SCHOOL DISTRICT ENROLLMENT TRENDS

	School Year						<u>School Capacity</u>
	<u>63-64</u>	<u>64-65</u>	<u>65-66</u>	<u>66-67</u>	<u>67-68</u>	<u>68-69</u>	
<u>Enrollment Trends</u>							
Campo Bello	629	528	587	625	689	775	800
Greenway	711	489	586	637	693	710	800
Larkspur	---	666	715	787	806	909	800
Desert Cove	---	---	---	---	178	189	240
Cholla	853	708	817	891	793	913	800
Paradise Valley High School	<u>787</u>	<u>912</u>	<u>915</u>	<u>976</u>	<u>1,049</u>	<u>1,252</u>	1,500
TOTAL	2,980	3,303	3,620	3,916	4,233	4,780	

capacity school; the pupil capacity of 1,500 is within the recommended range of 1,500 to 2,000 pupils; the number of pupils per classroom averages 28 as compared with a recommended standard of 25.

Enrollment Trends

In determining future school needs, a normal procedure is to estimate future enrollment trends for a school district as a whole. This is often accomplished by estimating the number of persons who will be entering first grade and the number who will progress through all 12 grades. Such a procedure provides fairly reliable estimates for a five or six year period. This procedure requires information on births and information on enrollment and progression by grade. For periods beyond 5 or 6 years estimates can then be made by relating the enrollment trends to population projections. However, it is not within the scope of this study to undertake such projections.

Table 5 shows enrollment trends by school for the 1963-64 school year and following school years. The present capacity of each school is also shown. This table reveals that enrollment is approaching or has exceeded capacity at most of the schools. The schools located within the Study Area of this report are Campo Bello Elementary School and Paradise Valley High School.

Principles and Standards for Parks

Commonly accepted planning standards for park and recreational purposes is one acre for every 100 persons, divided as follows:

Neighborhood Park:	1 acre per 800 persons
Neighborhood Playground:	1 acre per 800 persons
Playfield:	1 acre per 800 persons
Large Park:	5 acres per 800 persons

TOTAL	8 acres per 800 persons
-------	-------------------------

or

1 acre per 100 persons

The above total does not include large reserves or regional facilities, such as Paradise Valley Park and the suggested aquatic park development adjoining the proposed canal. These standards (i.e. 1 acre per 100 persons) refer to parks and recreational spaces within urbanized areas that have a minimum density of 10 persons per acre. The size, location, service area and type of facilities for each type of park are generally described as follows:

Neighborhood Parks

This facility is intended as a passive recreation area for a neighborhood and should be designed to meet the passive recreation needs of all age groups. Five acres is generally considered to be a desirable size for a neighborhood park. A desirable size for the neighborhood itself is approximately 4,000 to 5,000 persons. Ideally, the park would be from a quarter mile to a half mile walking distance from homes within the neighborhood. Where possible, it is desirable that this facility be combined with a neighborhood playground which, preferably, is located on elementary school grounds. Location standards for elementary schools are also applicable to neighborhood parks. Indoor recreation rooms and meeting rooms are usually provided within the school building.

Neighborhood parks should be developed for passive recreation with walks, open lawns, trees and shrubs, tables and benches and a small play area for pre-school age children.

Neighborhood Playground

This facility is intended as an active play area for elementary school age children and is preferably located on elementary school grounds. However, if for some reason a neighborhood playground is needed at locations other than at the school site, five acres should be provided for this purpose. If combined with a neighborhood park, five additional acres should be provided for the latter.

Neighborhood playgrounds should contain playground apparatus, paved areas for court games and a field area for volleyball, badminton and the like.

Playfield

The playfield is designed for the large playfield needs of several neighborhoods. It primarily serves youngsters fifteen years or older and young adults. A playfield ideally serves

four or five neighborhoods or a maximum of 20,000 persons. The recommended size of this facility is from twenty to thirty acres. Preferably this facility should be located at junior or senior high school sites, which should be located on or close to major streets.

Large Park

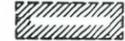
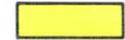
The large park is designed primarily for scenic value and for the preservation of natural features. Large parks normally include any outstanding scenic areas such as mountains, buttes, streams or perhaps features of historical significance.

These parks are developed with minimum improvements but should include hiking trails, picnic areas and specialized park activities such as golf courses. The large park should be so located that it is accessible to all segments of the community. This park is intended to serve an entire community of approximately 50,000 persons or one part of a major metropolitan area. This park is normally in excess of 100 acres.

It is not within the scope of this report to comment on development standards. However, all parks should provide off street parking and be screened in order to protect adjoining land use from noise. Regional parks are not separately discussed as these facilities are designed to serve the entire metropolitan area.

FUTURE GENERAL LAND USE PLAN

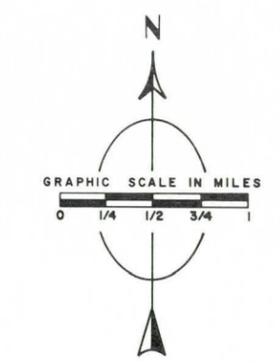
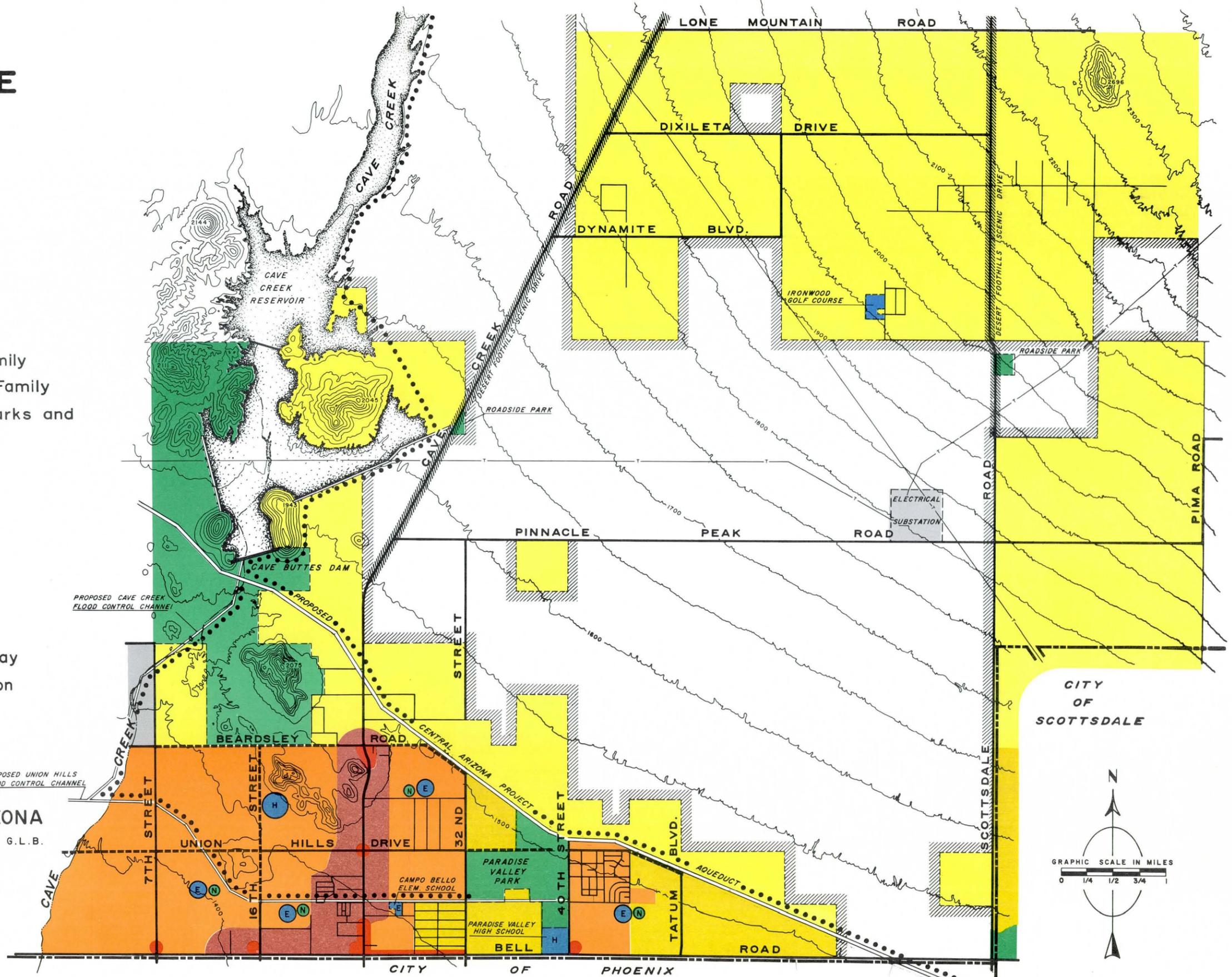
L E G E N D

-  Public Land
-  Single Family Residential
1 acre or larger per Family
-  18,000 sq. ft. to 1 acre per Family
-  6,000 to 18,000 sq. ft. per Family
-  Multiple Family, Mobile Home Parks and Subdivisions
-  Commercial
-  Light Industrial
-  Public and Semi-Public
-  Elementary School
-  High School
-  Parks and Open Spaces
-  Neighborhood Park
-  Existing Major Street or Highway
-  Proposed Extension or Connection
-  Hiking and Riding Trail

NORTHERN PARADISE VALLEY, ARIZONA

MARICOPA COUNTY PLANNING DEPARTMENT NOVEMBER, 1968 G.L.B.

PLATE 7



CHAPTER VII
GENERAL LAND USE PLAN

Plate 7 is a general land use plan for the Study Area. The general land use plan shows the various categories of land use, major streets and highways, hiking and riding trails, major drainage channels (existing and proposed) and the general location of the proposed Central Arizona Project Aqueduct.

The Land Use Plan

This plan takes into consideration topography, existing land use, lot sizes, suitability of land for various purposes, large public land holdings, and existing and proposed zoning districting. A brief discussion of this plan is as follows:

Public Land

This plan proposes that the large central area owned by the State of Arizona be retained in its present status. This land is not in the direct path of urban growth and it should be retained intact in its present state with the exception of lands that might be needed for public purposes such as streets and highways or institutional development where large land areas would be needed.

Residential

The majority of the area proposed for urban development is suggested for single-family residential in three categories according to lot area per family: 6,000 square feet to 18,000 square feet lot area per family; 18,000 square feet to 1 acre per family; and one acre or larger lot area per family.

The general area located south of Beardsley Road and the proposed Central Arizona Project Aqueduct is suggested as suitable and appropriate for residential development with minimum lot sizes ranging from 6,000 square feet to 1 acre in size.

Area located north of Beardsley Road and the proposed aqueduct and an area adjoining Paradise Valley Park on the north are suggested for development with minimum lot sizes of one acre or more.

Multi-Family, Mobile Home Subdivisions, and Mobile Home Parks

The area would extend to a depth of one-fourth mile north of Bell Road and approximately one-fourth mile on both sides of Cave Creek Road as shown on the plan. At present there are several mobile home parks, subdivisions, and individual trailers within this area, which provide a nucleus for the suggested pattern.

Commercial

The proposed commercial pattern recognizes existing commercial uses along Bell Road between Cave Creek Road and 32nd Street and possible future commercial development on Bell Road at its intersection with 7th Street, 16th Street, and 40th Street. Suitable locations for future commercial development are also suggested at the intersection of Cave Creek Road with Union Hills Drive and Beardsley Road. Because of the present character of commercial uses, it is difficult to differentiate between those uses that are general commercial in nature and those uses that are designed to meet neighborhood needs for convenience services and goods. Bell Road is a logical location for commercial uses that depend on through traffic, such as service stations, restaurants, garages, motels and the like.

At present Cave Creek Road is relatively free of commercial development. Strip commercial development, such as has occurred along Bell Road, should not be permitted along Cave Creek Road. However, the intersections of Union Hills Drive and Beardsley Road with Cave Creek Road would be suitable locations for future neighborhood commerce at such time as population is sufficient to warrant commercial development.

Light Industrial

Light industrial pattern suggested north of Beardsley Road and west of 7th Street is in accordance with the present light industrial zoning district for this property.

The industrial area shown on Pinnacle Peak Road is a 160 acre tract containing two electrical substations: one operated by the Bureau of Reclamation and the other by the Arizona Public Service Company.

Public Schools

The general locations of existing and possible future public school sites are shown on the general plan. Existing schools within the Study Area are the Campo Bello Elementary School and the Paradise Valley High School. The plan suggests the general location for four future combined elementary schools and neighborhood parks and a future high school. Elementary school sites and neighborhood parks are suggested for locations in the center, or near the center, of each square mile in accordance with the principles and standards previously discussed in this report. Because of the sparse development of the area, new school sites should be acquired in advance of need and held for development at such time as residential development may warrant.

Parks and Open Spaces

The large area adjoining the Cave Creek Reservoir is indicated as suitable for possible future park and recreation use. However, at this time there are no specific plans for acquisition or development of the area for such purposes.

Paradise Valley Park: This large park is under the jurisdiction of Maricopa County. Future plans of the County Parks and Recreation Department for development of this park include provision of the following facilities: 1) One loop road with two entrances off 40th Street. All parking areas will be adjacent to this road. 2) Community Center Complex to include a central building, swimming pool, tennis courts, shuffle board, and multiple-use concrete slabs. 3) Golf Course Complex to include one 18-hole, medium length (5,800 to 6,200 yards) course, one 9-hole golf course, and driving range. 4) Picnic and playground areas. 5) Gymkhana - show area with judges' stand, rest rooms, and concession stand.

Available funds (\$250,000) will permit development to start immediately on the following development programs: 1) Detailed hydrology study, 20"-well approximately 3,000 feet deep, pump, lagoons, and water distribution system. 2) Main road and a limited number of parking areas. 3) Gymkhana - show area with parking. 4) Ramadas, picnic areas, trees, and plant material. 5) Community Center Building.

The triangular area located between Union Hills Drive and the proposed aqueduct has been suggested as a possible future addition for development with a lagoon and other landscape features, and cost estimates for possible future development have been prepared by the County Parks and Recreation Department.

Desert Foothills Parks and Scenic Drive: Two entrance parks to the Desert Foothills Scenic Drive, each five acres in size, are located on Cave Creek and Scottsdale Roads. These parks will mark the entrance to the Desert Foothills Drive as well as possible roadside rest and picnic facilities. (The Desert Foothills Scenic Drive is the subject of a separate report, as listed in the Appendix.)

Golf Course: The Ironwood golf course located just north of Jomax Road and one mile west of Scottsdale Road is the only other open space shown on the general plan. This is a private, 9-hole golf course with sand greens.

Major Streets and Highways

The general plan shows the location of existing and proposed major streets and highways. Existing roads are shown with a solid line. Proposed extensions and connections are shown with a broken line. Improvements are proposed for Beardsley Road, Union Hills Drive, and 16th Street. These major streets are logical boundaries for the various neighborhoods.

Although not shown on the general plan, the proposed Indian Bend Freeway corridor location is in the vicinity of Bell Road. It is estimated by the Arizona State Highway Department the proposed Indian Bend Freeway would not be constructed for at least 15 years and at this time the specific location of the route has not been determined.

Hiking and Riding Trails

Hiking and riding trails shown along Cave Creek are part of the primary hiking and riding trail system that has been adopted by Maricopa County and various cities and towns in 1964. The general plan shows the location of suggested additional trails along the proposed Union Hills flood control channel and the Central Arizona Project Aqueduct. These additional trails would extend the present adopted system to the Paradise Valley urban park and to the proposed hiking and riding trails proposed in the Scottsdale general plan.

TABLE 6

THEORETICAL NUMBER OF PERSONS THAT COULD BE ACCOMMODATED
UNDER THE FUTURE GENERAL LAND USE PLAN

<u>Single Family Residences</u>	<u>Gross Residential Area</u>	<u>Net Residential Area</u>	<u>No. Lots</u>	<u>Population</u>
<u>Lot Size</u>				
6,000 to 18,000 sq. ft.	3,844	1,922 ⁽¹⁾	13,954	47,444 ⁽³⁾
18,000 to one acre	1,702	851 ⁽¹⁾	2,059	7,000 ⁽³⁾
One acre or larger	17,666	13,250 ⁽²⁾	13,250	45,050 ⁽³⁾
<u>Mobile Homes</u>				
Park 3000 sq. ft.	465 ⁽⁵⁾	233 ⁽¹⁾	3,383	10,690 ⁽⁴⁾
Subdivision 6000 sq. ft.	464 ⁽⁵⁾	232 ⁽¹⁾	1,684	5,321 ⁽⁴⁾
TOTAL	24,141	16,488	34,330	115,505

Footnotes

- (1) Represents 50% of the gross area for non residential uses such as streets, commerce, schools, parks, public and semi-public uses.
- (2) Represents 25% of the gross area for streets.
- (3) Estimated 3.4 persons per dwelling unit.
- (4) Estimated 3.16 persons per dwelling unit.
- (5) Assumption: 50% of mobile home development would be in mobile home parks and 50% in mobile home subdivisions.

Central Arizona Project

The proposed Central Arizona Project Aqueduct is proposed to be located along the Old Verde Canal here. A right of way of 200 feet is proposed.

Flood Control and Drainage

Three proposed flood control structures are shown on the general plan: the Cave Buttes Dam, ⁽¹⁾ the Cave Creek flood channel, and Union Hills flood channel. These structures are all part of the adopted county flood control program, which is administered by the Flood Control District of Maricopa County. Cave Buttes Dam would impound 22,000 acre feet of flood water; these are scheduled for completion in 1972 or 1973. The flood channels will be concrete lined and carry flood water westward to Skunk Creek. The standard project flood limits, which generally correspond with the banks of Cave Creek, are shown on the future general land use plan. This is discussed in a separately bound report, "Flood Plain Information Study for Maricopa County, Arizona", Vol. II, Cave Creek Report, U.S. Army Engineer Corps, Los Angeles, Corps of Engineers, November 1964.

Holding Capacity of the Study Area

Table 6 shows the theoretical number of persons that could be accommodated under the future general land use plan. According to these estimates it would theoretically be possible to accommodate a population of more than 115,000 persons within the Study Area of which 45,000 would be located in areas suggested for development with lot sizes of not less than one acre.

The theoretical holding capacity is much greater than probable future population growth unless unforeseen large scale development should materialize. The 1968 population of 3,000 persons in the Study Area represented only .32 percent of the total county population estimated at 937,000 persons in 1968. It has been estimated that Maricopa County may attain a population of 1,832,000 persons by 1980 and 2,469,000 persons by 1990. Assuming the Study Area increased to 10,000 persons by 1980 and 17,000 by 1990 this would represent .53 percent and .70 percent respectively of future estimated county population. A theoretical population of 115,000 persons would represent 6.3 percent of estimated 1980 total county population and 4.7 percent of estimated 1990 population. This indicates that there is

Footnote: (1) Possible multipurpose dam for water conservation, recreation, and flood control.

more than ample area to accommodate any probable future population growth. These estimates further emphasize the need for new development such as subdivisions to be located contiguous to existing developments rather than to be scattered throughout the entire Study Area. It is uneconomical to extend utilities through large open vacant tracts of land to reach scattered developments. The estimate also serves to emphasize the need for retaining the large state land holding under public ownership.

Implementing the General Land Use Plan

This planning report was prepared in recognition of the growth and development trends in Northern Paradise Valley and the need for a general plan to serve as a guide for future growth and development. This section discusses the planning tools that are available to gradually implement the various plans and proposals contained in this report.

Zoning Regulations

Zoning regulations are primarily concerned with the use of land, maximum height of structures, and open space around buildings. The first zoning regulations for unincorporated areas of Maricopa County were adopted in 1951 and the present zoning regulations became effective February 27, 1960. From time to time these regulations have been amended to meet new needs and unforeseen conditions. However, the majority of amendments have been made as a result of individual applications for change of zoning districting and in the absence of a general land use plan, such as suggested herein for the Study Area, there has not been a general guide by which the merit of individual changes could be evaluated.

The proposed general land use plan discussed in this report is intended to serve as a future guide or yardstick to evaluate the merit of applications for zoning changes in order that various land uses may be harmoniously related to one another. If this general plan is adhered to, the present zoning districts should be gradually adjusted to conform with the plan.

Subdivision Regulations

As a companion tool to zoning regulations, subdivision regulations are an essential aid for implementing a land use plan. When land is subdivided for residential development, lots must be provided that meet the minimum requirements under the zoning district regulations applicable thereto with respect to lot size, and lots must be designed to permit the provision of front, rear, and side yards that meet the minimum requirements of the zoning regulations.

Maricopa County has subdivision procedures and requirements which are set forth in a manual which deals with the form, content and process of platting land, and with subdivision design principles and standards which should be observed. The county does not accept into its system any street or road that is not built to county standards.

Health Code

Maricopa County has a health code that has as its purpose the establishment of "procedures, standards and regulations for the enforcement of the State laws and regulations affecting public health" and provisions of this code are applicable to the unincorporated areas of Maricopa County and incorporated cities and towns whose governing bodies specifically request the services of the Maricopa County Health Department. This code includes regulations governing the collection and disposal of solid wastes, domestic water supply, trailer parks, domestic and industrial sewage, sanitation of certain habitable private and public buildings, and the keeping of animals. The health code also contains regulations for other items not listed herein.

Flood Control District

Maricopa County has a comprehensive flood control program administered by the Flood Control District of Maricopa County. This program is concerned with the flood control programs within or adjacent to the County, recommended solutions to prevent or minimize flood damage, and preparation of cost estimates for the recommended solutions. Although flood control is the primary objective of this program, consideration has been given to erosion control, recreation, irrigation, water storage and ground water recharge.

Extension of Utilities

Plans for utilities such as water, sewer, gas, electricity, and telephones should take into consideration the suggested general land use plan and estimated future population distribution as a guide in determining the general location and extent of future service requirements.

Provision of Neighborhood Schools and Parks

Jurisdictions responsible for the provision of neighborhood schools and parks should prepare long-range plans that take into consideration the suggested general land use plan, the amount and distribution of present as well as future population for which facilities would be needed. Such plans should be periodically reviewed and revised when warranted by unforeseen needs. To the fullest extent possible land for schools should be acquired in advance of need and in conformance with a plan for a system of schools.

In many communities elsewhere, subdividers of land are required to take into consideration any adopted plan for schools and parks where such sites are needed within the area embraced by the subdivision. This enables the school system concerned to acquire needed sites through negotiation with the developer concerned.

Building Code

There is a need for a building code applicable to unincorporated areas of the county. Building codes help prevent premature deterioration and blight. Permissive state enabling legislation has been sought for many years without success.

Building codes are generally concerned with construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and certain service equipment.

Public Understanding and Support

Public understanding of planning problems and needs within the Study Area and support of measures available for implementation of planning proposals and objectives are essential if maximum benefits are to be obtained from this study. Suggestions for improvement of this report will be helpful and carefully taken into consideration. The information and data contained in this report should be reviewed at periodic intervals and planning proposals should be updated and refined as conditions and circumstances warrant. In this manner, this report will become a viable document.

APPENDIX

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