

MARICOPA COUNTY, AZ

County Planning Overview

Maricopa County Permitting & Innovation Conference

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What is a Comprehensive Plan?

- Document that addresses a wide range of public concerns, wants and needs;
- Plan contents vary by jurisdiction type, size, and statutory requirements;
- Decision making guide for public and private decision makers;
- Plans are policy only, not regulation;
- Per ARS, cities, towns and counties required to prepare and adopt plans for their area of jurisdiction.



County Planning: Statutory Requirements

ARS §11-802: “The board of supervisors of a county, in order to conserve and promote the public health, safety, convenience and general welfare...shall plan and provide for future growth and improvement of its area of jurisdiction...”

ARS §11-804: “The commission shall formulate and board of supervisors shall adopt or readopt a long-term comprehensive plan for the development of the area of jurisdiction...The comprehensive plan shall be developed so as to conserve the natural resources of the county, to ensure efficient expenditures of public monies and to promote the health, safety, convenience and general welfare of the public.”

ARS §11-805: “The board shall adopt a comprehensive plan and subsequently amend or extend the adopted plan...On adoption or readoption, the plan, or any part of the plan, shall be the official guide for the development of the area of jurisdiction.”

ARS §11-811: “The board of supervisors may adopt a zoning ordinance in order to conserve and promote the public health, safety, convenience and general welfare. The zoning ordinance and all rezonings and zoning regulations...shall be consistent with and conform to the adopted comprehensive plan.”

ARS §11-814: “All rezonings...shall be consistent with and conform to the adopted comprehensive plan.”

ARS §28-8481: “A political subdivision...shall adopt comprehensive...plans...for property in the high noise or accident potential zone to assure development compatible with the high noise and accident potential generated by military airport and ancillary military facility operations that have or may have an adverse effect on public health and safety.”



What's in a Comprehensive Plan?

Required “Elements” (population > 125,000)

- **Land Use:** Designates the proposed general distribution, location, densities, intensities and extent of various types of land uses.
- **Transportation:** General location and extent of existing and proposed freeways, streets, bicycle routes and any other modes of transportation as appropriate.
- **Water Resources:** Identify the known legally and physically available surface, ground, and effluent water supplies, including demand forecasting.
- **Energy:** Encourage and provide incentives for efficient energy use and greater use of renewable energy



What's in a Comprehensive Plan?

Additional Required Elements (population > 200,000)*

- **Environment:** Analyses, policies and strategies to address effects on air and water quality and natural resources associated with new development.
- **Growth Areas:** Identify those areas, if any, that are suitable to support a variety and concentration of land uses (i.e. urban development).
- **Open Space:** Inventory of existing open space, forecasted need, open space protection measures, strategies to acquire additional open space.
- **Cost of Development:** Policies and strategies to require new development to pay its fair share towards the cost of additional public facility needs generated by the new development.

* Other elements/topics are included on a county-by-county basis



Why is Planning Important?

- Fulfills statutory requirements and establishes important public policy;
- Protects and promotes public health and safety; Creates efficient and high-quality communities;
- Reflects a consensus-building process that allows civic leaders, businesses, and citizens to shape their future, helping build civic pride, trust and cooperation;
- Creates opportunities and choices for where and how people live and work;
- Links complex and interrelated issues;
- Allows communities to prepare ahead for challenges and manage risks, identify potential problems and new opportunities;
- Allows communities to allocate limited financial resources by prioritizing investments;
- Helps communities generate economic activity and development;

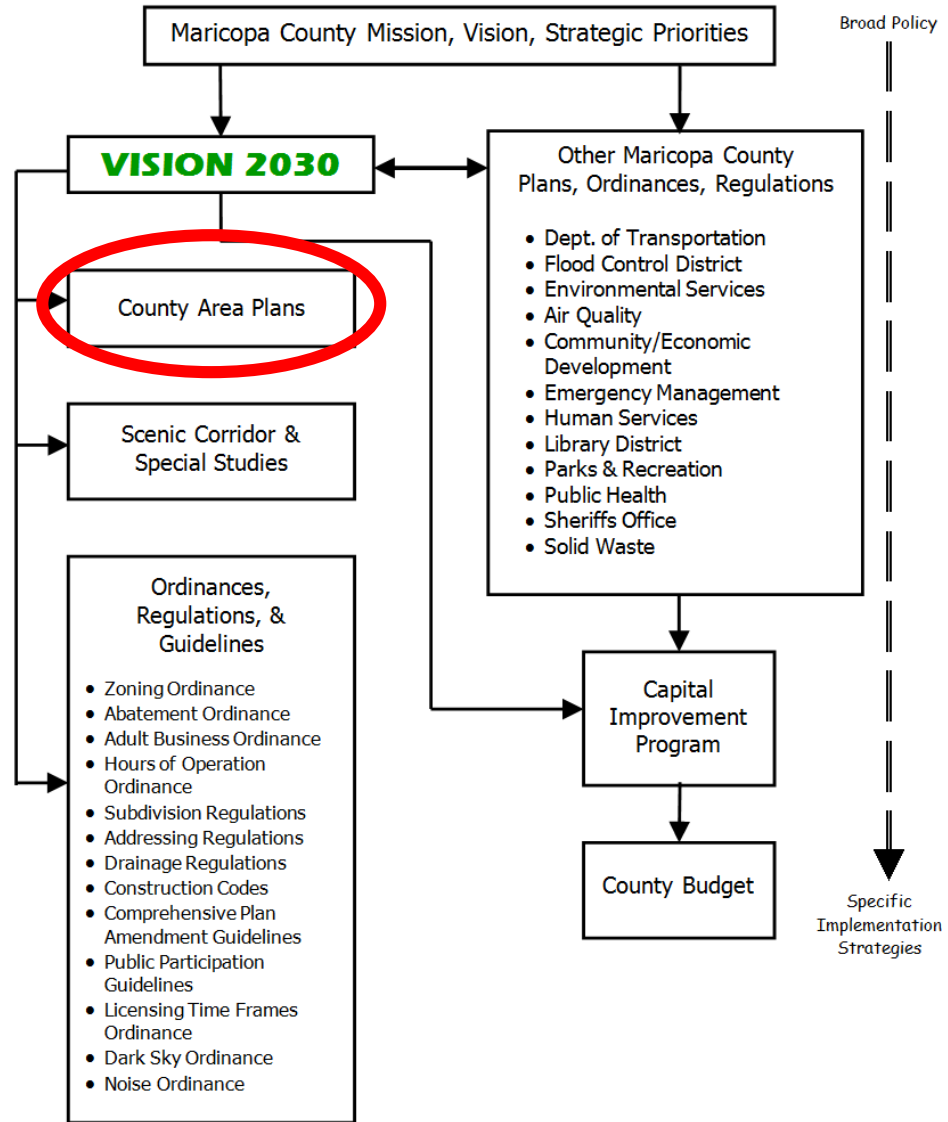


Comprehensive Plan Limitation

- Comprehensive plan (policy) vs. zoning ordinance (regulation);
- Flexibility vs. certainty;
- No countywide applicability (unincorporated areas only);
- Limited duration



Maricopa County Comprehensive Plan Hierarchy



Maricopa County Area Plans



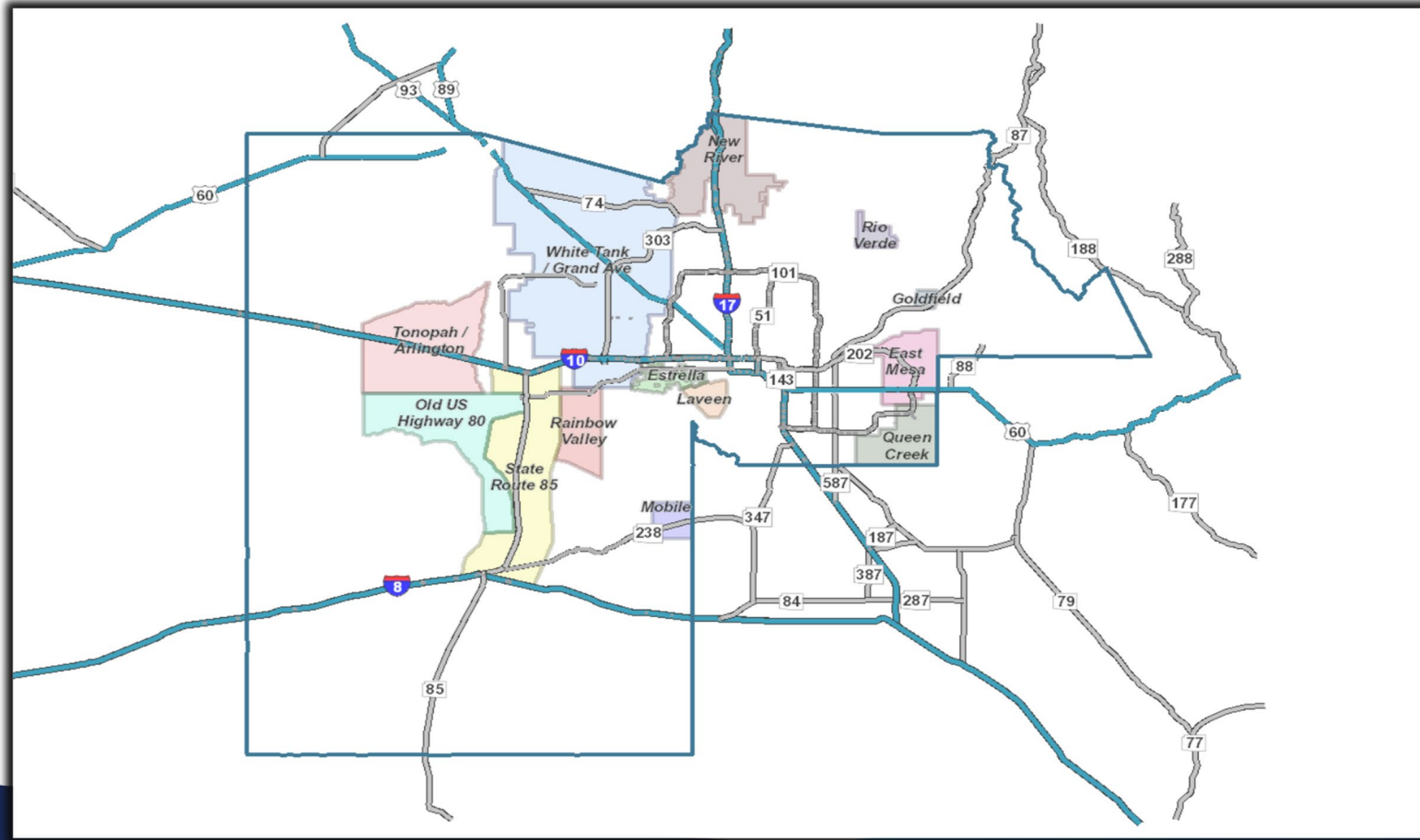
What Are Area Plans?

Area plans are...

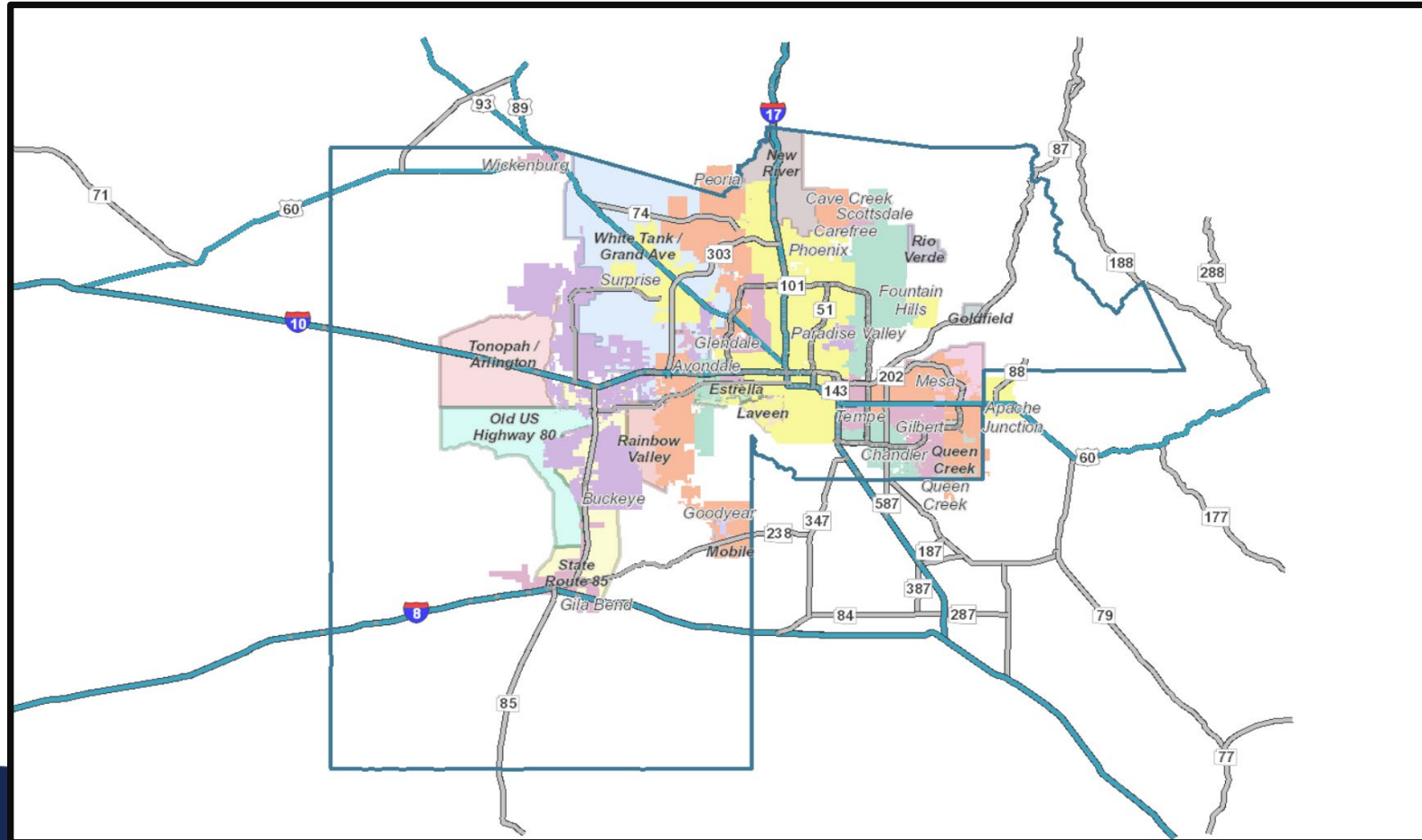
- A sub-set of the Maricopa County Comprehensive Plan and include the same elements
- Smaller and more localized;
- Plans that identify and address the particular needs of the applicable areas;
- Plans that mostly surround the metropolitan area in reaction to and anticipation of future growth;
- Only applicable to unincorporated areas



Maricopa County Area Plan



Maricopa County Area Plans



Current & Future Efforts

- Rio Verde Water Resources;
 - New River Area Plan update;
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- Review existing area plans to determine necessity and viability due to annexations;
 - Prioritize existing area plan updates;
 - Prepare new area plans based on anticipated future growth.



Trends and Issues

- Population growth
- Water deficiencies
- Quality communities for the long term
- County Islands
- Lot splits
- Urban development in rural, unincorporated areas
- Protecting military facilities
- Planning/transportation or transportation/planning



Questions??

