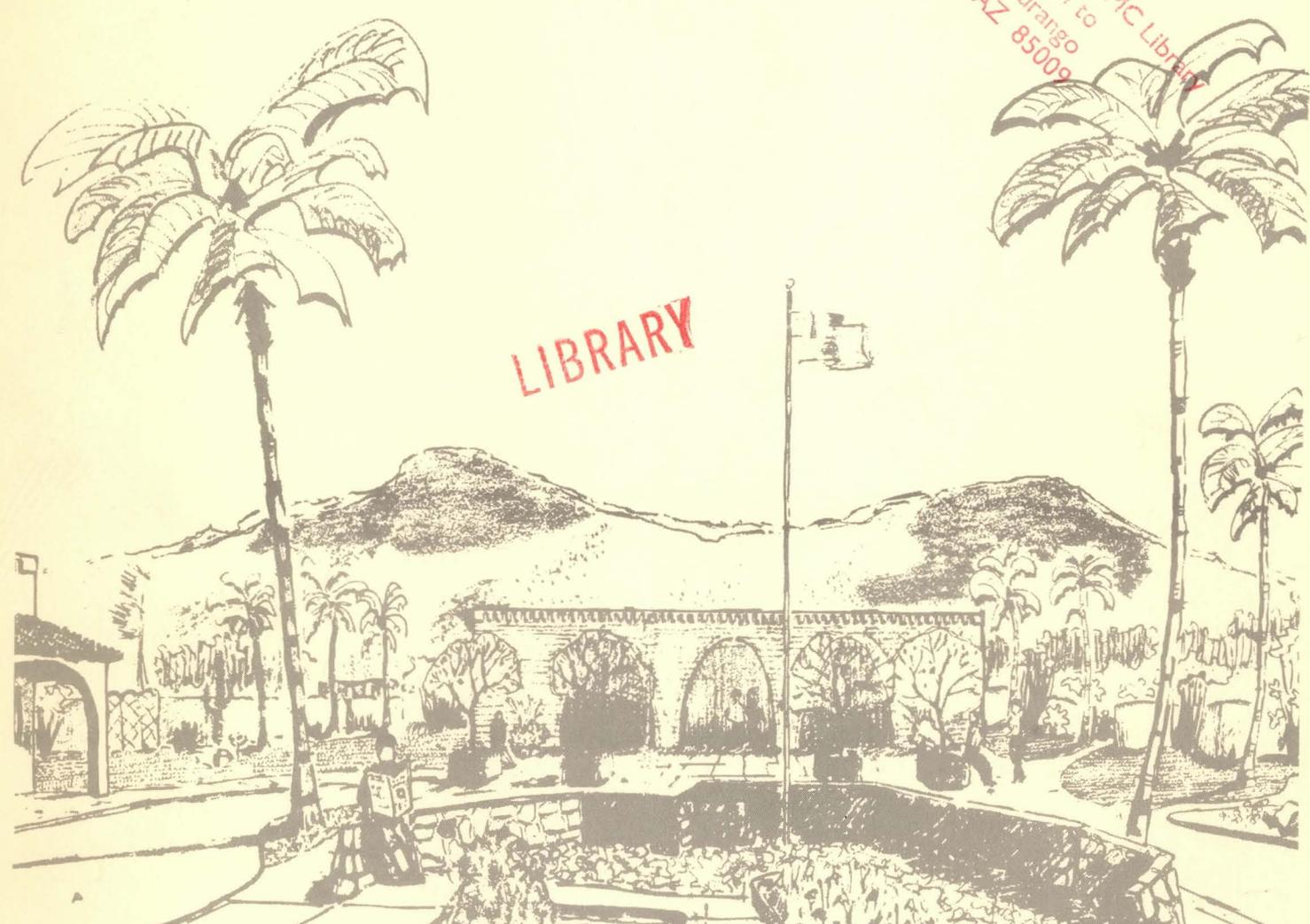


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Flood Control District of MC Library
Property of
Kovach Geography map
Please Return to
2301 W. Durango
Phoenix, AZ 85009



A Land Use Plan for
The Town of
Paradise Valley

A120.903

LIBRARY

116

A LAND USE PLAN

For

THE TOWN OF PARADISE VALLEY

The following Land Use Plan for the Town of Paradise Valley, Arizona was adopted by unanimous resolution of the Mayor and Common Council on January 14, 1965 after consideration of the recommendations of the Planning and Zoning Commission of the Town.

The resolution is:

RESOLUTION NO. 39

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA ADOPTING A LAND USE PLAN FOR THE TOWN OF PARADISE VALLEY AND DECLARING IT TO BE AN EXPRESSION OF PUBLIC POLICY.

WHEREAS, the orderly and efficient use of the land within the Town consistent with the health, welfare, morals and safety of the inhabitants is a matter of public concern; and,

WHEREAS, such orderly and efficient use of land can best be accomplished by advanced planning so that prospective purchasers and developers of land may be fully informed with respect to the land use policies and objectives of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Paradise Valley that the attached Report Upon Planning for the Town of Paradise Valley be and it hereby is adopted and shall be known as the Land Use Plan for the Town of Paradise Valley, and is declared to contain an expression of public policy of the Town with respect to all matters and things therein contained.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, this 14th day of January, 1965.

APPROVED this 14th day of January, 1965.

Jack B. Huntress, Mayor.

ATTEST:

Helen E. Marston, Town Clerk

The Town of Paradise Valley acknowledges with gratitude the efforts of the staff of the Maricopa County Department of Planning and Zoning in the preparation of the Report Upon Planning upon which the attached Land Use Plan is based

Jack B. Huntress, Mayor



TOWN OF
PARADISE VALLEY
ARIZONA

December, 1964

TO THE RESIDENTS AND FRIENDS OF
THE TOWN OF PARADISE VALLEY:

The following pages present a concise picture of our spirited Town and lay the ground work for our future development.

Because approximately one-half of our total land area is still raw, while the other half has been so beautifully and attractively built up, our Town is in an enviable position. Our future CAN be, and WILL be, great by virtue of the fact that so many talented, dedicated and generous people not only live in the Town of Paradise Valley, but participate so enthusiastically in its widespread governing actions..... ever willing to assist in whatever civic program may fit their abilities. For all their valuable aid and guidance a debt of gratitude is hereby acknowledged.

We trust this inspiring planning report will be circulated and studied by all our thoughtful townspeople and friends thereby affording not only a guide, but a springboard, for our bright and orderly growth.

Determined we are, successful we shall be.

Jack B. Huntress
Mayor

JBH/hem

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INTRODUCTION

A broad objective of community planning is to promote the health, safety and welfare of a community and in so doing make it a better place in which to live, work and play. By means of maps, tables and text a plan provides a general guide for the orderly and economical growth of a community.

The idea of developing a community according to a plan or design is not new. Since ancient time various cities and towns have been laid out according to a plan. In 1926, Justice Sutherland of the United States Supreme Court handed down a decision pointing out that each community has the right and the responsibility to determine its own character and as long as that determination does not disturb the orderly growth of the region or the nation it has a valid use of the police power to carry out such a plan. It was this decision that provided the impetus to modern-day planning.

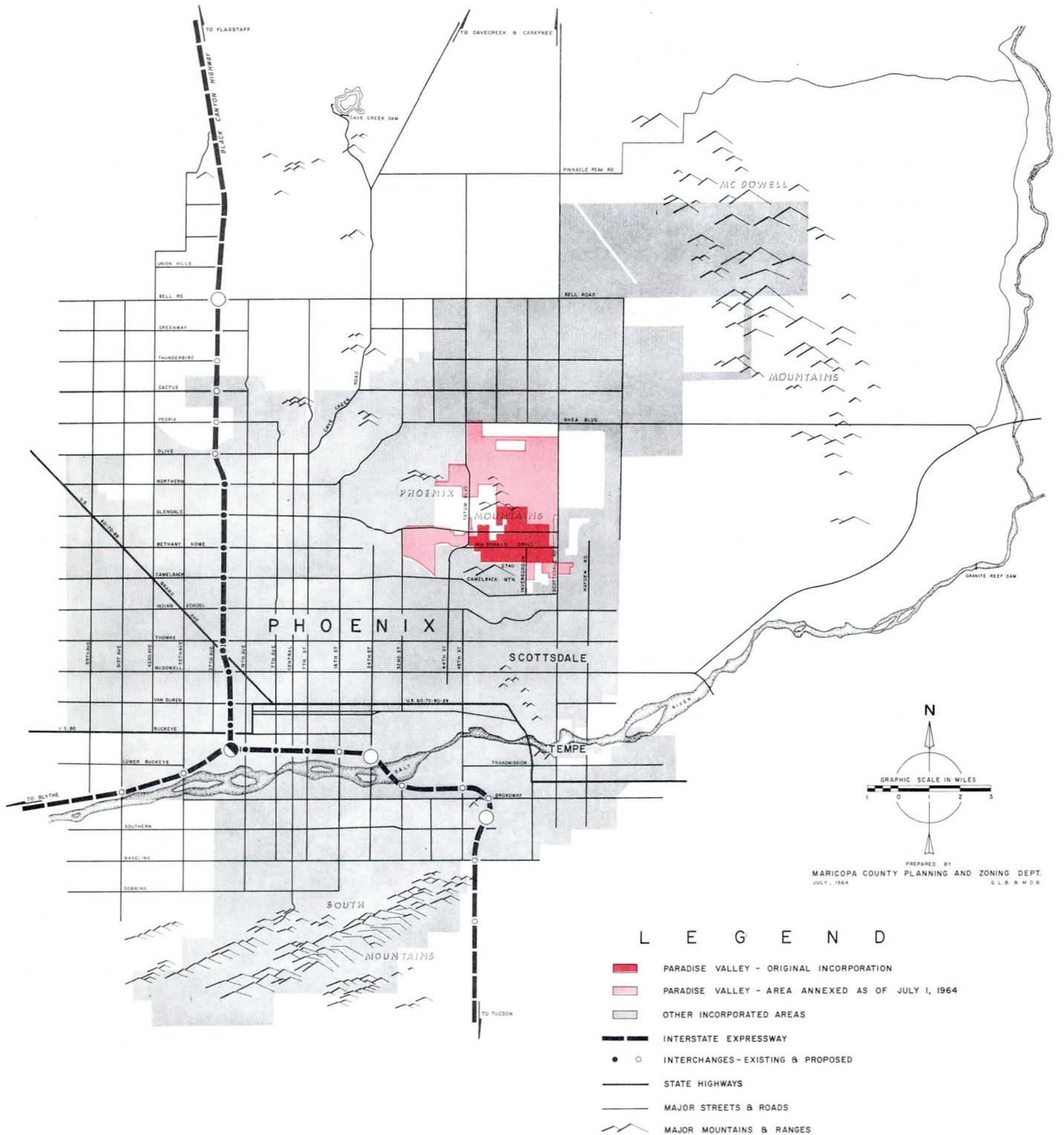
It is the purpose of this report to show by maps, tables and text the existing conditions within the Town of Paradise Valley, to indicate and discuss trends of development and to suggest a future land-use plan which will embody the following aims and purposes as set forth by the Town Council:

"To preserve the community as a primarily residential and resort area with such service areas as are necessary for the convenience and interest of the residents;

"To preserve the general desert characteristics, low population density, minimum through traffic, minimum noise level and minimum night light level;

"To provide areas for development of residential sections, schools, churches, fire stations, post office, civic center, (municipal offices), park and recreation areas, bridle paths, future arterial streets and other special uses as may be deemed necessary."

The preparation of such a plan is a relatively simple job compared to the task of carrying it out. Chapter 4 of this report discusses methods of implementing such a plan as contained herein.



GENERAL LOCATION MAP

HISTORICAL BACKGROUND

A primary objective of the Town of Paradise Valley is to preserve the spacious and open desert character of the area. For many years matters relating to physical development have been of particular interest and concern to the citizens of Paradise Valley. Prior to incorporation the Paradise Valley Improvement Association was active in influencing development and protecting the character of the area by helping to prevent changes of zoning that it considered contrary to the public interest.

On May 24, 1961, the Town of Paradise Valley incorporated. Mr. Patrick C. Downey was elected as the Town's new mayor by the first appointed Council which included Sterling Hebbard, Irvin J. Miller, Robert Temple and Mrs. Mildred Holcomb.

The first planning commission appointed May 26, 1961, consisted of John C. Bonnell, Chairman and Messrs. Irwin L. McMahon, George W. Andrews, Leonard W. Deehan, Hugh H. Milligan, and Alexander A. Raisin. The aforementioned commission immediately moved forward to secure a zoning ordinance and subdivision regulations.

Activity during the first year of the Town's existence centered upon adoption of a zoning ordinance and subdivision regulations prepared by the Department of Planning and Zoning of Maricopa County, annexation of adjoining land, and establishment of municipal operations.

The area originally incorporated as the Town of Paradise Valley included 2.69 square miles, illustrated on Plate 1. Within two days of incorporation, the Town annexed an additional 0.41 square miles and after seven additional annexations the incorporated area increased to its present size of 13.1 square miles. The territory annexed is also indicated on Plate 1.

Population of the original townsite is estimated at about 700 persons. With recent annexation and general growth the population has increased considerably.

A land-use survey conducted by the County Planning Department in May 1964 revealed that there were 1,356 single-family residences within the incorporated area. The 1960 census revealed that the average number of persons per household or dwelling unit for the Paradise Valley area ⁽¹⁾ was 3.32 persons. Assuming that no change has occurred in the average number of persons per dwelling unit since 1960, the estimated permanent population as of May 1964 is estimated at 4,501 persons.

(1) Final Report PHC (1) - 117; U.S. Census of Population and Housing: 1960

CHAPTER 1

EXISTING CONDITIONS

This chapter contains a general discussion of existing conditions that influence planning, growth, and development of the Town of Paradise Valley.

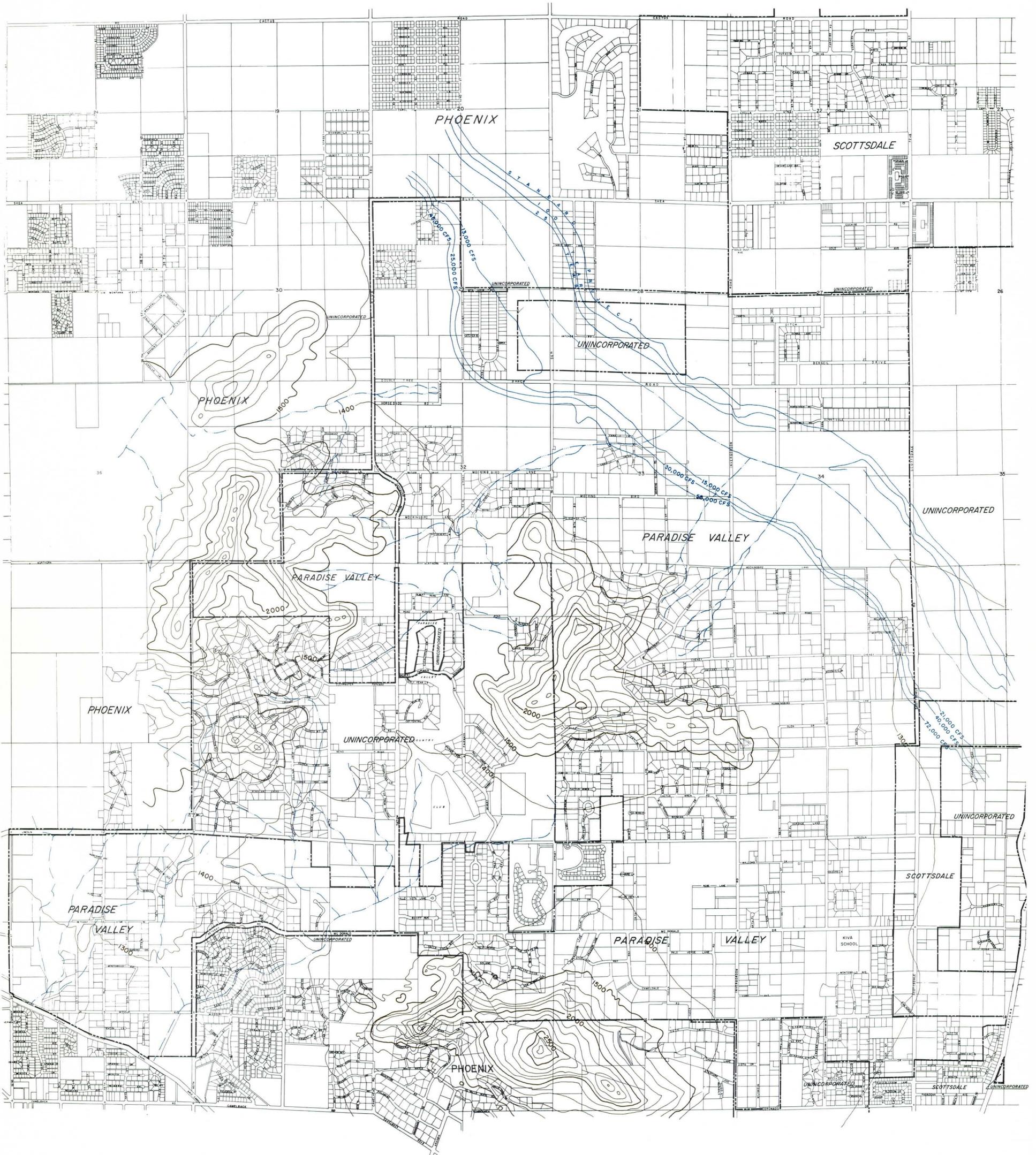
Climate

The climate of Paradise Valley is a desert type with low precipitation and low relative humidity. Day-time temperatures are high throughout the summer months, often exceeding 100 degrees. During July, the average daily minimum temperature is 79.4 degrees. Winter day-time temperatures are quite mild and night-time temperatures seldom drop below freezing. Average daily maximum and minimum temperatures for January are 62.5 and 39.8 degrees respectively and the mean temperature for January is 55 degrees.

Very little rainfall or wind occurs within the Paradise Valley area. However, the area is subject to occasional thunderstorms that vary in intensity and location and often create sheet flooding and high sudden run-off from the mountain areas through the major washes.

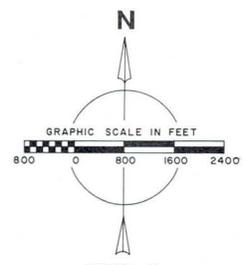
With its rather ideal climatic conditions the Paradise Valley area is also subject to a high incidence of "temperature inversion," which is an adverse condition that contributes greatly to air pollution problems. Consequently great concern and emphasis should be placed on the elimination of dirt roads, the elimination of burning and unnecessary removal of the natural vegetation.

TOWN OF PARADISE VALLEY, ARIZONA



L E G E N D

-  INDIAN BEND WASH
-  25 YEAR FLOOD LINE
-  100 YEAR FLOOD LINE
-  STANDARD PROJECT FLOOD LINE
-  MAJOR DRAINAGE CHANNELS
-  15,000 C. F. S. CUBIC FEET PER SECOND
-  CONTOUR LINES (100 foot interval)



PREPARED BY
MARICOPA COUNTY PLANNING AND ZONING DEPT.
JULY, 1964
G.L.B.

TOPOGRAPHY & DRAINAGE

Physical Features

The Town of Paradise Valley is located at the southern end of the physiographical area designated Paradise Valley, which is formed by the southwest slope of the McDowell Mountains and terminated by the Phoenix Mountains. (See Plate 1.) The valley floor is situated at a general elevation of 1,350 feet above sea level and is accentuated on the south by Camelback Mountain, elevation 2,700 feet, and Mummy Mountain, elevation 2,200 feet, which are major land marks of the community. (See Plate 1.)

Other topographical features that influence the past and future development of the area are major rock outcroppings and major wash and drainage areas. The Indian Bend drainage-way which runs through the north-east portion of the Town has always been a source of occasional flooding. This drainage-way, as shown on Plate 2, has been incorporated into the County's Comprehensive Flood Control Program, which indicates that a channel is needed to solve the flooding problem. Plate 2 indicates the area subject to flooding and the volume of water in cubic feet per second, under which is commonly called a "25 year, 100 year and Standard Project Flood conditions."⁽¹⁾

General development of land on steep slopes, in flood plains, on poorly drained land and on land with adverse soil conditions usually creates problems of public responsibility and costly burdens to the general taxpayer. The Town of Paradise Valley contains limited areas of each of these conditions. Consequently, proposed development within these affected areas should be prohibited or carefully controlled. The topographical features shown on Plate 2 were obtained from several different sources, such as, old U.S. Geological Survey Maps, advanced sheets from new U.S. Geological Survey Maps, specific flood control maps, and some subdivision plats. Therefore, the

(1) "Standard Project Flood" term used by the Corps of Army Engineers to determine and indicate the maximum flood conditions conceivable.

topographical lines and wash lines cannot be considered precise for the establishment of detailed grading plans for specific improvements. The purpose of Plate 2 is to depict existing conditions in general as derived from current sources of information.

Utilities

Water and Sewage

Existing water service to the Town is provided for by four separate privately-owned water companies, and sewage problems are handled individually by the use of septic tanks and cesspools.

Water and sewage problems and solutions will be discussed in detail under a separate report prepared by the Maricopa County Health Department.

Electrical Service

Electrical service to the Town of Paradise Valley is provided principally by the Arizona Public Service Company, with a small area served by the Salt River Project. The existing supply and distribution of electricity is adequate to meet any foreseen needs. However, neither company has followed a planned pattern of distribution, and existing lines have been added and extended only to meet customer demands. The majority of the power lines are located in street rights-of-way; however, many follow along private property lines by special easement or agreement. The development, adoption and adherence to a comprehensive land-use plan would aid in the development of any efficient economic electrical distribution system.

In July of 1964, the Town of Paradise Valley took a significant step forward to preserve the openness and beauty of the area by adopting an ordinance requiring that new utility lines be placed underground. The Town was the first community

in the state to adopt such an ordinance and joins with only a few cities across the nation that require all utilities to be placed underground in order to preserve natural beauty and appearance.

Fuel

Natural gas service to the Town comes under the jurisdiction of Arizona Public Service Company. Gas lines and service are presently available to most of the town area; however, certain undeveloped areas do not have service available at the present time. Gas line extensions have been provided on the same basis as has electrical service - to meet customer demand. The development and adoption of a comprehensive land-use plan would aid in the planning and development of the distribution system. For additional information concerning natural gas service within the town limits, contact the Arizona Public Service Office, located in the Hayden Plaza East Shopping Center Tempe.

TABLE 1
EXISTING LAND USE
Town of Paradise Valley

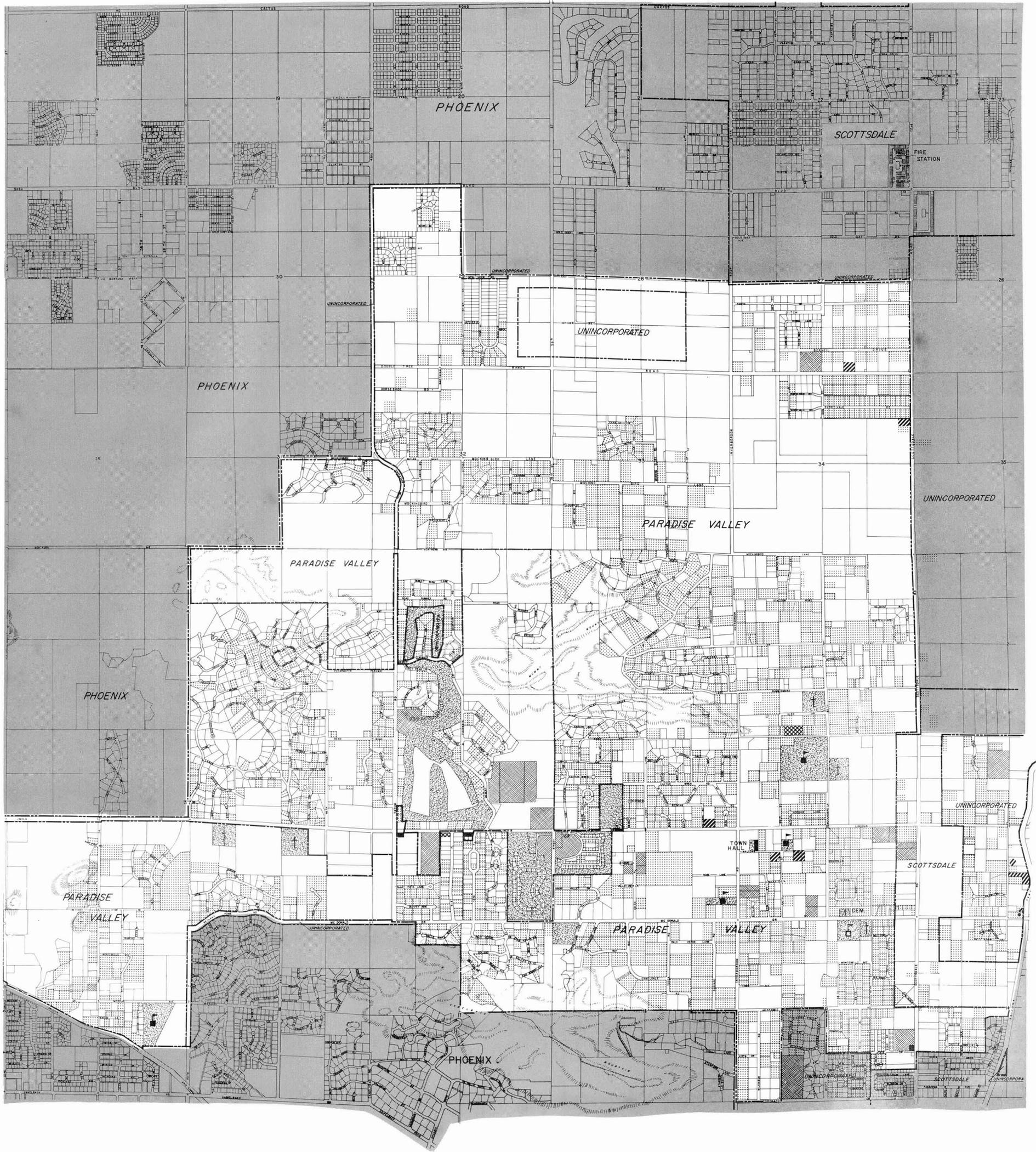
Land Use	Total Developed Acres		Developed Acres Per 100 Persons			Percentage of Total Developed Land		
	Town of Paradise Valley ⁽¹⁾ (Acres)	Paradise Valley (Acres)	Phoenix ⁽²⁾ Urban Area (Acres)	6 Other ⁽³⁾ County Towns (Acres)	Paradise Valley (%)	Phoenix ⁽²⁾ Urban Area (%)	6 Other ⁽³⁾ County Towns (%)	
RESIDENTIAL								
Single-Family	2,412	53.6	5.44	4.71	59.4	46.3	39.7	
Two-Family	23	0.5	.26	.09	.5	2.2	0.7	
Multi-Family (Ranches & Resorts)	64	1.4	.35	.15	1.6	3.0	1.3	
Trailer Parks - Mobile Homes	0			.14			1.2	
Total Residential	2,499	55.5	6.05	5.09	61.5	51.5	42.9	
COMMERCIAL								
Total Commercial	1.5	.03	.54	.72	.03	4.6	6.0	
INDUSTRIAL								
Light Industry	0		.46	.33		3.9	2.7	
Heavy Industry	0		.19	.25		1.6	2.0	
Railroad and Public Utilities	8.5	1.9	.10	.30	.2	0.8	2.0	
Total Industrial	8.5	1.9	.75	.88	.2	6.4	6.7	
PUBLIC AND SEMI-PUBLIC								
Streets and Alleys	1,408	31.3	2.91	3.77	34.7	24.8	31.2	
Parks and Playgrounds	0		.15	.15		1.3	1.1	
Schools	85	1.9	1.34	.66	2.1	11.4	5.4	
Other Public and Semi-Public	58	1.3		.76	1.4		6.6	
Special (Airport)	0							
Total Public and Semi-Public	1,551	34.4	4.40	5.34	38.2	37.5	44.4	
TOTAL DEVELOPED LAND	4,060	90.2	11.74	12.03	100.0	100.0	100.0	
Vacant	4,318							
GRAND TOTAL	8,378							

(1) Population of Paradise Valley - May, 1964 - 4,501

(2) The City of Phoenix and its urbanized unincorporated area, 1958

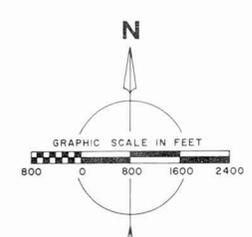
(3) Maricopa County Towns of Gila Bend, Mesa, Gilbert, Chandler, Scottsdale and Buckeye, combined.

TOWN OF PARADISE VALLEY, ARIZONA



L E G E N D

- EXISTING STREETS
- LOT LINES & PROPERTY LINES
- ▨ SINGLE FAMILY RESIDENTIAL
- ▩ MULTIPLE FAMILY RESIDENTIAL
- COMMERCIAL
- ▧ GUEST RANCH OR RESORT
- ▨ PUBLIC & SEMI-PUBLIC
- ▩ INDUSTRIAL OR UTILITY
- - - CORPORATE LIMITS AS OF JULY 1, 1964
- ⊕ CHURCH
- PUBLIC OR PRIVATE SCHOOL



PREPARED BY
 MARICOPA COUNTY PLANNING AND ZONING DEPT.
 LAND USE AS OF MAY 1, 1964
 M.D.B. & G.L.B.

EXISTING LAND USE

Existing Land-Use

Plate 3, "Existing Land Use," shows the type, location and extent of various land uses within the area included in this study. In general, this report considers the entire Phoenix Urban Area and its relationship to the Town of Paradise Valley. The specific study area for planning purposes includes the area presently contained within the town boundaries, the unincorporated area lying between the Town and the City of Phoenix, and those unincorporated enclaves within the town boundaries and lying east of Scottsdale Road. The study area includes approximately 12,171 acres or 19.3 square miles, of which 8,378 acres or 13.1 square miles presently lie within the town limits.

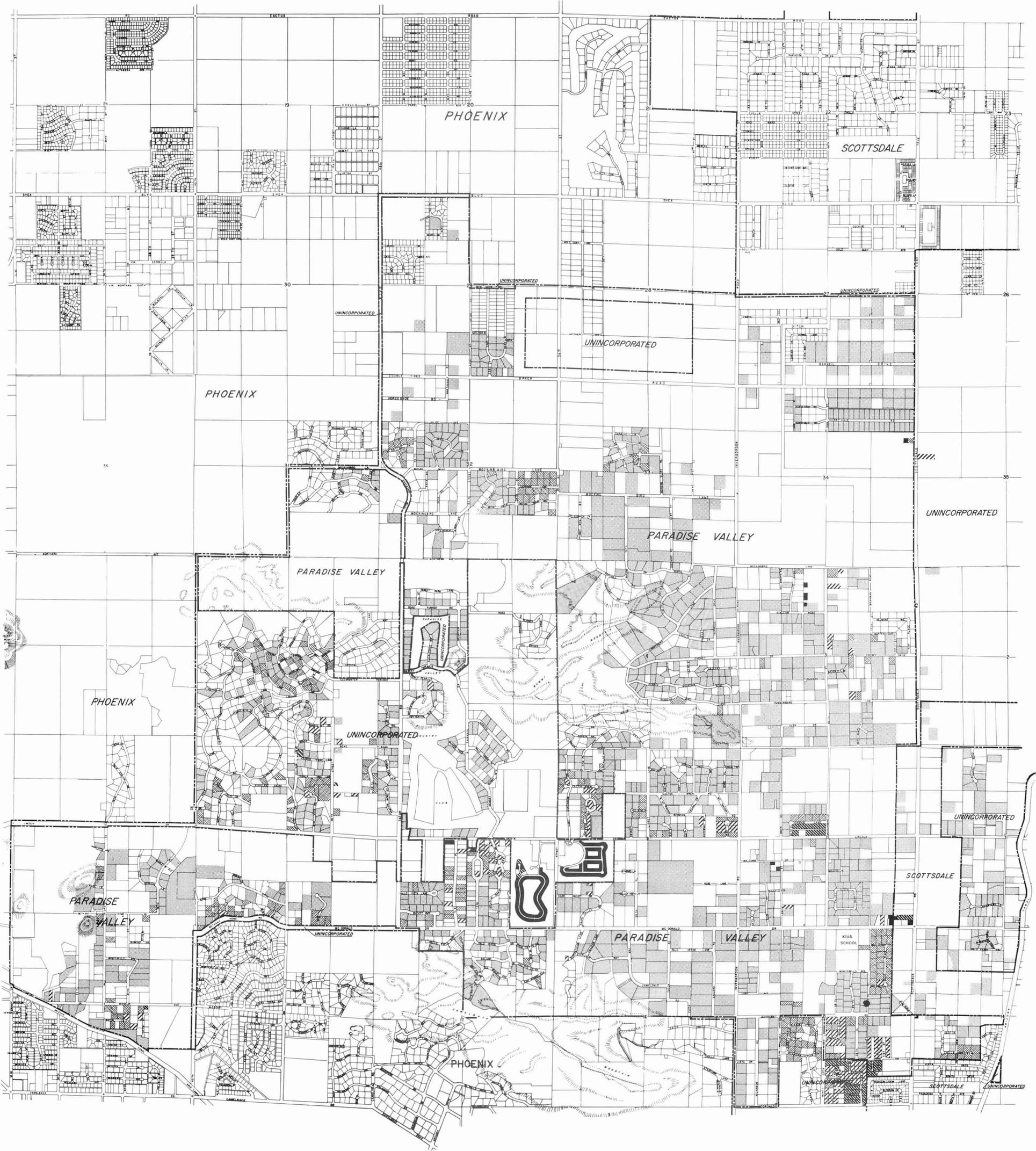
As indicated by Plate 3, several different types of land use presently exist within the Town of Paradise Valley, with single-family residential being the predominant use.

The existing pattern of land use, roads and streets greatly influences and determines the development of any future plan. Therefore, it is important to review and understand the existing physical conditions and problems in preparing any plans for future land-use needs and requirements.

Table 1 contains a summary of the area occupied by various types of land use and a comparison with the average of various communities in Maricopa County for which the County Planning Department has made detailed land-use surveys.

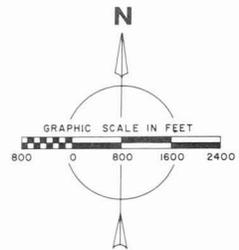
Following sections contain a detailed discussion of the various types of urban land use and the area they occupy.

TOWN OF PARADISE VALLEY, ARIZONA



L E G E N D

- | | | | |
|---|------------------------------|--|------------------------------|
|  | EXISTING STREETS |  | 18,000 TO 35,000 SQUARE FEET |
|  | LOT LINES & PROPERTY LINES |  | 35,000 SQUARE FEET TO 1 ACRE |
|  | LESS THAN 14,000 SQUARE FEET |  | 1 ACRE AND OVER |
|  | 14,000 TO 18,000 SQUARE FEET | | |



PREPARED BY
 MARICOPA COUNTY PLANNING AND ZONING DEPT.
 BASED UPON LAND USE AS OF MAY 1, 1964
 M.D.B. & G.L.B.

LOT AREA PER FAMILY

Residential Use

Existing residential use within the incorporated area as shown on Plate 3 covers 2,412 acres or approximately 28 percent of the town area and contains 1,356 single-family residences. This amounts to an average lot size of 1.77 acres within the incorporated area.

As shown on Plate 3, single-family residential use is the predominant land use and the present pattern largely determines the future pattern of land use that can be expected.

Other compatible uses include resort and guest ranches which are scattered throughout the study area, the Franciscan Retreat, and the dormitory units connected with the Judson School, as shown on Plate 3 and which are classified as multi-family use on Table 1. The future land-use plan is based upon the premise that the majority of citizens desire to maintain the spacious residential character and amenities that were primary reasons for incorporation of the Town of Paradise Valley.

Lot Area Per Family

Plate 4 shows the lot area per family for existing homes shown on Plate 3. This plate reveals that the majority of single-family homes are located on lots that contain an area of one acre or more. This condition was recognized in the preparation of the present zoning ordinance. Lot area per family has a direct relationship to light and air between buildings and an over-all implication with respect to population density and the type and extent of municipal services needed such as water and sewage disposal. Consequently, lot size is an important factor to be considered in future land use planning for the Town and its environs.

Guest Ranches and Resorts

Plate 3 shows the location of guest ranches and resorts within the town limits. The majority of these uses are located at the southern end of the Town, with the exception of the Yellow Boot Ranch located to the north on Double Tree Ranch Road. Existing guest ranches and resorts utilize approximately 64 acres and account for approximately .8 percent of the town area.

Camelback Inn, El Chorro, Mountain Shadows, the Sun and Sage and other resorts located just outside the town limits occupy a total land area of approximately 131 acres. Additional guest ranches and resorts can reasonably be expected in the future. However, it is not possible to determine how much land would be needed or the precise location that should be designated for future guest ranches and resorts.

Guest ranches and spacious resorts antedate much of the single-family development, and in general they are accepted as compatible with single-family residential development. The present zoning regulations define guest ranches and resorts and contain certain minimum standards for their development. Because of the scenery, climate, and other conditions, Paradise Valley is considered a prime location for luxury guest ranch and resort facilities. Consequently, constant effort and vigilance will be necessary to achieve and adhere to satisfactory and acceptable standards for this type of use.

Commercial Uses

Commercial uses within the town boundaries are limited to two realtors' offices and three commercial establishments located in the building presently occupied by the town hall. All of these uses were established prior to the Town's incorporation and occupy less than two acres combined.

Industrial Uses

With the exception of water, gas, telephone and power lines, electrical substations and water pumping stations, no industrial land uses are located within the town limits. Only one semi-industrial use exists within the study area and that is a small boat construction operation located just north of MacDonald Drive along the west bank of the Arizona Canal. Land occupied by electric substations and water pumping stations, as shown on Plate 3, occupy approximately 8.5 acres.

Except for power substations and the like necessary to meet present and future population requirements, industrial land uses should continue to be prohibited by the Town. Ample area is provided elsewhere within the Phoenix Urban Area for such uses.

Public and Semi-Public Uses

Schools, churches, the present town hall, and a cemetery comprise the public and semi-public uses within the town limits, as shown on Plate 3. These uses utilize approximately 143 acres and account for less than 2 percent of the town area.

The Franciscan Retreat and the Paradise Valley Country Club lying just outside the town boundary occupy approximately 160 additional acres for this use.

Streets

The base map for Plate 3 shows the general location and name of each street within the study area. The majority of the Town's streets have been dedicated through subdivision plats, are of sufficient width for their purpose, and have proper names. However, several streets have insufficient width for proper development. Presently the existing streets utilize approximately 1,408 acres or 34.7 percent of the total developed area of the Town.

Vacant Lands

As shown by Plate 3, more than half of the Town still remains undeveloped. This is due in part to the steep slopes and hard rock areas of the mountains and the flooding areas of the Indian Bend Wash. However, there is a large amount of land suitable for future home sites.

Vacant lands amount to approximately 4,318 acres and account for 51.5 percent of the town area.

Summary

In summary, the foregoing has discussed existing conditions including climate, physical features, utility services provided, and the scope and extent of various types of land use found in Paradise Valley and the study area.

At the time of the land-use survey approximately 4,501 persons occupied a total 4,060 acres for all urban purposes are reflected in Table 1. Assuming an annual population growth rate of 7 percent, the 1980 population would then attain 13,250 persons. This number of persons would occupy approximately all of the available vacant land based upon the present spacious character of development and the retention of the upper elevations of the mountains for open space reserve.

CHAPTER 2

PUBLIC BUILDINGS AND OTHER NEEDS

The following is a discussion of public building facilities and needs together with estimated minimum space requirements for convenience goods.

Schools

The Town of Paradise Valley is located within the Phoenix Union High, Scottsdale Elementary and High and Creighton Elementary School Districts. At the present time only one public elementary school is located within the town boundaries: Kiva School, 6911 East MacDonald Drive, located in the southeast part of the Town. The original construction of this school provided for a normal enrollment capacity of 820 students and the September 1963 school enrollment was 971 pupils. A school bond issue passed in December 1963 included funds for the addition of 15 rooms and the purchase of 10 additional acres to the Kiva School as part of the over-all program. This expansion program was completed and ready for use for the 1964-65 school year.

The chapter on future land-use analyzes school enrollment trends and attempts to estimate future elementary school enrollment trends. Chapter 3 also contains certain criteria that should be considered in the location of new elementary and high school facilities.

In addition to the public school system, four private schools are located within the study area: (1) the Phoenix Country Day School located in the southwest corner of the Town on Missouri Avenue; (2) the Paradise Valley Day School; (3) Camelback Desert School; and (4) the Judson School, which is located just outside of the town boundaries on the southwest corner of Mockingbird Lane and Indian Bend Road.

The Phoenix Country Day School, the Paradise Valley Day School and the Camelback Desert School are privately operated day schools for kindergarten through 12th grade. The 1963-64 combined enrollment was approximately 450 students, of which less than 20 percent are residents of the Town of Paradise Valley proper. The Phoenix Country Day School was established in the Fall of 1961 with a total enrollment of 93 students; the 1963-64 enrollment was approximately 250 students. This school has a continuous expansion program planned to a maximum capacity of approximately 600 students.

The Judson School is a privately operated day and boarding school: it contains a nursery school, kindergarten, and grades 1 through 12. The school provides room and board for students in grades 5 to 12 inclusive. The 1963-64 enrollment was at the 600 student capacity of which 380 were provided room and board on the premises. Approximately 60 percent of the students are from out of state, with less than 10 percent of the day students being residents of Paradise Valley. The Judson School maintains approximately 30 teachers and is accredited by the State Superintendent of Public Instruction and the University of Arizona's Office of High School Visitation.

Public and private schools, including the Judson School, occupy approximately 70 acres of land - which accounts for less than 1 percent of the total land area contained within the study area.

Public Park and Recreational Facilities

At present the Town does not have any land for park purposes, nor does it have a recreational program. Because of low population density and close proximity to existing major recreational facilities, it is unlikely that the Town would need public recreational areas and programs other than recreational programs normally provided on public school grounds. The provision of adequate playground and field equipment and a supervised recreation program at the public schools should satisfactorily meet the Town's recreational needs for children and youths.

In addition to the school playground areas and a recreational program, it is suggested that the Town give consideration to the preservation of parts of Mummy Mountain in order to retain its character and beauty as a major landmark and to provide open space for hiking and riding enthusiasts.

"The natural heritage of our Nation must be preserved in two senses. We cannot afford by either unwise action or neglect, to lose or impair resources of outstanding natural, scenic, scientific, or historic importance. These must be protected from misuse so that they may be passed on to future generations as nearly in their original state as possible."

"Outdoor Recreation for America"

Under the Housing Act of 1961, the Federal Government authorized the Housing and Home Finance Administrator to make grants to states and local public bodies to help finance the acquisition of land for permanent open space. It might be logical for the Town of Paradise Valley to investigate this possibility.

Libraries

The Town of Paradise Valley does not have a public library at the present time. However, the Maricopa County Free Library provides bookmobile service to the community on alternate Wednesdays. Some type of permanent library facility will definitely be needed in the future. However, since the population of the community will be limited, it may be wise for the Town to contract with the City of Phoenix or the Town of Scottsdale for library privileges and the establishment of a branch service within the Town, rather than to construct and finance its own library. Any future library facilities should be constructed to meet or to be slightly above the American Library Association Standards for towns under 10,000 which indicate a need of 3 books per capita and for every 4,000 books there should be 1,000 square feet of floor space. Also such a facility should be located and coordinated with a civic center or town hall complex.

Post Office

A post office branch station was recently established in the Town Hall for the purpose of selling stamps and receiving letters and parcels for mailing. No deliveries are made from this station. Local mail delivery is presently provided from postal stations located in Scottsdale and Phoenix.

The Post Office Department has found that residents of Paradise Valley receive considerably more mail and parcels than the average family. With this and the expected general growth of the area, it is recognized that a Post Office Station of approximately 5,000 square feet will be needed in the near future. It is suggested that any future post office facility should be located within a town complex.

Police Protection

Police protection is presently provided for by a town marshall and a motorized Deputy Marshall with assistance through the county sheriff's office. As the Community grows and becomes more urban, it will be necessary for the expansion of the police department and its related facilities. The Municipal Index of 1964 indicates that the median number of police department employees for towns between 10,000 and 25,000 population across the nation is 1.45 policemen per 1,000 population, the quartile is 1.75 per 1,000, and the highest for cities reporting is 7.18 employees per 1,000 population. Because of low density development, absenteeism during portions of the year and widely spaced high value homes and furnishings, residences are susceptible to a high degree of theft and robbery. This type of a situation requires a higher percentage of

police force than might otherwise be required. Therefore, it is assumed that the Town of Paradise Valley will need police station facilities large enough to accommodate a police force of approximately 14.5 to 30 employees. Any local police facilities or branch station should be located within a planned town hall complex such as suggested herein in Chapter 3.

Fire Protection

The Town of Paradise Valley is located within the franchise district of the Rural Fire Protection Company. Fire protection is presently provided on an individual subscription basis. The Town of Paradise Valley does not have a contract or agreement with the Company for fire protection services. The Rural Fire Protection Company has stations located at 71 Place and Mercer Lane (as indicated on Plate 3), and in downtown Scottsdale. This company has definite plans for the construction of a new station in the vicinity of MacDonald Drive and Scottsdale Road. With the construction of this new station, the majority of the Town will be within a 5-mile running area, which is considered satisfactory for a Rural Type Rating.

However, the National Board of Fire Underwriters and the Arizona Fire Rating Bureau recommend a maximum 3-mile travel distance for high-value, low-density residential development, such as exists within the Town, and a maximum of 1 to 1 1/2 mile travel distance for concentrated developments such as Camelback Inn and Mountain Shadows.

The City of Phoenix in its report, "Fire Station Plan for the City of Phoenix," proposes fire stations at 44 Street and MacDonald, 56 Street and Camelback, and 52 Street and Shea Boulevard. Portions of the Town of Paradise Valley are within the 3-mile travel distance of these 3 stations and if a station were located within the vicinity of 68 Street and Cheney Drive (in cooperation with the City of Phoenix) all residents of the Town of Paradise Valley would be within a 3-mile travel distance from a station. However, instead of a station at 68 Street and Cheney Drive, it would appear more beneficial to have the fire station located within a proposed town complex which would be located within 1 to 1 1/2 miles of the existing intense resort developments along MacDonald and Lincoln Drives and where this type of development will probably increase. If the City of Phoenix continues to

to follow its proposed plan⁽¹⁾ it may be more practical for the Town of Paradise Valley to negotiate with the City of Phoenix for fire protection service rather than to develop an independent station or contract services from the Rural Fire Protection Company.

It is not within the scope or province of this report to make a detailed study of fire protection problems because of the many factors involved. Such a study would require the services of specialists in this field. Comments contained herein must be considered as general in nature and are only intended to indicate the importance of the problem.

(1) This report, "Fire Station Plan for the City of Phoenix - 1961," is being considered for revision.

CHAPTER 3

FUTURE LAND-USE PLANS

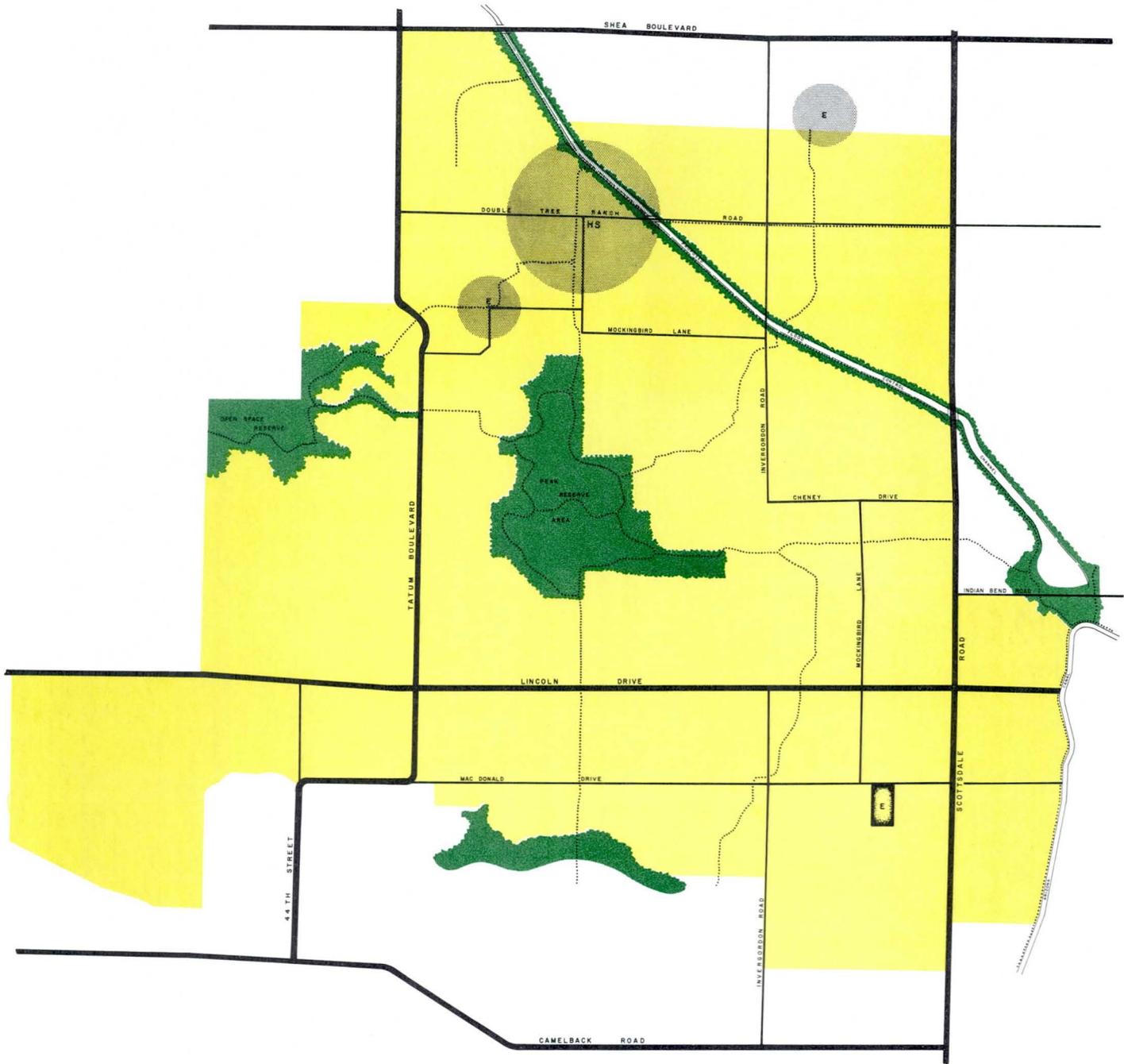
This chapter includes a suggested general land-use plan together with a schematic plan to illustrate how the area may be developed accordingly. In preparing these plans, consideration has been given to policy statements of the Town Council, present conditions and needs, the location of existing roads and streets, and other physical conditions.

The future land-use plan is designed to serve as a general guide in determining the kind, scope and extent of various public improvements that will be needed to serve the future population and to provide a general framework within which private developments would materialize.

General Land-Use Characteristics

Because of its proximity to Phoenix, Scottsdale, Tempe and Arizona State University, the Town of Paradise Valley offers easy access to the physical and cultural activities of the metropolitan area; while at the same time it offers openness, quietness, privacy and a great amount of desert scenic beauty. The majority of homes are located on lots that are one acre or larger in size. Also, topographical features such as Camelback Mountain, Mummy Mountain, Indian Bend Wash and several other major wash areas render much of the land area unsuitable for conventional small-lot residential development. Past zoning trends also indicate that the residents prefer and require large lots or tracts of land for their homes.

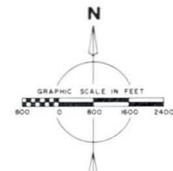
TOWN OF PARADISE VALLEY, ARIZONA



L E G E N D

- SINGLE FAMILY RESIDENTIAL AREAS
(Average lot area - 1 acre or more)
- OPEN SPACE & PEAK RESERVE AREAS
- SUGGESTED MAJOR STREETS
(4 moving lanes and 2 parking or distress lanes with center strip)
- SUGGESTED COLLECTOR OR FEEDER STREETS
(2 moving lanes and 2 parking lanes)

- EXISTING PUBLIC SCHOOL SITES
E - elementary HS - high school
- SUGGESTED GENERAL LOCATION FOR FUTURE PUBLIC SCHOOL SITES
E - elementary HS - high school
- SUGGESTED BRIDLE TRAILS



PREPARED BY
MARICOPA COUNTY PLANNING AND ZONING DEPT.
JULY, 1984 6-2

GENERAL LAND USE PLAN

General Land-Use Plan

The General Land-Use Plan, Plate 5, shows diagrammatically the area contained within the study area and, by broad pattern, suggested general land uses. The area covered by the plan contains approximately 12,171 acres. Approximately 10,000 acres are indicated for large lot (1 acre or more) single-family residential development and approximately 2,000 acres are indicated for park and open space reserve areas. Plate 5 also shows the general location of major streets, secondary streets, the proposed flood control channel, a hiking, horseback and bicycle trail network, a walk and bicycle side path on school approach streets, and general locations suggested for future consideration for public schools.

A discussion of the principles and standards considered in preparing the general land-use plan is as follows:

Major Streets and Highways

The separate report being prepared by the County Highway Department will cover suggested standards with respect to right of way widths for the various major streets indicated on Plate 5. However, certain general principles and standards are as follows:

A system of major streets is concerned with the free flow of traffic to and from all areas of the community. Major streets provide for safe and free vehicular movement from one residential area to another and from residential areas to major places of business, employment or recreation.

Following are four major advantages that result from a planned major street system: (1) traffic can be more easily controlled; (2) larger volumes of traffic can be moved over a few wide streets rather than dispersed over a number of narrow streets; (3) certain major streets are primarily of general rather than local benefit and can often be improved and financed with the assistance of state and federal aid; (4) greater economies in street construction can be provided in accordance with traffic needs.

In general, a wide variety of street types serving specific purposes is needed in the development of a street system. Some general comments on street classifications that will be needed to serve the Town of Paradise Valley area are as follows:

Local minor streets: These are primarily designed to provide access to abutting property. Cross sections of local streets vary with local conditions, abutting land uses, topography and other considerations. Normally for local minor residential streets, rights-of-way vary from 50 to 66 feet and pavement widths vary from 26 to 32 feet. Local minor streets are intended for low traffic volumes with speeds not in excess of 25 miles per hour. Buses and trucks should be restricted from these routes.

Collector streets: These are primarily designed to collect or pick up traffic from local streets and feed it into the major street system. A collector street should provide for two moving lanes and two distress or parking lanes. Collector streets must be wider than the local streets entering same and speeds should not be permitted to exceed 35 to 40 miles per hour. Right-of-way widths vary between 60 and 80 feet with pavement widths of 40 to 48 feet.

Major streets: These usually require at least four moving lanes and two distress or parking lanes. A major street should be designed with heavier pavement than collector or local streets in order to accommodate heavy traffic volumes at moderate to high speeds. Cross sections of major streets are variable depending upon abutting land uses, expected traffic volumes, topography, and other physical considerations.

Freeways, expressways, and parkways shown on the adopted system of major streets and highways for the Phoenix Urban Area are not shown on this plan because of the many imponderables involved at this time.

Schools

The following is a discussion and comparison of principles and standards commonly accepted by educators and planners concerning the location and size of public school facilities with those currently being used by the Scottsdale Public School System.

The present system in the Scottsdale School District is organized on the 8-4 plan. Kindergarten and grades 1 through 8 are contained in the elementary schools with grades 9 through 12 contained in the high schools. Plans and suggestions contained herein assume that the present system will continue in the future.

Standards for Each Type of School

Recommended standards for the two types of schools are as follows:

Elementary Schools: The desirable size of elementary schools range from a minimum of 400 pupils to a maximum of 1,000 pupils. A capacity of 400 to 600 pupils for schools containing grades 1 through 6 and 900 to 1,000 pupils for schools with grades kindergarten through 8 inclusive is considered an optimum size by many educators and planners although school district needs some time necessitate the construction of larger schools.

The 1964 Guide for Planning School Plants published by the National Council on Schoolhouse Construction recommends that the elementary school contain a site of ten acres plus one acre per 100 pupils of ultimate enrollment. Classrooms should not average more than 30 pupils, thus a 700 capacity school would require a minimum site of 17 acres and 24 classrooms.

(In 1953 the National Council on Schoolhouse Construction recommended that elementary school sites have a minimum site of five acres plus an additional acre for each 100 pupils of predicated maximum enrollment. Subsequently, because of changing conditions and trends in building design, use, and other factors, this earlier standard was found to be inadequate for present day needs.)

The Scottsdale School District presently requires a site area of 10 acres for a 26 classroom facility of which 2 classrooms would be for kindergarten with a design capacity of 50 pupils each (25 in the morning and 25 in the afternoon) and 20 acres for a 52 classroom "double" school (4 rooms for kindergarten) which accommodates 1,200 to 1,800 pupils.

An elementary school should serve as a center for neighborhood community activities, it should be centrally located with respect to the area served and be within three-fourths of a mile walking distance of the majority of pupils. The elementary school should be developed in conjunction with a neighborhood park. The school should be so designed that a multi-purpose room will be available for neighborhood or community center use after school hours and for a supervised summer recreational program.

The elementary school should not be located on a major street nor within or adjacent commercial or industrial uses. Where an elementary school is close to a major street, it is necessary to provide some means of traffic control. It is recommended that, within the radius of one mile, all school approach streets should make accommodation for students on foot or bicycle.

High Schools: The 1964 National Council on Schoolhouse Construction Guide for Planning School Plants indicates that a desirable minimum size for secondary schools is "300 pupils at 75 pupils per grade" and that a maximum desirable size is 1,000 pupils.

The National Council on Schoolhouse Construction also recommends that a high school should contain a site of 30 acres plus one acre per 100 pupils of ultimate enrollment. (In 1953 the National Council on Schoolhouse Construction recommended that sites have 10 acres plus an additional one acre for each 100 pupils of predicated maximum enrollment.) Thus a 1,000 capacity high school would require 40 acres if developed as a community park school. (A community park school includes a school, playfield, and park.)

A high school should be located on or close to a major street and have access from collector streets. Normally high school students are dependent upon transportation by private vehicle, public transit system, or by walking. One and one half to two miles is considered to be a reasonable maximum distance for walking. Accommodations should be provided for students on foot or bicycle on approach streets.

Existing Conditions

The Town of Paradise Valley is presently served by the Kiva and Squaw Peak Elementary Schools and the Arcadia, Camelback and Scottsdale High Schools.

The Kiva Elementary School located at 6911 East MacDonald Drive is located on a 20 acre site and presently contains 41 classrooms with a capacity for 1,270 students. The present enrollment of this school is slightly over 1,400 students which is in excess of its design capacity.

The Arcadia, Camelback and Scottsdale High Schools receive students from the Town of Paradise Valley. These schools are located from 2 to 10 miles from the town proper and consequently are not well located to serve residents of the town proper.

A new high school is soon to be constructed at 82 Street and Rose Lane in the City of Scottsdale. This school, Saguaro High School, is designed to accommodate 2,400 students and it will relieve crowded conditions which now exist at the Arcadia and Scottsdale High Schools.

Saguaro High School is intended to meet present needs of Paradise Valley and Scottsdale though it is not intended to meet ultimate needs of Paradise Valley.

Future Pupil Requirements

In order to design a system of schools, it is necessary to estimate the number of pupils for which facilities must be planned. This section contains a discussion of past population and school enrollment ratios for the Town of Paradise Valley as indicated herein.

It is not within the scope of this report to make future enrollment estimates for the Scottsdale School System and to determine the portion which would need to be served by schools located in the Town of Paradise Valley; nor is it the purpose of this report to plan a system of schools for the Scottsdale School District. Also, the study area covered by this report is not coincidental with the high school district boundaries. However, for purposes of this report, an estimate has been made of the number of pupils which might be expected from a total population of 14,000 persons that is estimated to be attained in the next 18 years within the Paradise Valley study area.

The 1960 Census revealed that in the Paradise Valley area 18.9 percent of the total population was enrolled in elementary schools and of this amount 18.6 percent were in private schools. It is assumed that these ratios will remain rather constant. Therefore, it is estimated that the future ultimate enrollment will be approximately 2,646 pupils of which approximately 492 would be in private schools.

Future high school enrollments are based on ratios found by the 1960 Census which indicated that 7.6 percent of the total population was enrolled in high school of which 16.7 were in private schools. Projecting this same ratio the future ultimate enrollment will be approximately 1,064 students of which 177 would be in private schools.

The Kiva School is designed for an optimum capacity of 1,270 pupils. Thus an additional increase of approximately 1,000 pupils into the public school system would require additional facilities, which should be provided at a new location.

Proposed Schools

The "General Land-Use Plan" shows general areas within which future elementary and high schools might best be located.

The Scottsdale School District presently owns 40 acres of land south of Shea Boulevard on 68 Street which was purchased for high school construction but unforeseen population trends and conditions make it less desirable for the purpose intended. To the north of the aforementioned high school site, the Scottsdale School District owns 20 acres located south of Cholla Street that was acquired for an elementary school.

Proposals contained herein take into consideration present and probable future low density of population which would preclude locating new schools within walking distance of all pupils.

The proposals contained herein are intended to assist the Scottsdale School District in its future planning in Paradise Valley.

Parks, Recreation and Open Space Reserves

Because of low population density and character of development, there appears to be little or no foreseeable need for the various types of public parks required by a typical urban area, (i.e. ornamental parks, neighborhood parks, large parks). Golf, tennis, and swimming facilities are provided by various country clubs and resorts located within or adjacent the study area. Many of these facilities are available to the general public upon payment of established daily or seasonal fees.

Playgrounds should be located at elementary school sites and playfields located at high school sites to meet the needs of school age children for active recreation facilities during the school year. There will also be a need for a supervised recreational program during the summer months and arrangements should be made by the Town to provide such a program during the summer months on public school grounds.

The "General Land-Use Plan" suggests that certain undeveloped portions of Mummy Mountain and vicinity be set aside as a public preserve. The area shown on this plan would be difficult to use for urban development as evidenced by the fact that it has not been developed to date. Ways and means whereby this area might be acquired should be explored as conditions permit.

In addition to the mountainous and peak areas shown for open space reservation, it may be possible to retain an open natural channel for the Indian Bend Wash instead of the proposed concrete flood control channel. The Town of Scottsdale is considering such type of development and is currently working with the County Flood Control Office and the Corps of Army Engineers in studying the feasibility for this type of development.

The dotted lines shown on Plate 5 indicate the general location for a riding trail system which would basically serve the town residents who retain horses for recreational use and pleasure. This riding trail system would eventually connect to the adopted County-wide network of hiking and riding trails and would provide many miles of local trails for hiking or riding use. Where feasible, the incorporation of the use of bicycles on the hiking or riding trails would add to the recreational use and pleasure of the trail system. The trails as suggested would utilize the open space area, except in a few cases. Because of the existing large-lot development, additional splinter trails as indicated on Plate 6 could be established along property lines and utility easements, which would provide access to the major trails from the residential developments.

Special easement rights for all types of trail use might be obtained by the Town Council in areas where trails traverse private property.

Town Offices

As a community grows there is an increasing demand for community services such as police and fire protection, health, water and sanitation service and various governmental services.

No attempt has been made in this report to indicate specific sites for community facilities. However, such facilities should be included within a single complex, centrally located and adjacent to a major street for the maximum convenience of the area served. A discussion of town office needs is as follows:

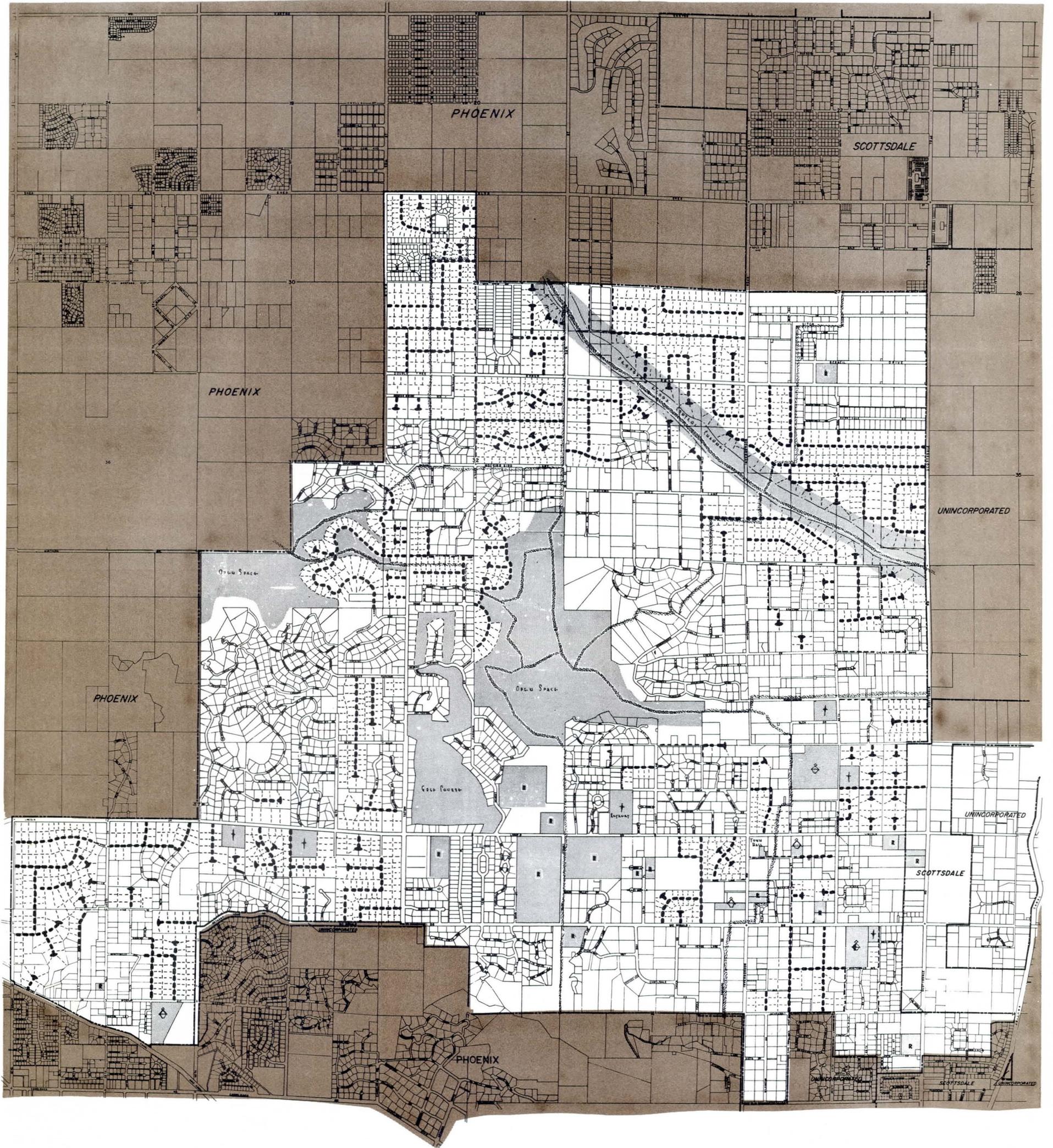
Convenience Goods

Similar to community facilities the need for convenience goods and services increases as population increases. The historic policy of Paradise Valley has been to oppose proposals for commercial uses within the town boundaries. Two of the general policy considerations suggested by the Town Council and considered herein in formulating this report are: "(1) No major need for commercial property, as a tax base exists or is anticipated. (2) Preserve the community as a primarily residential and resort area with such service areas as are necessary for the convenience and interests of the residents."

The majority of retail needs for the Town of Paradise Valley are undoubtedly provided now by the following shopping facilities: Arcadia Village, a neighborhood center located at Camelback Road and 40 Street; Fashion Square, a community sized shopping center located at Camelback and Scottsdale Roads; East Camelback Mall, a small regional center located at Camelback and 20 Street; Camelback Town and Country Village, a community sized center also located at Camelback and 20 Street; and Thomas Mall, a regional center located at 44 Street and Thomas Road. All of these facilities provide over 1,684,000 square feet of gross building area and are located within a 20 minute driving time from almost all parts of the Town of Paradise Valley.

From the above information it is therefore concluded that only a limited amount of commercial facilities might be needed within the town boundaries, that these facilities would only provide for the day-to-day necessity items and services, and that such facilities might be centrally located jointly within a town complex as suggested herein.

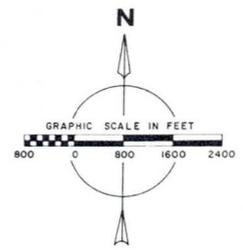
TOWN OF PARADISE VALLEY, ARIZONA



L E G E N D

- PUBLIC & SEMI-PUBLIC
- EXISTING RANCHES & RESORTS
- EXISTING CHURCHES
- EXISTING PUBLIC OR PRIVATE SCHOOLS

- SUGGESTED STREET EXTENSIONS
- SUGGESTED LOT LINES
- SUGGESTED RIDING TRAILS



PREPARED BY
 MARICOPA COUNTY PLANNING AND ZONING DEPT.
 JULY, 1964
 AWS RGLR

GENERAL DEVELOPMENT PLAN

General Plan of Development

The general intent expressed in the "General Development Plan" Plate 6, is to show a suggested plan that will provide an orderly, systematic means of growth and direction. Without a plan for future growth and a means of implementation, it is doubtful that the end result achieved would conform with the "Aims and Purposes" set forth by the Town Council. The plan suggests the general location of new streets, the extension of certain existing dead-end streets; and it indicates a general over-all lot pattern for areas suitable for development.

The suggested plan has been proposed without benefit of detailed topographical information, and of necessity it is schematic. Existing streets are shown by open double lines and the general location of proposed streets are shown by a heavy solid dash line. However, the actual subdividing or development of any given vacant portion may vary extensively from the suggested scheme because of topography, land lines, the individual property owner's desires, and other unforeseen circumstances.

A general over-all pattern for existing undeveloped areas as shown on Plate 6 reveals that an additional 2,058 residential lots could be developed within the study area. This over-all plan provides for 4,938 single-family lots which will accommodate approximately 14,000 persons as compared with 4,500 persons now residing in Paradise Valley.

The plan is based on the requirements of spacious residential lots with one acre or more land per parcel. The plan recognizes existing property lines, which in some cases limit design possibilities because of the number of small separately owned parcels. In many areas, the consolidation of small parcels into single ownership would permit greater latitude in street and lot arrangements than would otherwise be possible.

Existing resorts and hotels occupy a considerable portion of the land north of Camelback Mountain and south and east of Mummy Mountain as indicated on the plan. This general location provides a satisfactory location for these uses. This area is served by the major thoroughfares of Tatum Boulevard, MacDonald Drive, and Lincoln Drive, which provides quick access to the cultural, recreational and commercial aspects of Phoenix and Scottsdale.

Areas for future resort and guest ranch developments have not been shown on the plan, the intent being that these uses should be permitted to intermingle with the residential areas providing they retain spacious lots and an open desert character similar to the adjoining residential development.

The General Plan of Development as shown by Plate 6 provides a concept of how the future land use and street pattern might be developed as conditions may warrant.

The primary purpose of this report is to provide a broad plan, including principles and standards, for certain facilities that will be needed to serve present and estimated future population needs as envisaged within the framework of policy statements set forth by the Town Council.

TABLE 2
ESTIMATED AREA REQUIREMENTS FOR PUBLIC USES
Town Complex - Paradise Valley Area

	<u>Total Floor Area</u> <u>Square Feet</u>	<u>Parking Area</u> <u>Ratio 2:1</u>	<u>Total</u> <u>Square Feet</u>
<u>City Office Space Requirements:</u>			
City Administration and Courts	7,492	14,984	22,476
Police Department	1,323	2,646	3,969
Fire Department	3,967	7,974	11,941
Public Equipment Repair and Storage	3,335	6,670	10,005
Library	8,625	17,250	25,875
Sub-Total	<u>24,742</u>	<u>49,524</u>	<u>74,226</u>
<u>County Requirement:</u>			
Justice of the Peace	1,668	3,336	5,004
Sub-Total	<u>1,668</u>	<u>3,336</u>	<u>5,004</u>
<u>Other:</u>			
Post Office	5,118	10,236	15,354

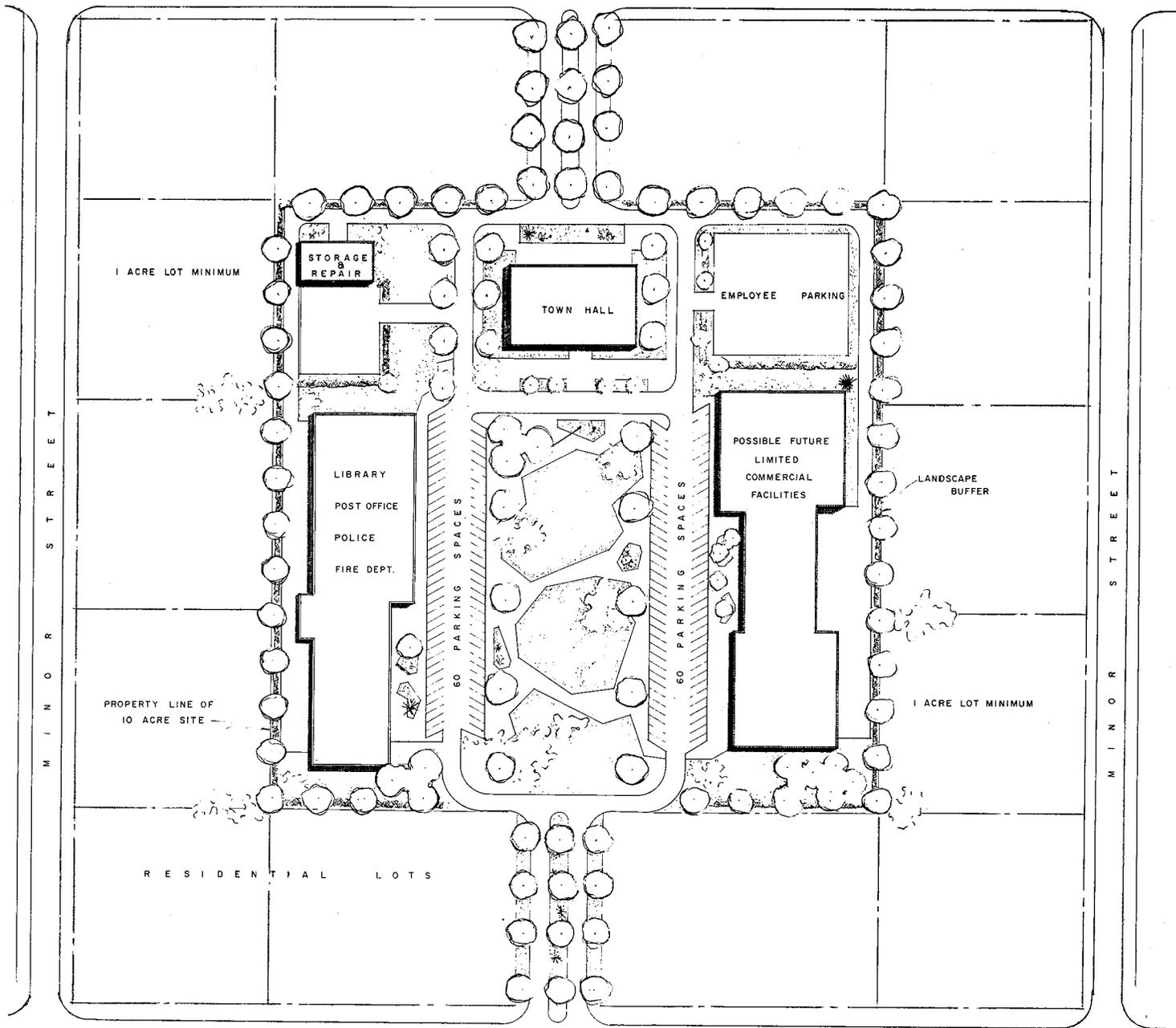
RECOMMENDED MINIMUM SITE AREA - 10 ACRES (See Plate 7)

Building Area	2.2 Acres
(Interior Floor Area)	(1.06) Acres
Street Paving Area	1.7 Acres
Parking Area	1.3 Acres
Landscaping Area	4.8 Acres

PROPOSED TOWN COMPLEX

TOWN OF PARADISE VALLEY

M I N O R S T R E E T



M A J O R S T R E E T

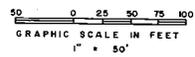


PLATE 7

MARICOPA COUNTY PLANNING DEPT.
MARCH 1965

Proposed Town Complex

It is concluded herein that there will be sufficient population to warrant the provision of adequate town offices and supporting facilities. In addition, and in conformity with allowable zoning districts, some consideration might be given to including some space for certain future retail needs.

The "Suggested Town Complex", Plate 7, illustrates how the town offices and facilities may be planned, including minor future commercial development.

Present population within the Town limits is approximately 4500 persons and the possible future population of the Town, if the general plan of development is obtained, could amount to some 14,000 persons. Because existing shopping facilities are located near the Town boundaries, the majority of the population can be adequately supported with minor exceptions. The location for the Town Complex should be central to the community.

The Town Complex, as proposed and shown in Plate 7, envisages the development of a town hall, a post office, police and fire department, judicial court space and public library facilities. The limited commercial facilities, to be considered as complementary, are those described in Article VII of the Zoning Ordinance.

Table 2 indicates floor area findings of the study, and Plate 7 indicates the development of a Town Complex with the buildings and landscaping arranged in a peripheral manner to a court and parking. This type of plan provides a complex with a considerable amount of openness. Yet any noise and light generated can be contained within the complex and thus would not be objectionable to adjacent uses.

The plan provides for controlled ingress and egress to a potential street system, and favors traffic safety. Sufficient parking is provided in locations accessible to all uses and should stimulate walking within the complex with its oasis-type court area. Utility and pickup for Town offices and supporting stores should be from the periphery of the complex and thus eliminating truck traffic from the interior court.

The architecture suggested is territorial or Spanish in style.

The study does not propose to suggest how, when, or by whom the complex might be constructed. However, it is important that the Town recognize the need for acquisition of a suitable and adequate site in advance of future needs and before acquisition costs become prohibitive.

CHAPTER 4
IMPLEMENTING THE PLAN

The Future Land-Use Plan is not an end in itself. It is of value only to the extent that it is used for guiding public and private improvements and developments.

A supplementary aspect of the planning program is to provide means by which the objectives of the future land-use plan may be accomplished. Suggested methods and processes for doing this are as follows:

Organization and Administration

The Town of Paradise Valley is established as an incorporated community within the state of Arizona and has the statutory power and legislative authority to establish a planning commission, and to adopt and administer zoning and subdivision regulations. The Town of Paradise Valley has a planning and zoning commission. Its duties include preparation, adoption and maintenance of physical plans for community development and to make recommendations for the scope and extent of improvements that will be needed from time to time.

Zoning Administration

Zoning is a major method or tool for implementing a plan of land uses. Zoning is primarily concerned with the use of land, height of structures, open space around buildings expressed in terms of yard requirements, and off-street parking. Authority for zoning is derived from state enabling legislation which generally described the purpose and scope of zoning regulations that can be enacted. A primary purpose of zoning is to encourage the most appropriate use of land throughout the community, taking into consideration existing conditions and future needs, among other things. Zoning regulations must have a substantial relation to health, safety, welfare, and convenience of the community and they must provide for a reasonable use of land.

From time to time new needs, conditions and problems will arise that may warrant revision of present zoning regulations, but changes should be made only when community rather than special interest needs dictate such changes.

Subdivision Rules and Regulations

Subdivision regulations are concerned with the information shown on preliminary and final plats, principles and standards of design for the arrangement of lots and streets, and the standards and scope of physical improvements that may be required.

The subdivision regulations are a companion tool to the zoning regulations. A plan for a system of major streets and highways will be adopted to insure that adequate right of way is provided for such streets and highways as well as local streets at the time land is subdivided.

Good design cannot be legislated and subdivision rules and regulations cannot in themselves assure that land will be subdivided in the most attractive and logical manner. Much depends upon the ability of the person who designs a subdivision and the quality of administration of the rules and regulations.

Capital Improvements Program

A capital improvement program should be prepared that would detail physical needs for a 5-year period and general needs for longer periods of time. This should be reviewed annually and kept up to date.

A long-range capital improvement program would be useful to assure that specific projects are carried out in accordance with priorities of need and within a community's ability to pay. Such a program would protect the community against the undue influence of groups representing special interests or projects which might be of limited usefulness or need. Also, a capital improvement program provides better assurance that there will be continuity and consistency of effort under various administrations of government.

The following major items are suggested for possible inclusion in any initial capital improvement program for the Town of Paradise Valley: street and highway improvement; public sewage system depending upon findings and recommendations of the Maricopa County Health Department in their separately bound report; and acquisition of land for an open space program and a new town hall complex as suggested herein.

The preparation of a capital improvement program is a logical function of a planning commission and state enabling legislation in many states lists this function as a specific duty of a planning commission.

Public and Administrative Support

The planning process cannot be of maximum benefit without public and administrative support. Public support is essential to securing consistent administration of any plan.

The Planning Commission and Council should always represent the public interest in planning and general development. As custodian of a general plan, the Commission is in a position to evaluate the merit of specific proposals that may be advanced from time to time by others. Also, it should initiate and recommend to the Council the undertaking of projects and proposals as needs and conditions warrant.