

MARICOPA COUNTY LAND USE PLAN

LAVEEN PLANNING AREA

Adopted February 18, 1992



OFFICE OF THE BOARD OF SUPERVISORS

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



(602) 506-3415

April 13, 1992

Dear County Resident:

The Maricopa County Board of Supervisors is pleased to present the updated Laveen Area Land Use Plan which was adopted February 18, 1992.

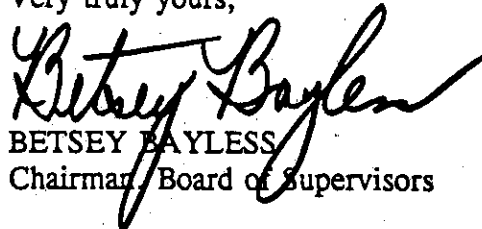
This Plan is one of ten area plans Maricopa County has adopted as part of an on-going land use planning program for the unincorporated areas.

The Land Use Plan was originally adopted on May 2, 1989, and an updated version was adopted on August 13, 1990. This current edition of the Plan has been updated to reflect changing growth patterns, population projections, annexations and other changes to the planning area since the last adoption.

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

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

Very truly yours,


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Chairman, Board of Supervisors

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INTRODUCTION

This introduction provides an overview of the process used to prepare the ***Laveen Land Use Plan*** as part of the Maricopa County Comprehensive Land Use Plan. The Introduction is presented in three sections:

Area Plan Development
Organization of the Laveen Land Use Plan
Annual Update Process

AREA PLAN DEVELOPMENT

In July 1985, the Maricopa County Department of Planning and Development issued a public Request for Proposal to professional urban planning consultants for the preparation of the seven specific Land Use Plans as part of the Maricopa County Comprehensive Land Use Plan. One of the specific areas was the Laveen Planning Area.

For each specific area the County requested that the provided professional services include collection and analysis of existing data leading to specific goals and policies to guide general land development. Each specific study area was also to be provided with a Land Use Plan.

Throughout the planning process the community participation was emphasized through a number of means. Public workshops for the Laveen Planning Area were held to solicit input from residents, property owners, business people, and Planning and Zoning Commission members. Newsletters announcing each workshop and providing project progress reports were prepared and distributed prior to each workshop. In addition, Planning and Zoning Commission workshops were held to review the project progress. Thorough coverage by the news media was also encouraged to create further awareness of the workshops and participation by the general public in the planning process.

ORGANIZATION OF THE LAVEEN LAND USE PLAN

This document presents the results of the planning process for the Laveen Planning Area and is organized corresponding to the major work tasks.

"Inventory and Analysis," is a presentation and analysis of the data elements that describe existing conditions in the Laveen Planning Area.

"Goals and Policies", defines specific goals and policies which the County has adopted with regard to the Laveen Planning Area's growth and development.

"Laveen Land Use Plan," presents the Land Use Plan for the Laveen Planning Area with definitions for each Land Use category and discussion of the Land Use Plan, which will be implemented, in part, through the application of the policies presented in "Goals and Policies.

ANNUAL UPDATE PROCESS

Each year, the *Laveen Land Use Plan* is revised to reflect changes in information and data. The County Planning and Development Department updates each land use plan using the most current Maricopa Association of Governments' (MAG) data, 1985 and 1990 U. S. Census data and population projections of the Department of Planning and Development. As each update is completed, it will go through public hearings at the Planning and Zoning Commission and at the Board of Supervisors.

INVENTORY AND ANALYSIS

Development of the *Laveen Land Use Plan* hinges on a thorough understanding of the various physical, social and economic aspects of life in the immediate and surrounding area. This chapter of the Land Use Plan identifies and describes the following elements:

- Natural Resources
- Social and Economic Characteristics
- Land Use and Zoning

The "Inventory and Analysis" chapter of this Land Use Plan presents an analysis of data that describe existing conditions in the planning area. Population projections are also presented as part of the Inventory and Analysis so that the community, elected and appointed public officials and planning staff have a thorough understanding of the anticipated growth in the planning area.

NATURAL RESOURCES

In describing natural resources in the Laveen Planning Area the following five elements are identified:

- Physical Characteristics
- Hydrology
- Vegetation and Wildlife
- Archaeology
- Policy Implications

The purpose of this section of the *Laveen Land Use Plan* is to describe the physical setting, to identify existing groundwater supplies and flood control measures, to locate habitat areas, to note any archaeological resources and to identify policy implications.

Physical Characteristics:

The "Physical Characteristics" section describes key features of the natural and man-made environment which affect growth and development in the Laveen Planning Area. "Physical Characteristics" are presented in the following six sections:

Physical Setting
Soils
Topography
Geology
Visual Features
Air and Noise Quality

Each of the above factors will, to some extent, dictate the quality, character and direction of development in the planning area. The purpose of this Land Use Plan is to formulate an understanding of the environmental characteristics which are affecting and continuing to affect, growth and development in the planning area.

a) Physical Setting

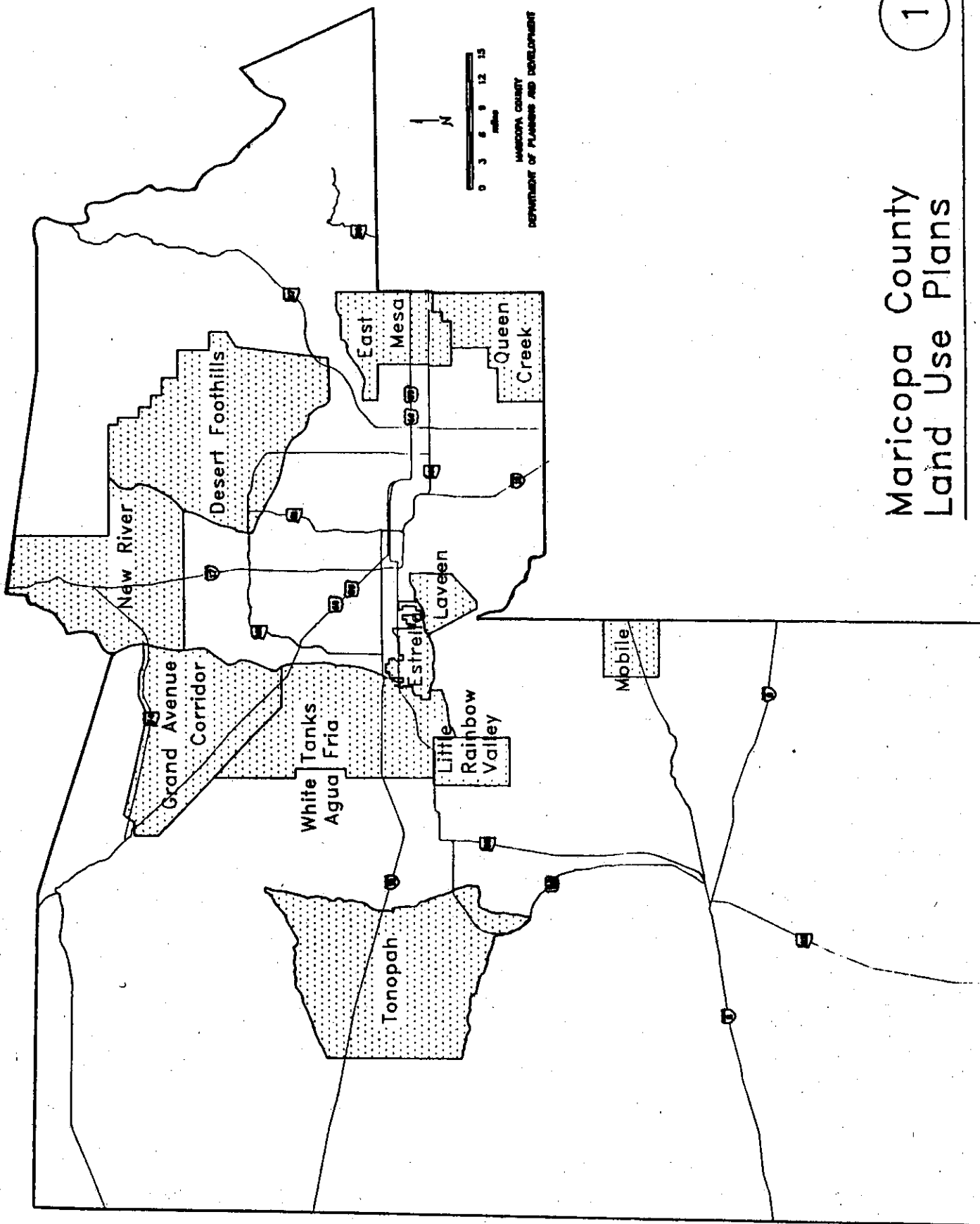
The Laveen Planning Area, as illustrated in *Figure-1*, is located in the south central portion of Maricopa County, north of the South Mountains and bordering the City of Phoenix. Elevations within the planning area range from 2,072 feet above sea level along the southeastern boundary, to 982 feet above sea level at 75th Avenue and Southern Avenue, along the northwestern boundary. Terrain within the planning area ranges from hills and mountains, found in the southern portions as rock outcrops, to river plains, found in the northern portions as alluvium.

In the Laveen Planning Area, which encompasses approximately 30 square miles, landscapes are generally characterized by rural scenes mostly composed of "ranchettes," cultivated farm land, and dairy farms. However, a small urban character exists in the northeast portion of the planning area within the City of Phoenix; and a small natural desert area exists in the southeast portion, within the Phoenix South Mountain Park. The urban area is composed of single-family housing, and the natural desert area is composed of Creosote habitat.

Climate in the planning area is similar to the rest of the Phoenix area, with generally mild fall, winter, and spring weather and hot, dry summer weather. *Table-1*, "Average Monthly Weather Characteristics," summarizes monthly temperature and precipitation levels within Laveen.

b) Soils

Seven major soil associations, as illustrated on *Figure-2*, "Soil Associations," are found within the Laveen Planning Area. The Gilman-Estrella-Avondale Association covers an area between Broadway Road and



Maricopa County Land Use Plans

1

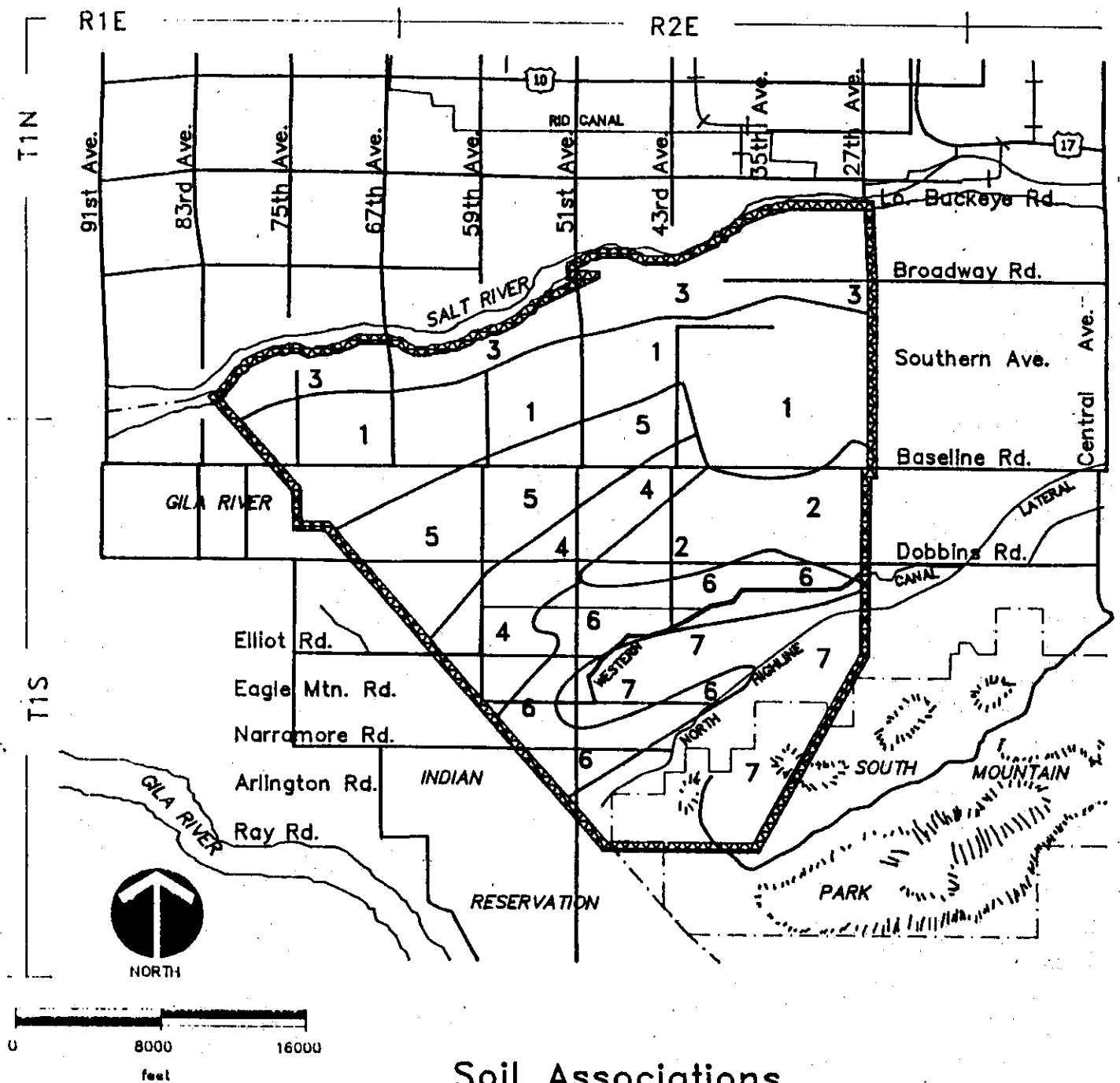
TABLE - 1
Average Monthly Weather Characteristics

<u>Month</u>	<u>Average Daily Maximum Temperature(F)</u>	<u>Average Daily Minimum Temperature(F)</u>	<u>Average Total Precipitation (Inches)</u>
January	66.9	35.8	0.92
February	71.7	38.8	0.76
March	76.8	42.9	0.69
April	86.0	49.2	0.34
May	94.9	56.9	0.10
June	103.2	65.1	0.09
July	106.8	75.3	0.74
August	104.5	73.7	1.24
September	101.0	66.1	0.74
October	90.2	53.7	0.44
November	77.0	42.1	0.57
December	68.2	36.2	0.93
Yearly Total	87.3	53.0	7.56

Average Total Snow, Sleet and Hail Annually: Trace
Information based on a thirty year average.
Source: Arizona Department of Commerce

Figure 2

LAVEEN



Soil Associations

1	Gilman-Estrella-Avondale	5	Laveen-Coolidge
2	Antho-Valencia-Mohall	6	Ebon-Pinamt-Tremant
3	Carrizo-Brios	7	Cherioni-Rock Outcrop
4	Mohall-Laveen		

Source: Dept. of Agriculture Soil Conservation Service

Baseline Road, parallel to the Salt River. The Carrizo-Brios Association covers an area between the northern planning area boundary and Southern Avenue, parallel to the Salt River. The Antho-Valencia Mohall Association covers an area between Baseline Road and Dobbins Road, from the eastern planning area boundary to 51st Avenue. The Mohall-Laveen Association covers a diagonal area from the southwestern boundary to 43rd Avenue, between Baseline Road and Estrella Drive. The Laveen-Coolidge Association covers a diagonal area from the southwestern boundary to 43rd Avenue, between Southern Avenue to Elliot Road. The Ebon-Pinamt-Tremant Association covers an area generally bounded by Dobbins Road to Estrella Drive, and 35th Avenue to 55th Avenue. The Cherloni-Rock Outcrop Association covers an area generally outlined by the South Mountains, bounded to the north by the Western Canal and to the South by the planning area boundary.

To further identify the soil associations found within the planning area, the following section describes the associations in terms of drainage, slope and texture, and terrain:

Gilman-Estrella-Avondale: deep, well drained soils; nearly level loams and clay loams on valley plains and low stream terraces.

Antho-Valencia-Mohall: deep, well drained soils; nearly level sandy loams on recent alluvial fans and valley plains.

Carrizo-Brios: deep, excessively drained soils; nearly level to gently sloping gravelly sandy loams and sandy loams in stream channels and on low-stream terraces.

Mohall-Laveen: deep, well drained soils; nearly level loams and clay loams on old alluvial fans and valley plains.

Laveen-Coolidge: deep, well drained soils; nearly level sandy loams, loams, and clay loams on old alluvial fans and valley plains.

Ebon-Pinamt-Tremant: deep, well drained soils; nearly level to gently sloping gravelly loams, very cobbly loams, and gravelly clay loams on old alluvial fans at the base of mountains.

Cherloni-Rock Outcrop: well drained soils, gently sloping to very steep, very gravelly loams and rock outcrop on mountains, buttes, and low hills.

The four general soil properties which affect soil suitability for development are permeability, available water capacity, shrink-swell potential and corrosivity.

Permeability refers to the rate at which water moves through the soil and is usually determined by the texture of the soil. Soils with a slow permeability pose severe limitations for septic tank absorption fields. In addition, soils with slow permeability do not allow adequate absorption of effluent from tile or perforated pipe into natural soil. Approximately 25 percent of the soils in the Laveen Planning Area pose severe restrictions for the use of septic tank absorption fields.

Available water capacity is the amount of water a soil can hold which is available for plants. The ability of soil to hold water in part determines the type of plants that can be used for landscaping and lawns. Approximately 10 percent of the soils in the Laveen Planning Area have low available water capacity. It should be noted that these soil limitations do not prevent the use of imported topsoil for landscaping purposes, provided the topsoil has a high available water capacity.

Shrink-swell potential refers to the capacity of a soil to expand or shrink as the moisture content is increased or decreased. Generally, soils with a high percentage of clay have a tendency to have a high shrink-swell capacity. Soils with a high shrink-swell capacity can contribute to structural problems for buildings and roads.

None of the soils in the Laveen Planning Area provide high shrink-swell characteristics.

Corrosivity refers to a soil's capacity to induce chemical reactions that will corrode or weaken metals and concrete. The Ebon-Pinamt Tremant Association is highly corrosive to uncoated steel and only slightly corrosive to concrete. Soils with a high corrosivity may create potential problems for underground utilities, if installed unprotected.

Soil characteristics can play an important role in determining the quality and character of development in the Laveen Planning Area. For detailed information on soil types, their characteristics, and their locations in the planning area refer to the U.S. Department of Agriculture Soil Conservation Service, "Soil Survey of Maricopa County, Arizona, Central Part".

TABLE-2**Development Constraints by Soil Association**

Soil Association	Septic Tank Absorption Fields	Dwellings without Basements	Dwellings with Basements	Local Roads & Streets	Small Commercial Buildings	Lawns & Land Scaping
Gilman-Estrella-Avondale	Slight	Slight to Moderate	Slight to Moderate	Slight	Slight	
Antho-Valencia	Moderate	Slight	Slight	Slight	None to Slight	None to Slight
Carrizo-Brios	Severe	Severe	Severe	Severe	Severe	Poor
Mohall-Laveen	Moderate	Slight to Moderate	Slight to Slight	Moderate	Slight to Moderate	Slight
Laveen-Coolidge	Slight	Slight	Slight to Moderate	Slight	Slight	
Ebon-Pinamt-Tremant	Moderate	Slight	Slight to Moderate	Slight	Moderate to Severe	
Cherioni-Rock Outcrop	Severe	Severe	Severe	Severe	Severe	Severe

Source: U.S. Department of Agriculture, Soil Conservation Service, "Soil Survey: Aguila-Carefree Area", and "Soil Survey of Maricopa County, Arizona, Central Part".

The characteristics of each soil association as related to development is illustrated in *Table-2*. Because of the locational variability of each soil type within the associations, soil testing should take place prior to actual development, particularly in any area that might contain soils which can pose problems for septic tank use, building and road foundation placement.

c) *Topography*

The Laveen Planning Area encompasses portions of the South Mountains to the east. At the base of the mountains, desert foothills are found which in part remain undeveloped. The remainder of the planning area slopes towards the Salt River, to the north. The highest point within the planning area is 2,072 feet on a point of the South Mountains to the southeast. The lowest point within the planning area is 982 feet at 75th Avenue and Southern Avenue in the northwest.

As illustrated on *Figure-3 "Slope,"* the area generally slopes to the northwest. Slopes in the area range from less than one percent to greater than fifteen percent slope. Approximately eighty percent of the area is between zero to two percent slope, seven percent between two and fifteen percent slope, and thirteen percent of the study area has slopes that exceed fifteen percent.

d) *Geology*

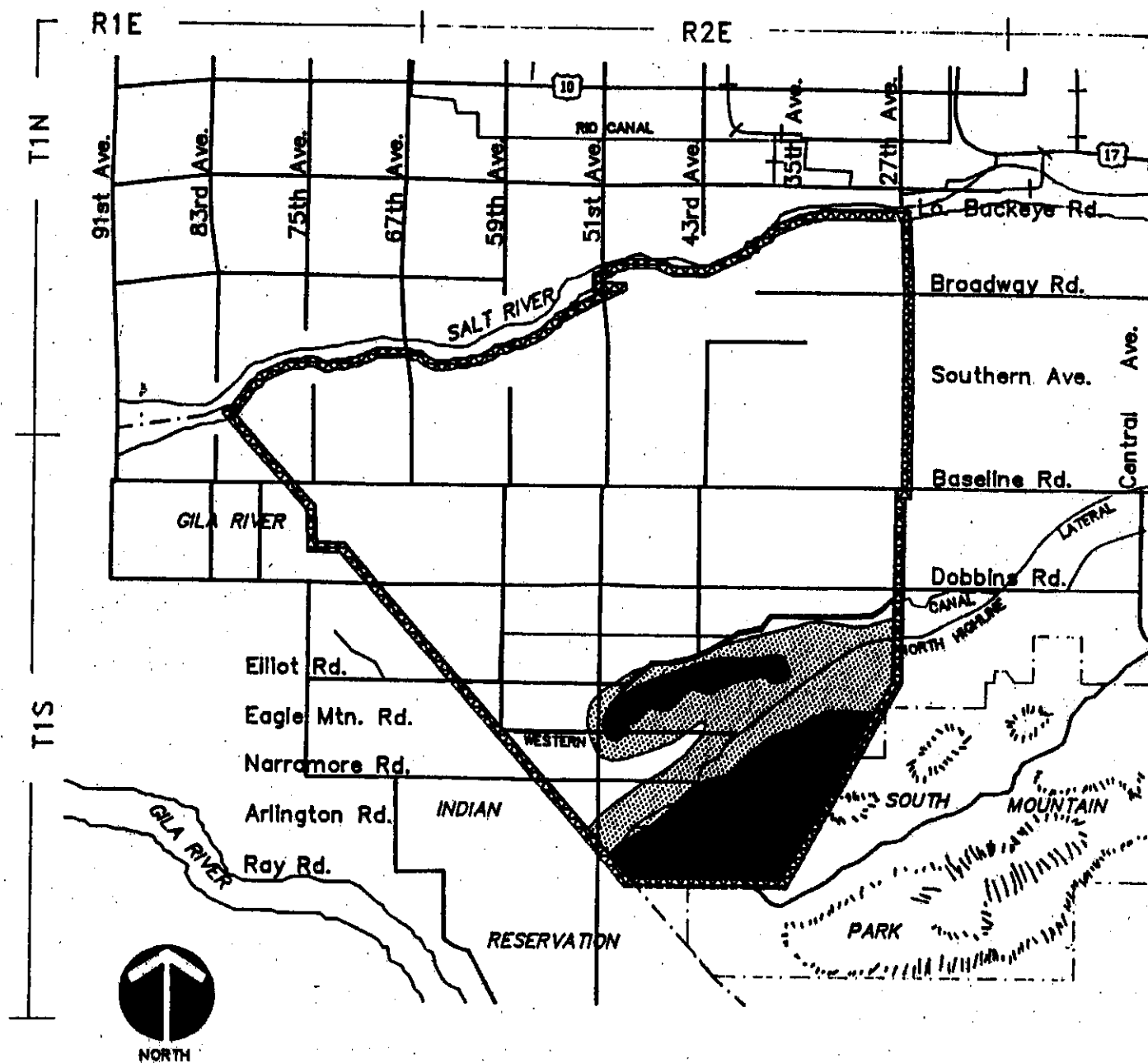
In general, geology within the planning area consists of sedimentary and metamorphic rocks. Sedimentary rocks, composed of silt, gravel, and conglomerate, are found in the majority of the planning area extending north from the South Mountains. Metamorphic rocks, composed of granite gneiss, are found as rock outcrops and as mountains in the southern area.

e) *Visual Features*

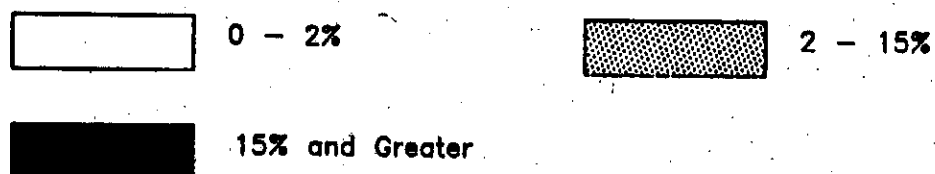
The visual character of the Laveen Planning Area is dominated by views towards the surrounding mountains to the east and southwest. The South Mountains to the east and the Sierra Estrella Mountains to the

Figure 3

LAVEEN



Slope



Source: Maricopa County Dept. of Planning & Development

southwest are a dominant background to the existing rural scene. From many points in the planning area, particularly from the foothills, views of downtown Phoenix appear in the distance.

f) Air and Noise Quality

Air quality is affected in a number of ways as a result of a variety of activities. Sources of air pollutants may be mobile or stationary. One mobile source of air pollution results from motor vehicle use. Such vehicle-generated emissions include carbon monoxide, nitrogen oxides, and hydrocarbons. The pollutant of greatest concern is carbon monoxide because, under certain atmospheric and topographic conditions, concentrations may accumulate which are hazardous to health under prolonged exposure.

Stationary sources of air pollution come from roads, agricultural fields, vacant lots and construction sites where wind-borne particulates such as dust and microscopic debris originate. One pollutant which comes from both mobile and stationary sources is ozone.

While carbon monoxide and wind-borne particulates usually come from a known source, ozone originates from atmospheric chemical reactions between nitrogen oxides, hydrocarbons, and ultraviolet light.

For the Laveen Planning Area, trends in concentration levels for three air pollutants were noted. Carbon Monoxide concentrations (PPM) are below those of Central Phoenix levels and appear to be decreasing. Wind-borne particulates (ug/m³) are above Central Phoenix levels and appear to be decreasing. Finally, ozone concentrations (PPM) are less than Central Phoenix levels, but appear to be increasing.

The sources and effects of noise are numerous. Noise depending on the decibel level and the length of exposure, can affect health, disturb sleep, affect learning ability and task performance, and decrease property values. In addition, extended loud noise levels cause general community annoyance.

Within the Laveen Planning Area, no widespread long-term noise sources have been noted. However, two local short-term noise sources have been located: 1) Sand and gravel operations, and 2) Auto racing along the Salt River and at 35th Avenue and Broadway Road.

Hydrology:

a) Surface Water

The County Flood Control District has implemented an Area Drainage Master Study (ADMS) program to analyze watersheds for areas experiencing local flooding following rainstorms. The Laveen Planning Area will be analyzed through one study, the Laveen ADMS. The ADMS should be completed by the end of 1991 with the corresponding plans prepared by February of 1992. As the plans are completed, provisions in the Land use Plan and corresponding development regulations should consider the studies' recommendations.

The central and northern portions of the planning area are relatively flat with slopes between zero and two percent, so some flooding occurs. The southeastern portion of the planning area is hilly and mountainous with some slopes greater than ten to fifteen percent, so periodic flooding occurs in washes.

One-hundred-year floodplains are limited to the area illustrated on **Figure-4**. This area, along the Salt River, follows the northern planning area boundary and ranges in width from one to two miles.

b) Groundwater

Groundwater levels within the planning area vary in depth, as illustrated on **Figure-5**. The depth to groundwater along the Salt River is less than 950 feet. Depth to groundwater along the South Mountains exceeds 1,050 feet. Recoverable groundwater ranges in volume from over 60,000 acre feet per square mile in a very small area of the north western portion of the planning area, to less than 30,000 acre feet per square mile along the South Mountain Range. The majority of the planning area is in the 30,000 to 60,000 acre feet per square mile range. **Figure-6** and **Figure-7** show primary and secondary contaminants of groundwater for the Laveen area. Primary contaminants are nitrates above 45 mg/l and metals (Boron). Secondary contaminants are sulfates above 250 mg/l and total dissolved solids above 500 mg/l.

Vegetation and Wildlife:

This section of the *Laveen Land Use Plan* describes the natural vegetation and wildlife in the Planning Area.

a) *Vegetation*

The majority of the Laveen Planning Area is composed of either developed or agricultural land. However, a small area, in the southeast portion in and around the Phoenix Mountain Preserve, is composed of native creosote plant communities.

The Creosote community is considered the least scenic of the three Sonoran Desert plant communities. The plant community within this planning area is partially disturbed by home development, horse and motorcycle trails, and roads. Because the Creosote community is considered the least scenic of the Sonoran plant communities and because it has already been disturbed by urban development or recreational use, this plant community is viewed unpreferentially in terms of preservation.

b) *Wildlife*

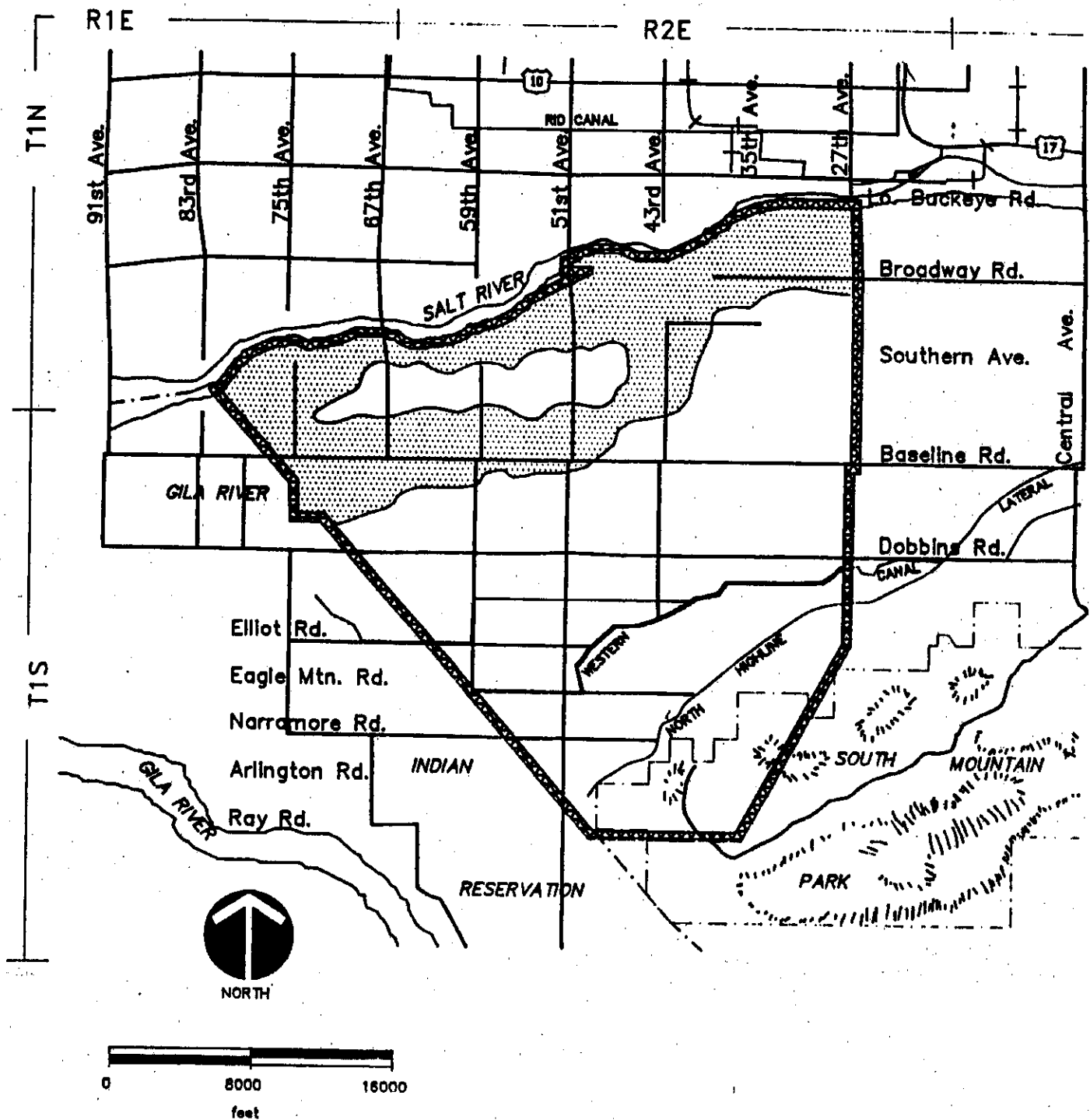
The majority of the Laveen Planning Area has been developed, so any areas of partially disturbed Creosote communities, such as in the southeast portion of the planning area, contain little or no animal species, with the exception of birds and reptiles.

The entire planning area is considered primary range for the Gambel Quail. Other birds can be found in the Creosote communities and agricultural lands, such as Mourning Doves, Inca Doves, and Gila Woodpeckers.

Because of the existing disturbance or destruction of habitats by urban development or recreational use and the limited number of animal species, this planning area is viewed unpreferentially in terms of preservation.

Figure 4

LAVEEN



Surface Water

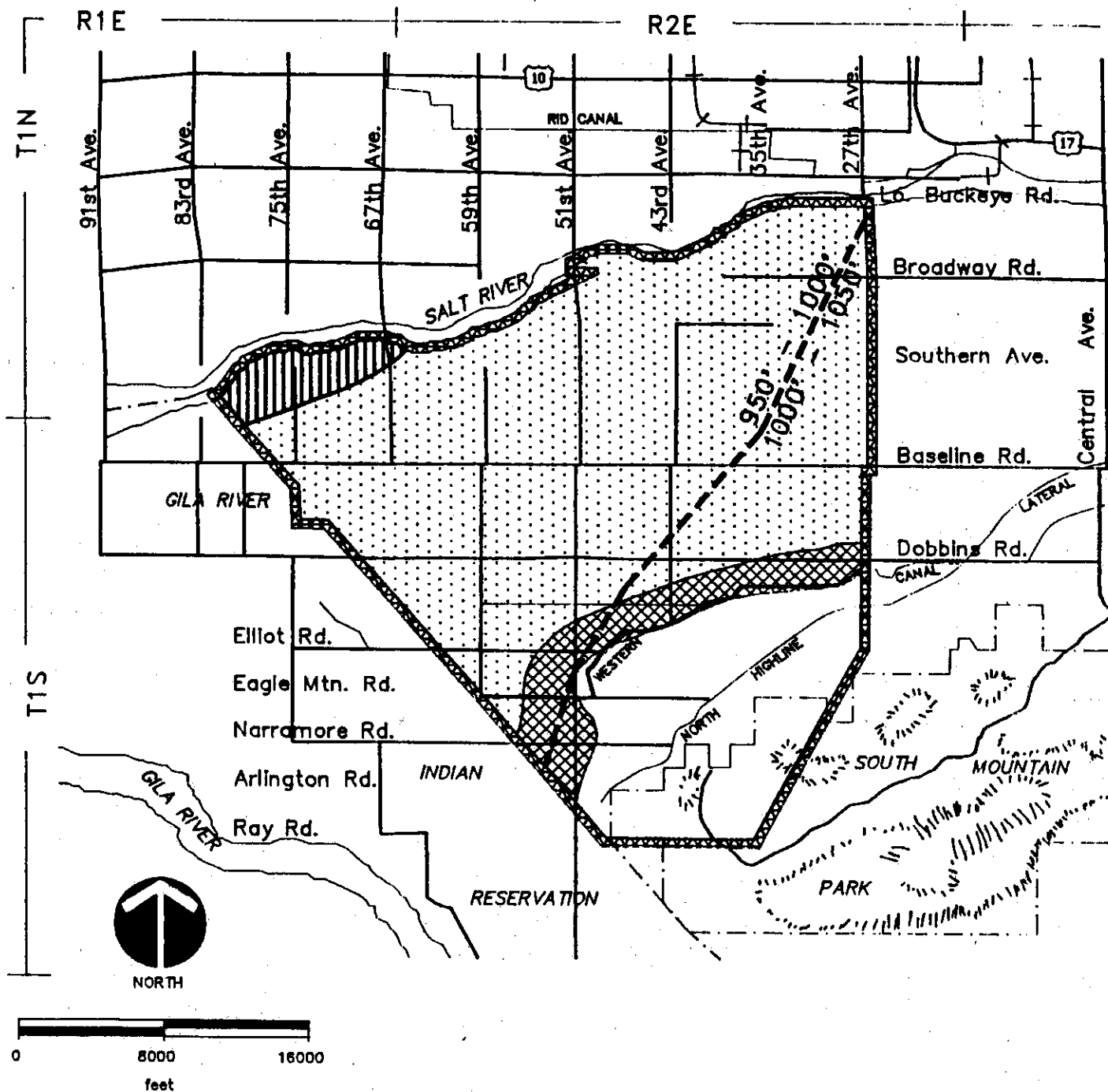


100 Year Floodplain

Source: Maricopa County Flood Control District

Figure 5

LAVEEN



Groundwater



Greater than 60,000
Acre-Feet



30,000 - 60,000
Acre-Feet



Less than 30,000
Acre-Feet



Rocks Containing
Only Small Amounts

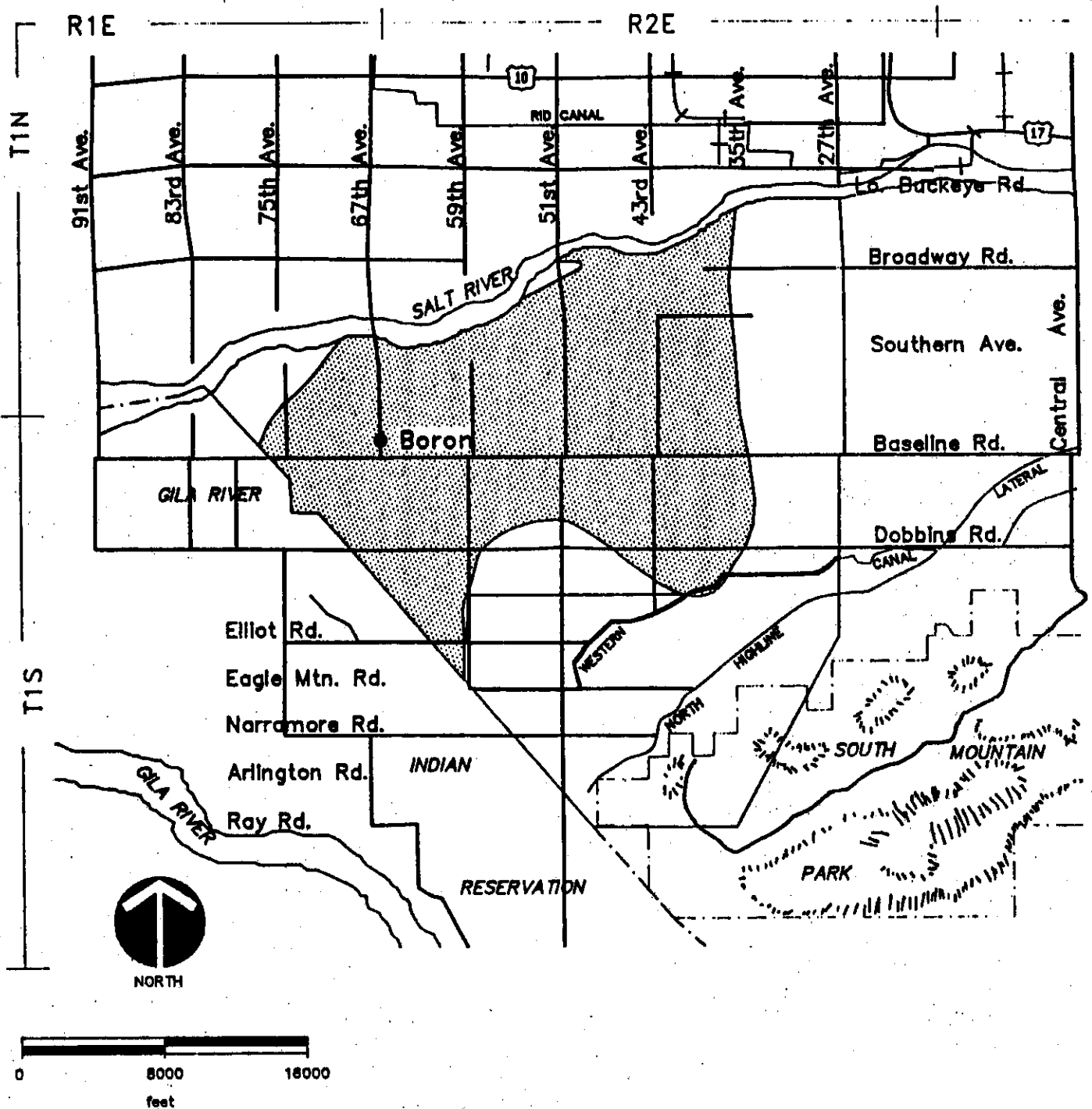
950' - 1000'
1000' - 1050'

Depth to Water

Source: Arizona Dept. of Water Resources

Figure 6

LAVEEN



Groundwater Quality Primary Contaminates



Nitrates
Greater Than 45mg/l

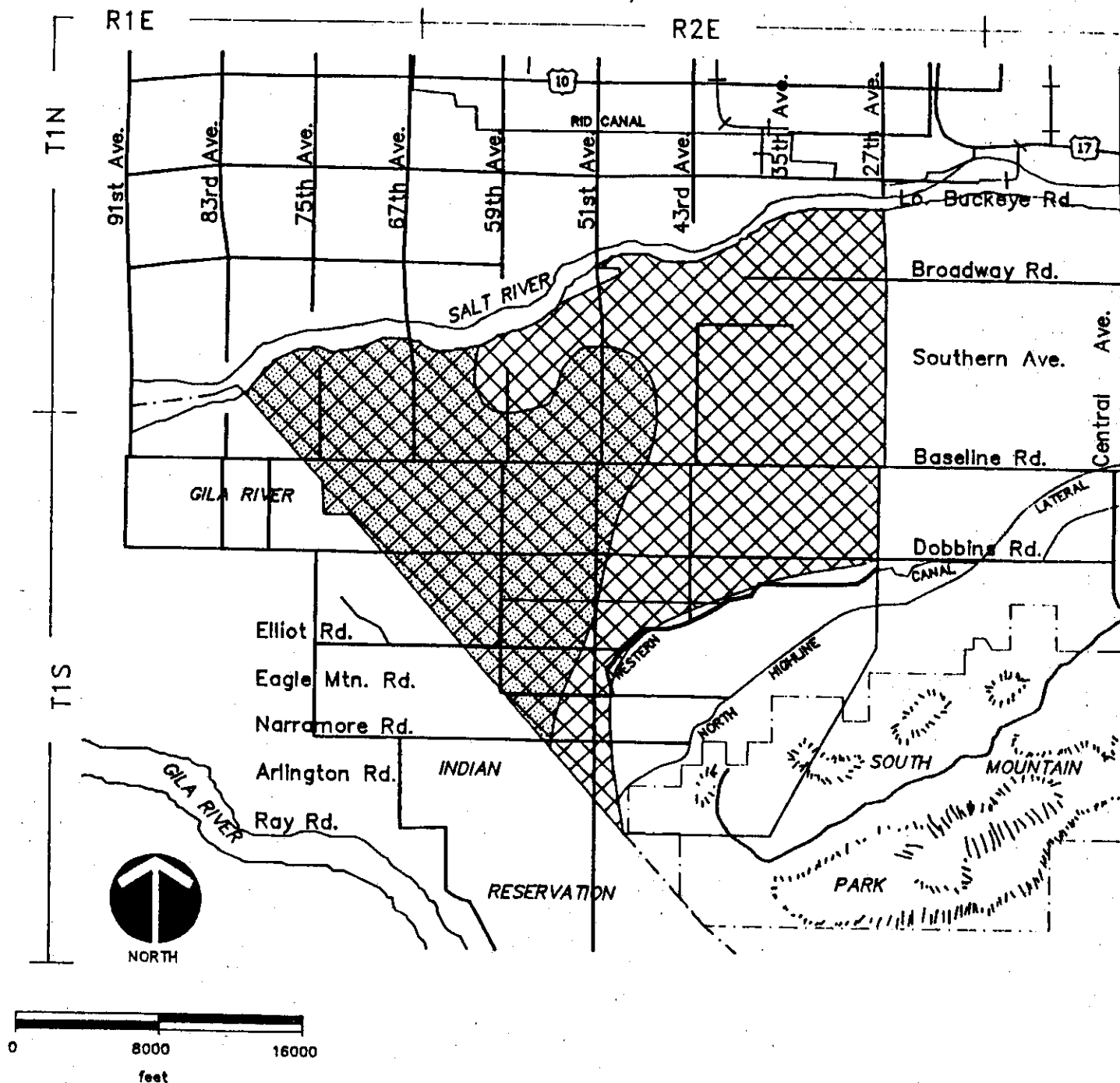


Metals

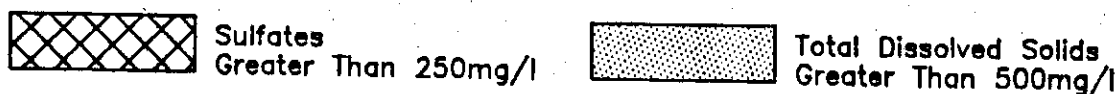
Source: Arizona Dept. of Water Resources

Figure 7

LAVEEN



Groundwater Quality Secondary Contaminates



Source: Arizona Dept. of Water Resources

Archaeology:

Arizona, and especially Maricopa County, has one of the highest concentrations of archaeological sites in the United States and possibly the world. **Figure-8** summarizes known archaeological site frequency by U.S.G.S. quadrangles within and surrounding the study area. Detailed site locations are on file with the State Historic Preservation Office (SHPO) and may be confidentially examined, on a project basis for the protection of the resource. To date no systematic reconnaissance field survey of the county has been conducted, so we must assume that unreported cultural resources, including historic resources, exist within the study area.

Archaeological resources within the Laveen Planning Area, as identified by the Pueblo Grande Museum, are limited to Hohokam Indian Villages. Three large village sites have been identified and are as follows: 1) Pueblo Primero; 2) Las Cremaciones; and 3) Villa Buena. Additional smaller sites can be expected to radiate from these larger villages.

Prior to development, excavation or grading, in the planning area, archaeological/historical review should be accomplished in order to determine the full archaeological potential so that preservation precautions can be implemented where necessary.

Policy Implications:

This section concerning the natural resources summarizes the key issues identified previously which should be addressed in the development of the Laveen Planning Area.

a) Physical Characteristics

Approximately 25 percent of the soils in the planning area, are characterized by slow permeability, which can limit the use of septic tanks.

Slopes of greater than 15 percent exist in the South Mountain area, in the southeastern portion of the planning area.

Views of the South Mountains and Estrella Mountains to the southwest exist within the planning area.

b) Hydrology

Major drainageways exist, such as the Salt River and several washes in the South Mountain foothills.

c) Vegetation and Wildlife

The area is almost completely disturbed by agriculture and development. Only the fringes around and in South Mountain Park are somewhat undisturbed.

d) Archaeology

Several Archaeological sites have been identified within the planning area as follows; 1) Pueblo Primero, centered on 67th Avenue and Baseline Road; 2) Las Cremaclones, sited at 35th Avenue and Southern Avenue; and 3) Villa Buena, situated near 75th Avenue and Dobbins Road.

SOCIAL AND ECONOMIC CHARACTERISTICS

In describing the Social and Economic Characteristics of the Laveen Planning Area, the following seven sections are presented:

Population, Age, Sex and Ethnic Composition
Economic Characteristics
Area-wide, Economy/Economic Base
Residential, Commercial and Industrial Demand
Economic Base Potential
Policy Implications

The purpose of this section of the Land Use Plan is to document population and economic characteristics, to examine existing economic conditions, and to present a population projection and associated development demands for the planning area.

Population, Age, Sex, and Ethnic Composition:

This section of the *Laveen Land Use Plan* highlights historic and projected population and housing unit data to the year 2010. Comparative 1980, 1985 and 1990 U.S. Census data is also reviewed for age, sex, and ethnic

ethnic distributions for the planning area and Maricopa County populations. Population projections have been derived from Maricopa County models based on present and historic census figures for the planning areas.

The approximately 30 square-mile Laveen Planning Area includes both the unincorporated area of Laveen and land within the corporate limits of the City of Phoenix.

In 1985, the planning area had a population of 3,051. By 1990, the planning area population will increase by 36.5 percent to 4,166. As shown in *Table-3*, the Laveen Planning Area's population will increase another 13.4 percent to 4,725 from 1990-1995. Further, the planning area population is projected to increase to 6,819 persons by 2010, an increase of more than 63 percent. In comparison, during the 1985-2010 period, Maricopa County's population is projected to increase by about 54 percent.

By 1985, there were 1,235 planning area housing units with an average of 2.47 persons per unit. Housing unit data for resident population from 1985-2010 is provided in *Tables-4* and *Table-5*.

Also, consistent with the larger housing unit data for the Laveen Planning Area, in comparison with the County, is the younger age of the planning area's population as reflected in *Table-6*. The median age of the planning area's population is 25.2 years, while that of Maricopa County as a whole is 29.7 years.

As illustrated in *Table-7*, the Laveen Planning Area has a much higher concentration of non-white population than does the population in Maricopa County.

Economic Characteristics:

Tables 8- through -10 illustrate income, education, and labor force characteristics of the planning area population in contrast to those of Maricopa County.

While the Median Household Income in the Laveen Planning Area, shown in *Table-8*, is higher than the Comparable County Average; it is interesting to note that *Table-9* reflects the median years of school completed by the planning area population as somewhat lower than the County average.

TABLE-3
Total Resident Population

Area	Census 1985	Census 1990	1995	2000	2005	2010
Laveen	3,051	4,166	4,725	5,423	6,121	6,819
Maricopa County	1,837,954	2,122,101	2,504,254	2,693,024	2,981,794	3,270,564

TABLE-4
Total Resident Housing Units

Area	Census 1985	Census 1990	1995	2000	2005	2010
Laveen	1,235	1,434	1,635	1,864	2,125	2,423
Maricopa County	866,186	952,041	1,194,944	1,398,585	1,602,226	1,805,867

TABLE-5
Persons Per Resident Housing Unit

Area	Census 1985	Census 1990	1995	2000	2005	2010
Laveen	2.47	2.91	2.89	2.91	2.88	2.81
Maricopa County	2.12	2.23	2.00	1.93	1.86	1.81

Source: 1985 U.S. Special Census, 1990 U. S. Census and Maricopa County
Department of Planning and Development, 1991.

As shown in **Table-10**, the Laveen Planning Area population has a higher labor force participation rate than for the County as a whole, and also a higher percentage of unemployed persons.

Area-Wide Economy/Economic Base:

The economic base of this approximate 30 square-mile planning area is characterized by low-density residential development and predominantly agricultural land use. The planning area, although very close to the center of the Phoenix Metropolitan Area, does not presently have any other significant economic base with the exception of mixed industrial uses and some retail and service employment. This can probably be explained in large measure by the fact that the planning area has poor north/south transportation access, because of the Salt River; and while access to the east is somewhat better along major grid streets, this is only true for the northern half of the planning area. Visual clutter caused by the concentration of auto wrecking and salvage operations in the planning area's northeast quadrant closest to the Phoenix (CBD) also has undoubtedly had an inhibiting influence on investment and economic development in the area.

At present, approximately 4,166 residents live in the Laveen Planning Area, and it is estimated that about 640 people are employed within its confines. This employment is provided by approximately 55 businesses, nearly 42 percent of which are retail. Other categories of business activity in the planning area's economic base include: (a) wholesale (auto salvage), sixteen percent; (b) manufacturing, thirteen percent; (c) services, fifteen percent; (d) construction, seven percent; (e) mining, four percent; and (f) agricultural and self-employed, three percent.

Residential, Commercial, and Industrial Demand:

a) Residential Demand

Based on growth projections for the period 1985-2010, it is estimated that there will be demand for 2,423 housing units by the year 2010. Currently there are 1,434 housing units within the planning area.

b) Commercial Demand

Employment in the Laveen Planning Area is projected to increase by 4,415 jobs over the period 1985-2010. Nearly 34 percent of this increase is

TABLE-11**Total Employment and Retail Employment**

Area	Census 1985	Mid-Year 1990	Mid-Year 1995	Mid-Year 2000	Mid-Year 2005	Mid-Year 2010
-------------	------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

TOTAL EMPLOYMENT

Laveen	595	640	658	1,296	2,634	5,010
Maricopa County	905,786	1,027,007	1,219,907	1,453,731	1,667,757	1,893,732

RETAIL EMPLOYMENT

Laveen	139	194	205	479	805	1,698
Maricopa County	164,366	239,720	283,273	339,456	422,847	472,607

Source: Maricopa Association of Governments, Transportation and Planning Office, January, 1989.

projected in the retail trade sector. Another 25 percent of the 1985-2010 employment increase is forecast for other commercial space users.

Based on the population projections for the Laveen Planning Area, about 71.6 acres of commercially developed property will be needed in the planning area by the year 2010. At present, there are 17 acres in commercial use in the planning area. However, 65 acres are zoned for this activity.

c) ***Industrial Demand***

At the present time, there are a small number of industrial-type users in the Laveen Planning Area. Some are in manufacturing and mining (sand, gravel, and cement processing), and others in heavy retail/ wholesale operations (auto wrecking and salvage operations). Based on population projections for the Laveen Planning Area approximately 54.6 acres of industrial land use will be needed by the year 2010. At present, there are 312 acres of industrial use in the planning area. There are 510 acres of industrial zoning.

Economic Base Potential:

The character of the Laveen Planning Area will remain agricultural and large lot residential for the foreseeable future. By the year 2010, approximately 6,819 people will reside within the Laveen area. Additional growth pressures could be realized with the construction of the South Mountain Freeway, tentatively scheduled to begin construction in 2005. This freeway will bisect Laveen as well as give the area a boost for development opportunities. Given Laveen's central location and improved access, this area could see greater growth and expansion of industry, which will cause Laveen to develop into an urban area.

In the near future, it would appear that development pressure will be moving from the City of Phoenix to the west along Baseline Road. The convergence of these forces in the Laveen Planning Area should establish the conditions for a mixed-use node in the area of Baseline and the Southwest Loop Freeway.

The planning area will also be the recipient of a number of positive growth factors such as: (a) availability of sufficient water; (b) close proximity to the center of the Phoenix urban area; (c) excellent freeway access; (d) especially attractive scenic backdrops provided by the South and Sierra Estrella

Mountains; (e) relatively lower land costs; (f) the possibility of relatively less costly energy (SRP service area); (g) reasonably good accessibility to domestic water and sanitary sewer infrastructure; and (h) privately-owned land which has few development impediments south of the Salt River floodplain.

While the list of present, as well as future, positive growth conditions is impressive, major growth pressures will not converge on the planning area until improved access is achieved. This will depend on the Southwest Loop Freeway Project which is scheduled for early in the next century.

Policy Implications:

In this section, social and economic issues are described, and should be addressed as the County formulates the Land Use Plan.

a) Economic Base

The amount and type of economic/employment growth that is to be encouraged by the County should be considered.

b) Residential Demand

Approximately 1,188 new residential dwelling units are projected for the next 20 years. The density of housing development should be examined.

c) Commercial and Industrial Demand

Approximately 71.6 acres of commercial and 54.6 acres of industrial demand are projected for the year 2010. Careful planning to help maintain a rural setting for as long as possible should be encouraged.

LAND USE AND ZONING

In describing land use and zoning in the Laveen Planning Area the following seven sections are presented:

- General Pattern of Land Development
- Zoning
- Public Land Ownership
- Transportation
- Public Facilities and Utilities
- Location of Special Development concerns
- Policy Implications

The purpose of this section of the *Laveen Land Use Plan* is to document existing land uses and zoning regulations, to note public property ownership, and to describe transportation, public facilities and utilities in the planning area.

General Pattern of Land Development:






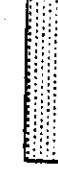








Figure-9, "Existing Land Use," illustrates the general land use pattern of the Laveen Planning Area. As a review of this map indicates, the majority of land is agricultural in nature.

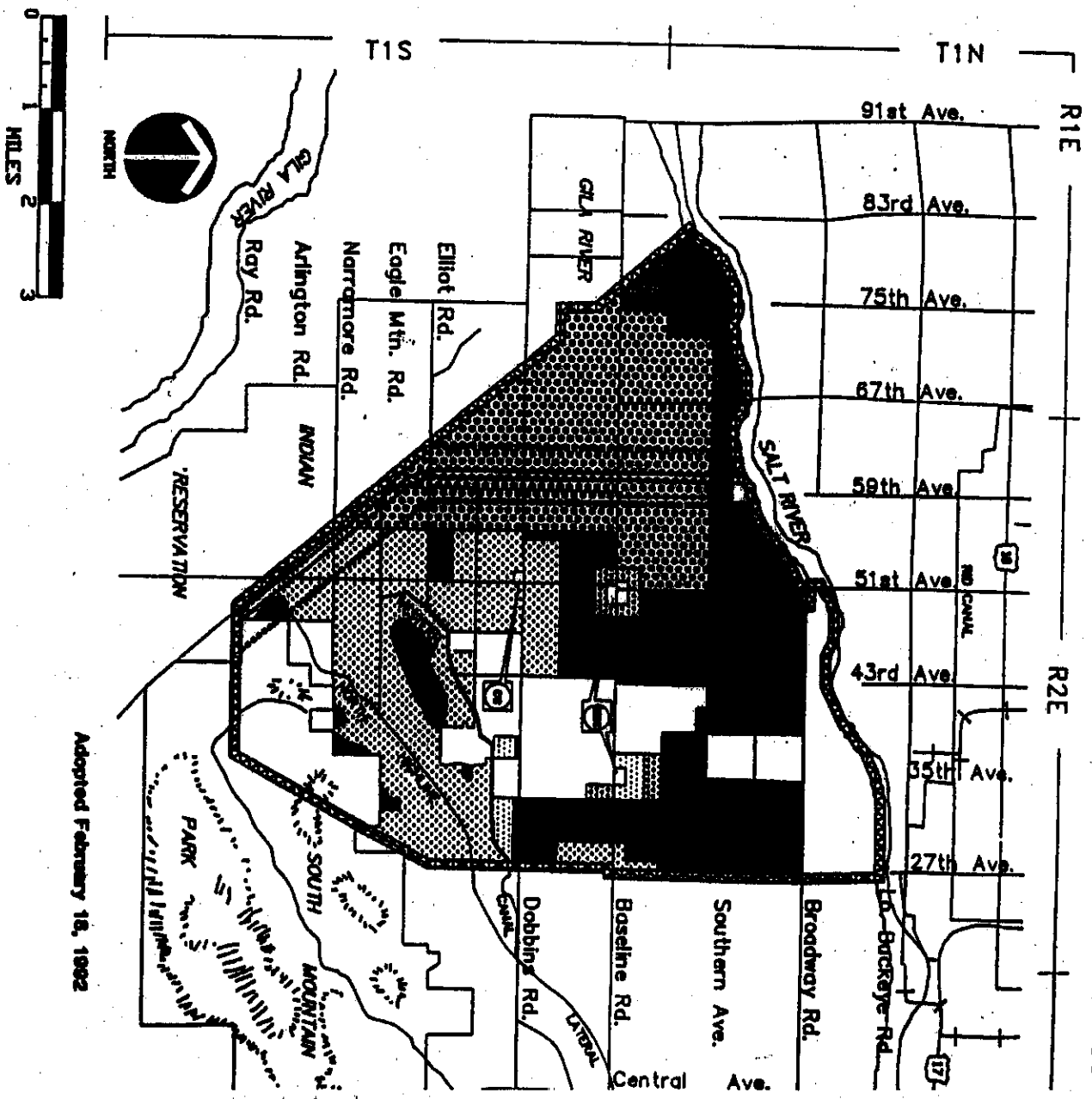
The most intense development, most of which is residential, is located in the City of Phoenix, in the northeast portion of the planning area.

Commercial development occurs along Broadway Road from 27th Avenue to 35th Avenue and consists of auto salvage operations, related businesses, and the Manzanita Raceway. Other scattered commercial uses occur between Southern Avenue and Dobbins Road.

Currently, industrial development exists at several locations in the northeastern portion of the planning area and at the southeast corner of Southern and 75th Avenues.

The remainder of the planning area consists of vacant land, with the exception of several large lot residential developments.

	OS	Open Space
	RR/H	Rural Residential/High (0-1 dwelling units/acre)
	UR/ML	Urban Residential/Very Low (0-4 dwelling units/acre)
	UR/ML	Urban Residential/Medium Low (2-5 dwelling units/acre)
	UR/L	Urban Residential/Low (0-6 dwelling units/acre)
	UR/M	Urban Residential/Medium (0-12 dwelling units/acre)
	UR/H	Urban Residential High (0-25 dwelling units/acre)
	CC	Convenience Commercial
	NC	Neighborhood Commercial
	MNC	Multi-Neighborhood Commercial
	LIC	Light Industrial Center
		Incorporated Areas
		Study Area
		Freeway



Adopted February 18, 1982

GENERALIZED LAND USE PLAN

Zoning:

The majority of land in the Laveen Planning Area is zoned Rural-43, a rural zoning district allowing one dwelling unit per one (1) acre of site or agricultural activity. Approximately 250 acres, immediately south of Dobbins Road between 27th Avenue and 39th Avenue, is the only land zoned for multi-family use. A number of small sites for commercial use are scattered throughout the planning area at the intersections of arterial streets. Industrially zoned land is scattered throughout the planning area. For the most part, land use in the Laveen Planning Area conforms to the zoning map for Maricopa County.

Maricopa County enforces a zoning ordinance to regulate land development. Established zones are described in part as follows, and are illustrated on **Figure-10, "Existing Generalized Zoning"**.

1) Rural Zoning District (Rural-190): Permitted Uses:

One dwelling unit per 190,000 square feet; agricultural activities

2) Rural Zoning District (Rural-70): Permitted Uses:

One dwelling unit per 70,000 square feet of site; agricultural activities

3) Rural Zoning District (Rural-43): Permitted Uses:

One dwelling unit per one (1) acre of site; agricultural activities

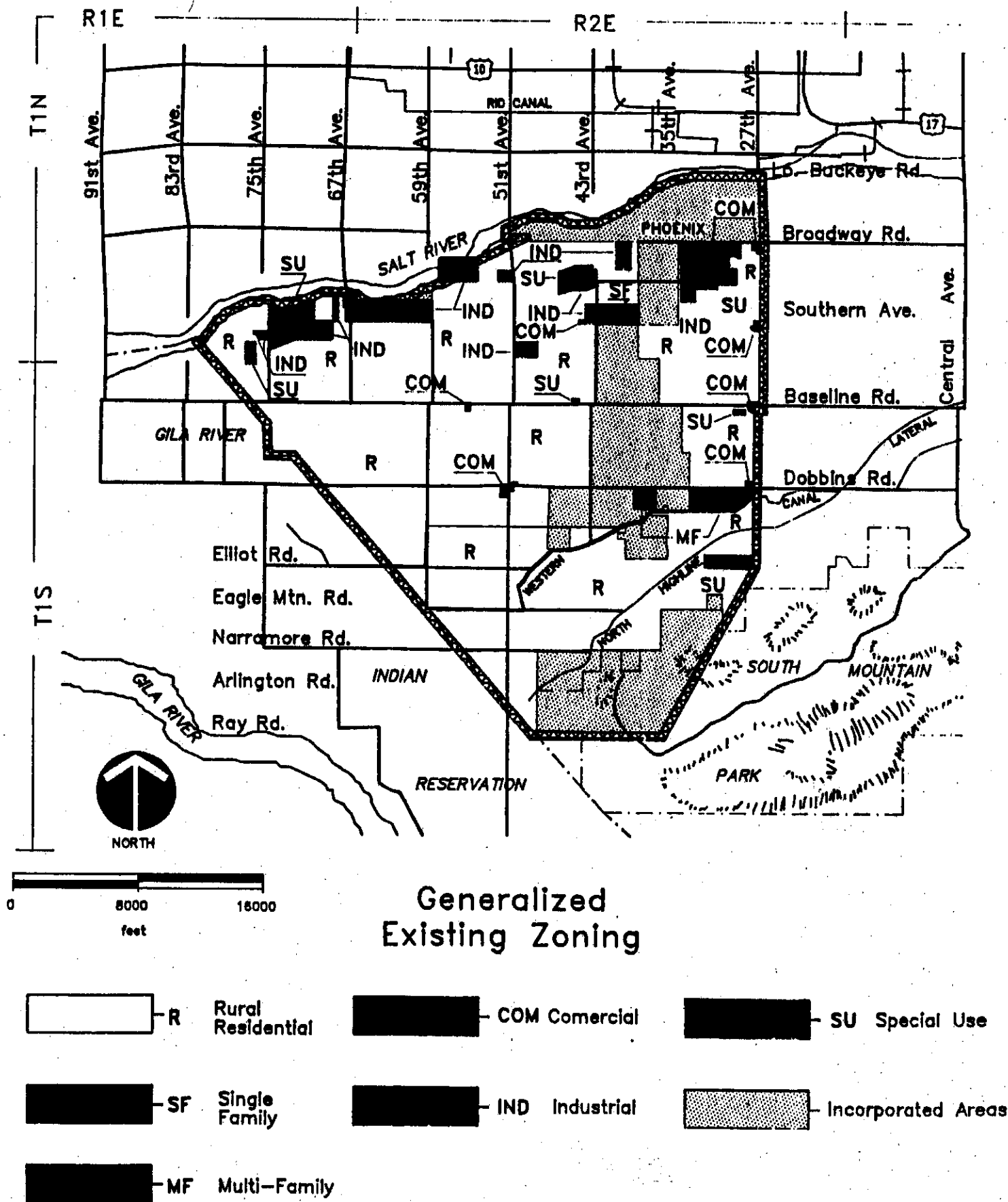
4) Single Family Residential Zoning District (R1-35):

Permitted Uses:

One dwelling unit per 35,000 square feet of site

Figure 10

LAVEEN



5) Single Family Residential Zoning District (R1-18):

Permitted Uses:

One dwelling unit per 18,000 square feet of site

6) Single Family Residential Zoning District (R1-10):

Permitted Uses:

One dwelling unit per 10,000 square feet of site

7) Single Family Residential Zoning District (R1-8):

Permitted Uses:

One dwelling unit per 8,000 square feet of site

8) Single Family Residential Zoning District (R1-7):

Permitted Uses:

One dwelling unit per 7,000 square feet of site

9) Single Family Residential Zoning District (R1-6):

Permitted Uses:

One dwelling unit per 6,000 square feet of site

10) Limited Multi-Family Residential Zoning District (R-2):

Permitted Uses:

One dwelling unit per 4,000 square feet of site; multiple-family dwelling and two family dwellings

11) Multiple-Family Residential Zoning District (R-3):

Permitted Uses:

One dwelling unit per 3,000 square feet of site; multiple-family dwellings

12) Multiple-Family Residential Zoning District (R-4):

Permitted Uses:

One dwelling unit per 2,000 square feet of site; multiple-family dwellings.

13) Multiple-Family Residential Zoning District (R-5):

Permitted Uses:

One dwelling unit per 1,000 square feet of site; multiple-family dwellings.

14) Planned Shopping Center Zoning District (C-S):

Permitted Uses:

Retail and service businesses with a development site plan approved by the Board of Supervisors

15) Commercial Office Zoning District (C-O):

Permitted Uses:

Professional, semi-professional and business office activities

16) Neighborhood Commercial Zoning District (C-1):

Permitted Uses:

Food markets, drugstores and personal service shop activities

17) Intermediate Commercial Zoning District (C-2):

Permitted Uses:

Hotels and motels, travel trailer parks, restaurants, and some commercial recreation and cultural facilities, such as movies and instructional art and music

18) General Commercial Zoning District (C-3):

Permitted Uses:

Retail and wholesale commerce and commercial entertainment activities

19) Planned Industrial Zoning District (Ind-1):

Permitted Uses:

Business and manufacturing activities with a development site plan approved by the Board of Supervisors

20) Light Industrial Zoning District (Ind-2):

Permitted Uses:

Light industrial activities with a development site plan approved by the Board of Supervisors

21) Heavy Industrial Zoning District (Ind-3):

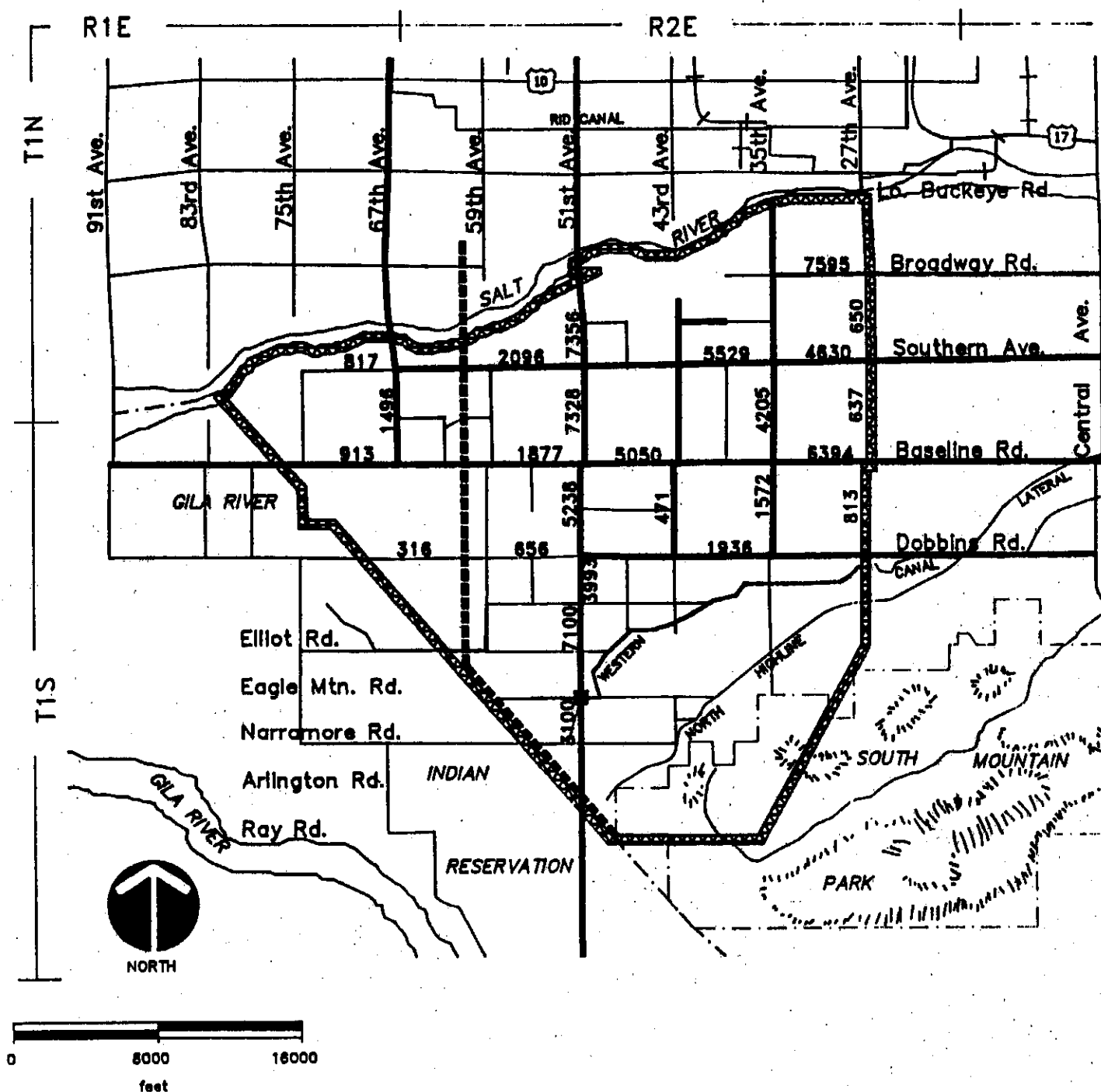
Permitted Uses:

Heavy industrial activities with a developed site plan approved by the Board of Supervisors

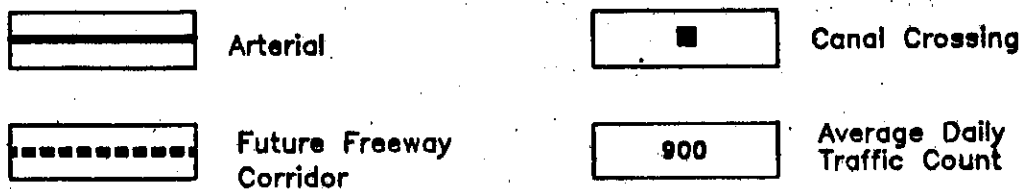
In addition to the zoning districts listed above, Overlay Zoning Districts, Special Uses and Unit Plans of Development are also established to allow development

Figure 11

LAVEEN



Existing Transportation Facilities



North-South Arterials

35th Avenue, Dobbins northward
43rd Avenue, Dobbins to Broadway
51st Avenue, continuous through Planning Area
67th Avenue, Baseline northward

East-West Arterials

Dobbins Road, 51st Avenue eastward
Baseline Road, continuous through the Planning Area
Southern Avenue, 67th Avenue eastward
Broadway Road, 35th Avenue eastward

Although some arterial traffic relief will be provided by the regional freeway system, growth and development will increase existing traffic volumes considerably.

Additional, fully developed arterials will have to be provided with future development. A 110-foot right-of-way is usually secured by Maricopa County by requiring adjacent property owners to dedicate 55 feet of their frontage from the centerline at the time of rezoning. This practice minimizes costly right-of-way purchases and should be continued.

c) *Collector Streets*

Collector streets provide the connection between local streets (which provide property access) and arterial streets (which provide traffic service). Collectors also provide access from the arterial street system to facilities which serve the community, including shopping areas, schools, and parks. Generally, in urban areas, collectors are on half and/or quarter-mile spacing.

d) *Public Transit Service*

One Phoenix Transit bus route, Route 61, Southern Crosstown, serves the Laveen Planning Area. Bus service is provided on this route with about one bus per hour from 5:22 a.m. to 7:24 p.m. on weekdays and Saturdays. This route continues east to 48th Street connecting with Routes 24, 0, 7, 16 and 45.

In addition to the Phoenix Transit service, carpool matching assistance is available through Regional Ride-Share, a service of the Maricopa Association of Governments (MAG).

e) *Bicycle/Pedestrian Facilities*

Existing facilities are limited and discontinuous. Sidewalks should be provided along all urban section streets (with curbs and gutters) and within new developments of urban density. In the rural areas, along heavily traveled arterials, adequate shoulder areas could be provided beyond the travel lanes to safely accommodate bicycles and pedestrians, or disabled vehicles when necessary.

Public Facilities and Utilities:

The Public Facilities and Utilities section provides an overview of the various public and semipublic utilities, public safety facilities and semipublic facilities in the Laveen Planning Area. This section is presented in five subsections:

Water Distribution System
Sanitary Sewer System
Sheriff's Department
Fire Department
Educational Facilities

The purpose of this section, of the *Laveen Land Use Plan*, is to inventory and document present conditions, capacity, and use of community facilities and services. The assessment of the various community facilities and services presented is not intended to be an in-depth evaluation of their operations or programs, but rather an overview of their physical plants in terms of how they currently, and can in the future, support urban development.

a) *Water Distribution System*

This section of the public facilities and services inventory discusses the present condition, capacity, use and location of the water distribution system within the Laveen Planning Area, along with an analysis of the system's performance, where pertinent.

Domestic Water Supply

The City of Phoenix provides domestic water for the Laveen Planning Area as illustrated on **Figure-12**, "Existing Public Facilities and Utilities."

Currently, the majority of the area's domestic water supply comes from the groundwater aquifer beneath the Laveen Planning Area and surrounding areas.

The quality of domestic water in the Laveen Planning Area appears to be very high and free of contamination. Tests are run periodically to test the quality of water being extracted from the local wells. In addition to these tests, chemical analysis tests, as required by the State of Arizona, are conducted on a three-year basis.

Agricultural Water Supply

A significant amount of agricultural activity is located within the Laveen Planning Area. Most of the agricultural activity is supported by water from the Salt River Project and is delivered by the canal system, as shown on **Figure-12**.

Future Water Supply Alternatives

As the population grows in the Laveen Planning Area, the majority of the future water supply will come from new wells to supplement groundwater resources. It is possible, particularly if annexation by Phoenix occurs, that in the future, water could be supplemented by Central Arizona Project (CAP) water, through the City of Phoenix.

b) Sanitary Sewer System

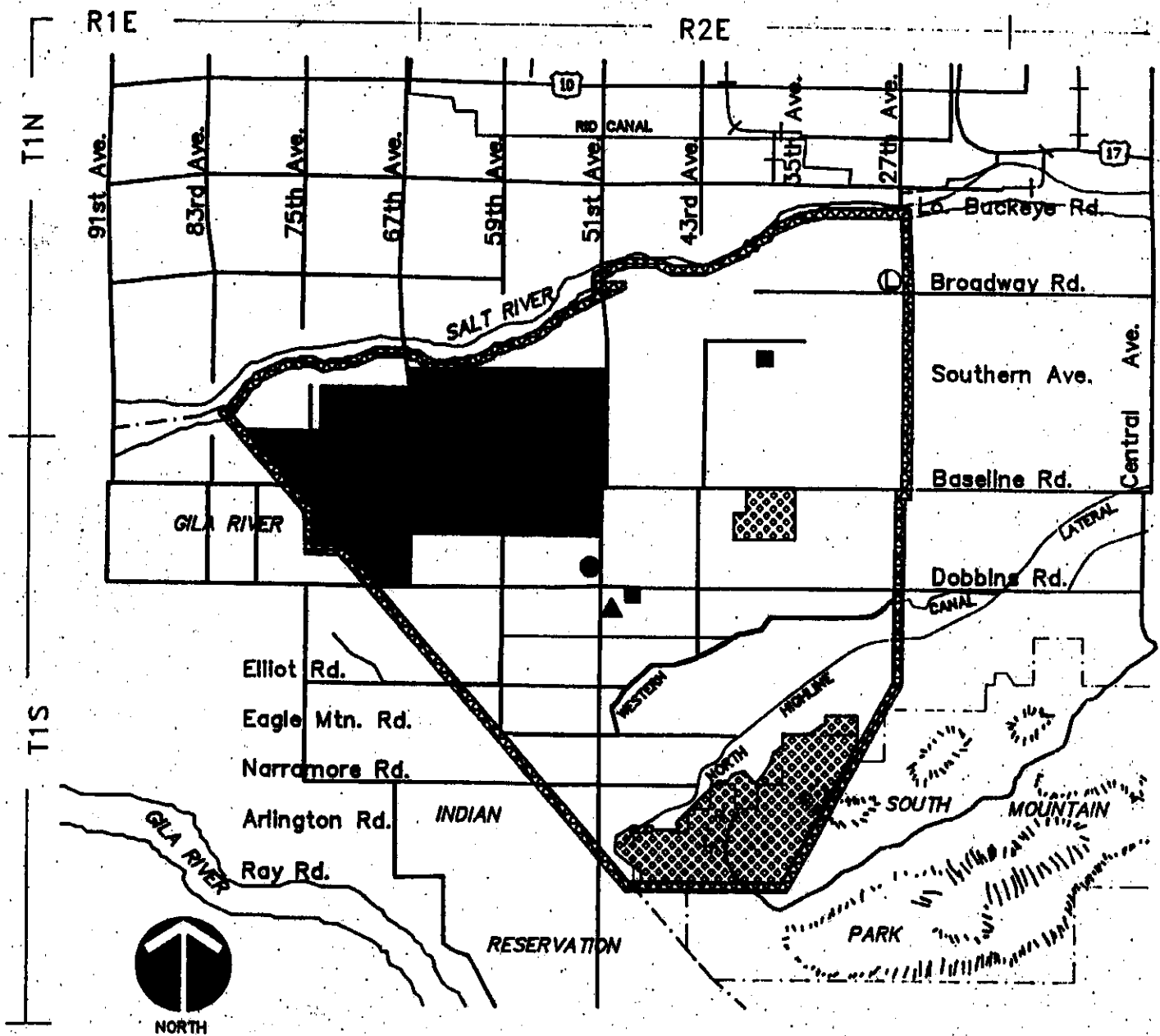
This section of the community facilities and services inventory discusses the present condition, capacity, uses and location of the sanitary sewer system in the Laveen Planning Area with an analysis of the system's performance, where pertinent.

Existing Sanitary System

The Laveen Planning Area is served by a sanitary sewer system and individual septic tanks. The sanitary sewer system, which serves primarily the northeast portion of the planning area, is operated by the City of Phoenix, and is approximately 18 years old. This system is in adequate

Figure 12

LAVEEN



Existing Public Facilities & Utilities



School



Fire Station



Post Office



Landfill



Park/Recreational Area



Water Company Service Area

Water Company: City of Phoenix

physical condition. To improve service and to avoid system overload in the future, the existing system should be expanded. Sewer lines run south along 37th Avenue to Dobbins Road and from the east to 27th Avenue. Connected to these major lines, are numerous lateral and local collector lines throughout the nearby area.

The majority of development in the Laveen Planning Area utilizes individual septic tanks. Currently, there are no major contamination problems with septic tank use; however, the entire planning area could be served by the Phoenix sanitary sewer system, provided proper agreements could be established as development occurs.

Future Sanitary Sewer System

Extension of the existing sanitary sewer system should be planned for future growth. Development at densities greater than one (1) dwelling unit per acre cannot occur without appropriate sewer facilities. Development approval should be coordinated with the City of Phoenix so that provisions can be made to ultimately provide all of the Laveen Planning Area, that is to be developed at urban intensities, with sanitary sewer service. In lieu of the Phoenix service, package treatment plants could be considered for large developments.

c) Sheriff's Department

The Maricopa County Sheriff's Department, located at 102 West Madison Street, in downtown Phoenix, serves the unincorporated areas in Maricopa County. The Avondale Substation, located at 900 East Van Buren Street in the City of Avondale, serves the Laveen Planning Area and is equipped with jail facilities. Burglaries are a major problem in the Laveen Planning Area, as with all sparsely populated areas, because of the distances between each household, providing minimum deterrence to criminal activities.

d) Fire Department

The Laveen Fire Department, located at 5102 West Dobbins, Laveen, as illustrated on **Figure-12**, serves the Laveen Planning Area.

The Laveen Fire Department operates with a staff of eight full-time firefighters and 9 reserve firefighters on a 24-hour shift basis. The facility is equipped with two (2) engines, one (1) tanker, one brush truck, and one staff vehicle. A response time of less than five minutes is provided by the

station with an average response time of four minutes. The existing facility consists of a building of approximately 2,500 square feet built in 1945, but not utilized as a fire station until 1984. The existing building is adequate for current operations. As the area grows, it will be prudent to study the possibility of expanding and/or relocating the existing fire station, as well as building additional stations.

e) *Education Facilities*

The Laveen Elementary School and Cash Elementary School, as illustrated on *Figure-12, "Existing Public Facilities and Utilities,"* have enrollments of 1,010 students and 727 students respectively.

Twenty-four classrooms were built in 1987 at Laveen Elementary School, with additional plans for the remodeling of two existing buildings as funding becomes available. The school also has four portable classrooms available to accommodate expansion in the near future.

High school facilities for students within the Laveen Planning Area are provided at Carl Hayden High School, part of the Phoenix Union High School System. Laveen Elementary School sends approximately 111 students and Cash Elementary School sends about 51 students to Carl Hayden High School.

Location of Special Development Concerns:

Three areas within the Laveen Planning Area will receive special attention as the Land Use Plan is developed. These areas and the issues concerning each location are described as follows:

Parts of the northeast portion of the planning area have been annexed by the City of Phoenix which will influence future development;

The southeast portion of the planning area could experience development pressure as the demand for housing near natural areas, such as South Mountain Park increases;

Land along 59th Avenue could experience development pressure as the Southwest Loop (SR 217) is constructed. This could also cause development to progress in the entire area;

The consolidation of private parcels of land into large land holdings or the transfer of large holdings of public land (State/Federal) into private ownership,

will have serious impacts on land use plans and areas without land use plans. When such a holding is the subject of a Development Master Plan (DMP), population, housing, and land use projections and distribution for the area will change dramatically. The developer of such an area is going to have to demonstrate and verify how the DMP's projections will be attained and how they will impact the land use plan and the plans projections set forth in the area plan. This type of holding is normally rural in nature while a DMP is going to be urban in scale and use. To urbanize an area, a DMP will be required to establish urban level services, i.e. water, sewer, fire and police protection, and if large enough, government. Water supply is the most restricting factor for a DMP. If an adequate water supply cannot be obtained, an urban project cannot be realized. Any owner/developer wishing to urbanize a rural area will have to address the aforementioned constraints before any large scale planning or development can occur.

Policy Implications:

This section describes the key land use and zoning issues that should be addressed by the County when reviewing development projects in Laveen.

a) General Pattern of Land Development

Possible future annexation of the northeast portion of the planning area by the City of Phoenix could influence development.

Demand for housing units near open space areas, such as South Mountain, could increase.

b) Zoning

Maricopa County will enforce its zoning codes to regulate development and maintain a rural environment.

c) Public Land Ownership

No State or Bureau of Land Management lands are located within the planning area.

d) Transportation

As the Southwest Loop (SR217) is constructed, increased development along 59th Avenue could occur.

e) Public Utilities

Should the County plan for public facilities (fire, law enforcement, and schools) in certain areas with high development pressures, and direct growth in those areas?

LAVEEN RESIDENT ISSUE IDENTIFICATION

The Issue Identification element of the *Laveen Land Use Plan* summarizes the major land development issues raised by the residents of Laveen.

LAVEEN ISSUE IDENTIFICATION WORKSHOP

On February 4, 1986, a Laveen Community Issue Identification workshop was held at Laveen Elementary School. Residents, business people, property owners, Maricopa County Planning and Zoning Commission members and the Maricopa County Board of Supervisors were invited to attend the workshop through the issuance of a workshop newsletter and coverage in the Phoenix Gazette and Arizona Republic newspapers prior to the workshop.

Approximately 45 people attended the workshop. Participants at the workshop identified specific issues and expressed general ideas which they felt should be pursued to resolve the issues. Fifty-eight total issues were identified in the areas of environment, land use, transportation, and public utilities. These issues were prioritized by the residents in terms of relative importance. Each issue was rated as low, medium or high. Thirty-six of the issues were rated as high in importance. These issues are shown in *Table-12, "Laveen Resident Issue Identification"*.

SUMMARY OF RESIDENT ISSUES

As the Planning Team prepared the Inventory and Analysis document for the Laveen Land Use Plan, it noted and commented upon specific issues that surfaced as a result of the extensive inventory and documentation that was conducted. The issues correspond very closely to many issues identified at the Community Issue Identification Workshop. These issues include:

Environment

The residents of Laveen perceived preservation of the natural environment, along with enforcing litter laws and eliminating billboards, as key issues to be addressed while preparing the Land Use Plan.

TABLE-12
Laveen Resident Issue Identification

ISSUES

Environment

Implement Flood Control/ADMS Study
Preserve Mountain Parks
Protect Water Quality
Protect Air Quality

Land Use

Encourage Low Intensity Development Along Freeway
No Annexation by Phoenix
Enforcement of Hillside Ordinance
Frequency of Shopping Centers (size, location)
Establish Core Area Development (services, shopping)
Maintain balance between Industrial and Residential Development
Promote Low Density: 1.5 DU./acre, maximum
Encourage Planned Unit Development
Implement Design Review Board
Promote Quality Development (housing)
No Mobile Homes
Limit Building Heights to 25 feet
Use Canals for Open Space

Transportation

In Favor of Southwest Loop
Construct Southwest Loop at 75th Avenue
Construct Bridge at 75th Avenue/River
Construct Bridge at 67th Avenue/River
Extend Scenic Drive
Design Roadways with Landscaping Design

Public Utilities

Need Sheriff's Substation
Improve Emergency Services
Completion of Alvord Park
Implement a Park and Equestrian Trails System
Extension of Rio Salado
Preservation of Irrigation System (west of South Loop)
Need High School
Require Land Dedication for Schools
Identify Transmission Line Corridor(s)
No Prison Facilities
No Landfill(s) Located in Planning Area

Land Use

The residents of Laveen perceived that maintaining the existing rural lifestyle, limiting residential development to one unit/acre density, maximum, no industrial, limited commercial development, no mobile homes/recreational vehicles, and no multi-family or high rise buildings as key issues. Many other key issues were perceived which are listed in **Table-12**. These major key issues need to be addressed while preparing the Land Use Plan.

Transportation

Residents of Laveen perceive bridges over washes and the upgrading of existing roads, as major issues which need to be addressed while preparing the Land Use Plan.

Public Utilities

The residents of Laveen perceived the need to improve the existing public utilities and consider water availability before development occurs.

- Policy B-4:** Encourage developments which maximize recharges of groundwater supplies and utilize treated wastewater for water amenities and irrigation.
- Policy B-5:** Encourage the use of drought tolerant and low water use landscape materials in the discretionary review of applications for land development.
- Policy B-6:** Support Flood Control District policies and regulations on development within the 100-year floodplains of rivers, along drainage washes, and irrigation canals, for the purpose of minimizing the hazards resulting from the action of flood waters.
- Policy B-7:** Encourage cooperation with the Flood Control District to minimize land development conflicts relative to the development and implementation of the Maricopa County Laveen Area Drainage Master Study.

C. *Vegetation and Wildlife*

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

- Policy C-1:** Encourage the protection of threatened and endangered wildlife species in the review of applications for land development.
- Policy C-2:** Encourage the use of replacement vegetation that is primarily indigenous to the Palo Verde-Saguaro Community for land developments which disturb that community on the discretionary review of applications for land developments and prior to the issuance of building or grading permits.

D. *Archaeology*

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

- Policy D-1:** To insure the protection of significant historical and cultural resources in the review of applications for land development and prior to development, excavation, or

grading, require the submittal of a letter by the applicant from the Arizona Historical Preservation Officer stating that the proposed land development will have no effect on historical and cultural resources.

SOCIOECONOMIC DEVELOPMENT

A. Commercial/Industrial Development

GOAL: *Recognizing that there is an increasing labor force, and expanding infrastructure in urbanizing areas, utilize those areas as the primary provider of major commercial activity centers and job employment centers.*

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

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

Policy A-2: Acknowledging that there is a significant quantity of industrially zoned property within the County, encourage industrial land development on that property, prior to rezoning of additional property for industrial use.

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

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

Policy A-5: Require proposed industrial and commercial operations with salvage or storage yard activities to be screened from public view.

Policy A-6: Recognizing safety and aesthetic problems associated with "strip commercial development", discourage that form of rezoning and development.

Policy A-7: Encourage industrial land development on existing industrially zoned property in the Laveen Planning Area prior to rezoning of additional property for industrial use.

LAND USE

A. Land Use

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

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

Policy A-1: Residential developments with densities exceeding single family (greater than 8 dwelling units per acre) will only be permitted as a part of a planned community with a mixture of housing types and intensities.

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

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

Policy A-4: Residential development at suburban or greater intensity are to be directed toward urbanizing portions of the County.

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

- Policy A-6:** In addition to normal site plan review development proposals along major streets and adjacent to existing and approved land uses will be reviewed to determine compatibility with those uses.
- Policy A-7:** Discourage the location of commercial or industrial developments in locations specified for development with rural density land uses.
- Policy A-8:** In the review of large scale development applications where the application will greatly effect current population, housing and land use projections and distribution, the impacts of the application must be thoroughly considered and the effects on the current plan noted.
- Policy A-9:** Residential developments will be encouraged at urban intensities in the northeastern portion of the Laveen Planning Area due to the availability of infrastructure (City of Phoenix water and sewer service).
- Policy A-10:** Residential development will be discouraged at greater than suburban intensities along the proposed Southwest Loop Freeway, except at interchanges of the Southwest Loop Freeway where a limit of urban intensities are appropriate.
- Policy A-11:** Residential developments will be discouraged at urban intensities throughout the planning area except in the northeastern portion of the planning area, interchanges of the Southwest Loop Freeway, and developing town sites.
- Policy A-12:** Discourage the development of recreational vehicle or mobile home developments at suburban or greater intensities throughout the Laveen Planning Area.
- Policy A-13:** Residential structures over two stories in height may be discouraged in order to maintain a rural character in the Laveen Planning Area.

B. Transportation

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

- Policy B-1:** Acknowledging that improvements to the regional transportation system will benefit County residents by improving access and travel to and throughout the metropolitan region, support the Arizona Department of Transportation's efforts to improve existing regional transportation links and their planning and construction of new regional freeways and expressways.
- Policy B-2:** Encourage the planning and construction of frontage roads adjacent to regional transportation links where needed to provide for safe, convenient and efficient movement of local traffic.
- Policy B-3:** Support the continued maintenance of roadways and the paving of new and existing local roads consistent with adopted engineering and design standards.
- Policy B-4:** Encourage the extension of local roadways only when needed to provide for the safe, convenient, and efficient movement of local traffic.
- Policy B-5:** Support the County Highway Department's efforts to provide for all-weather travel over washes on County roads.
- Policy B-6:** Encourage the location of drought tolerant landscaping along new and existing major roadways, thereby enhancing the visual character of public transportation routes.
- Policy B-7:** Support County Highway Department efforts to obtain land dedications for roadways during rezoning and subdivision processes.
- Policy B-8:** The County will require the development of an arterial street system based upon the existing section line grid pattern unless, as part of approved developments, alternative arterial patterns are deemed superior or more appropriate.
- Policy B-9:** Support Arizona Department of Transportation efforts to plan and construct the South Mountain Loop Freeway.
- Policy B-10:** Support the County Highway Department's planning and construction of bridges over the Salt River at such time that traffic generation warrants their construction.

C. Public Facilities and Utilities

GOAL: *Require the provision of functional, efficient and cost effective systems of utilities, facilities and services to serve County population and employment centers.*

Policy C-1: Continue to establish and maintain a system of park and recreational facilities to serve the residents of the County.

Policy C-2: Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in large and/or high density residential developments.

Policy C-3: Support public agency coordination to provide a balanced system of recreational opportunities in the County.

Policy C-4: Where possible and appropriate, in the design and construction of new development, preserve natural drainageways as linear open space corridors leading to various water canals and the Central Arizona Project.

Policy C-5: Acknowledging that various water canals and the Central Arizona Project offer a corridor of conflict free circulation; encourage their utilization as multiple use trails for recreational purposes.

Policy C-6: Recognizing that off-site signage along roadways can adversely impact aesthetic and property values, encourage signage to be located on the site for which it pertains.

Policy C-7: Residential developments that exceed one dwelling unit per acre will require the provision of community water and sanitary sewer systems.

D. GROWTH GUIDANCE

GOAL: *Provide sufficient public services for intensity of land use.*

GOAL: *Minimize conflicts between urban and rural land uses.*

Policy D-1: New urban land use development is to be in accordance with the Laveen Land Use Plan and respective land use categories.

Policy D-2 New urban development shall:

- 1) supply evidence of adequate supply of potable water,
- 2) provide for public wastewater treatment.

Policy D-3: New urban zoning shall be within one mile of existing urban development.

Policy D-4: New urban land use development shall identify sites for parks and schools. The following standards apply:

<u>TYPE OF FACILITY</u>	<u>Space Standards</u>	<u>AMOUNT OF ACRES</u>
Neighborhood Park\Recreation Open Space Area		5 Acres\1000 people
Community Parks\Recreation Facilities		5 Acres\1000 people
Elementary School		3.1 Acres\1000 People
Junior High School		2.7 Acres\1000 People
Senior High School		1.9 Acres\1000 People

Location Standards

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

Community Parks/ Recreation Facility - Should serve a population of approximately 20,000 people, be centrally located and within 1 to 1 1/2 miles of every home.

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

Junior High School - To be located within 1 to 1 1/2 mile of all residential uses proposed for development.

Senior High School - To be located within 5 miles of all residential uses proposed for development.

Policy D-5: New urban development shall provide evidence of adequate fire protection prior to rezoning the following standards apply:

- a) Four (4) minute response time
- b) 500 gallons per minute pressure rating
- c) Minimum two (2) engines able to respond

Policy D-6: New urban development shall have access to a four (4) lane improved arterial road (110 foot right-of-way).

LAND USE PLAN

Consistency in zoning for specific areas or parcels of land within the Laveen Planning Area must be evaluated in terms of overall furtherance of plan goals and policies. The following guidelines have been formulated to help insure that the intent and integrity of the Land Use Plan is retained over the life of its use. The land use guidelines are presented in the following categories:

- Development Master Plans
- Residential Land Use Guidelines
- Commercial Land Use Guidelines
- Employment Center Land Use Guidelines
- Buffering and Transitional Land use Guidelines
- Environmental Conservation
- Transportation
- Facilities & Services
- Amendments to the Land Use Plan

Development Master Plans

The use of Development Master Plans (DMPs) should be promoted by the County, as a means of implementing the generalized land use identified on the "Generalized Land Use Plan" Map. The use of DMPs is intended to allow flexibility in the master planning of large tracts of land located outside of municipal boundaries. Master Plans may be initiated by property owners and should have the following features:

- Mixed-Use development

- A separation of vehicular and pedestrian traffic which promote open space networks

- Dispersal of through traffic when practical and desirable

- A high level of integrated development design

- A mix of intensities which are transitional with spatial, structural, and visual buffers.

Residential Land Use Guidelines

The following guidelines shall aid in governing the development of land designated as residential in the Land Use Plan.

Allowable Residential Densities:

Rural Residential/Low Density	0 - 0.2 du/acre
Rural Residential/High Density	0 - 1.0 du/acre
Suburban Residential	0 - 2.0 du/acre
Urban Residential/Very Low Density	0 - 4.0 du/acre
Urban Residential/Low Density	0 - 6.0 du/acre
Urban Residential/Medium Density	0 - 12.0 du/acre
Urban Residential/High Density	0 - 25.0 du/acre

Note: Residential densities within any given development project will be calculated based upon the gross acreage of the project.

Commercial uses are allowed by most of the residential categories. In an effort to create quality neighborhoods in the Laveen Planning Area retail and service commercial uses will be permitted as part of the planned development pattern. However, any commercial development must be sited and designed such that the activities present will not detrimentally affect adjacent residential neighborhoods. To this end, the following guidelines will influence the siting of commercial uses.

- Commercial uses will be located at the intersections of arterial streets. It is the County's intent not to permit the proliferation of commercial development at every arterial intersection, therefore, only major intersections will be considered for commercial development.
- Professional offices, retail and service commercial uses may be permitted in neighborhood commercial centers, but only at a development scale compatible with adjacent residential development.

Commercial Land Use Guidelines

The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as Commercial.

Commercial activities in designated areas include appropriate service, retail and professional office uses.

All commercial development should be landscaped utilizing consistent landscaping themes that will tie adjacent projects together. Landscaped easements along public rights-of-way using shrubs, trees and/or earth berming will be provided and installed at the time of street construction. Signage should be controlled in terms of placement and maximum size.

Employment Center Land Use Guidelines

The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as employment centers on the Land Use Plan.

- Proposed uses must be appropriate for the type of employment center in which they are located.
- Heavy industrial uses and warehousing activities should be located away from arterial streets, allowing garden-type light industrial and business park uses to buffer the general view of heavy industrial activities. Industrial development may also be required to landscape and/or to screen unattractive uses from public view.

Buffering and Transitional Land Use Guidelines

When any two different land use types are shown on the Land Use Plan or are approved as part of a Development Master Plan, buffering or a transitional land use between the two uses may be necessary. Buffering may consist of the placement of open space between two incompatible uses and will be required of the more intensive use where a less intensive use already exists, or where the Land Use Plan shows that a less intensive use is intended adjacent to the more intensive use. The use of transitional land uses consists of placing uses of intermediate intensity between to incompatible uses.

Situations necessitating transitional land uses may include:

- Low density, single family development adjacent to multi-family development.
- Single family development adjacent to commercial.

In cases where buffering is proposed, the following examples may be considered:

- Areas consisting of landscaped open space
- Arterial and collector streets with landscaping
- Major transmission line easements, if landscaped
- Block walls, landscaping, earth berms
- Combinations of the above

Environmental Conservation

There are four general conditions within Maricopa County which deserve consideration of the application of environmental protection measures. These include floodplains and drainageways, mountainsides where slopes exceed 15 percent, areas within the Palo Verde-Saguaro Community and areas impacted by airport operations. Floodplains and drainage ways require protection or restrictive development standards to minimize destruction of property during periods of flooding. Areas of steep slopes (greater than 15 percent) should be subjected to minimal development due to the potentially destructive nature of cut and fill operations that are often necessary for providing property access and building pads.

Major drainageways with designated floodplains, such as the Salt River, have been designated as open space corridors. Where appropriate, other drainage ways may also be established as open space, but in any case, provisions for continued drainage should be maintained. Where possible open space corridors should be encouraged to function as walkways or bicycle trails as well as drainage corridors.

Transportation

The Land Use Plan illustrates only the principal arterial streets. These streets include Baseline Road, 35th and 51st Avenues. Additionally, the Southwest Loop Freeway will serve a majority of the through traffic. These streets will carry the majority of trips into and out of the area. Other streets will certainly be necessary as the area, particularly in the southwest, develops.

Although other arterial streets are not depicted, the County will continue its policy of requiring the standard, 110-foot right-of-way for all section line (arterial) roadways or 130 feet of right-of-way for major arterials unless, as part of a planned development, an equally efficient transportation system is adopted. In such a case, the County will require either 110 or 130 feet of right-of-way for the street or streets that were approved to substitute for the section line roads.

Collector and local streets will make up the remainder of the vehicular transportation system, with collector streets being generally located on or near the

half-section lines. An adequate collector system will be necessary to help relieve potential congestion on the arterial streets. This collector system should also, as development permits, provide a westerly access to South Mountain Park for residents of the Laveen Planning Area.

In addition to providing collector streets to relieve arterial street congestion, careful consideration should be given to access onto arterial streets. Arterial streets should be intended to primarily move traffic. A multitude of access points along an arterial street, particularly in commercial areas will severely restrict traffic flow and traffic volumes. *Table-13* illustrates the general design principals of the Arterial-Collector-Local street system. When reviewing development requests, each street's intended function and the function's relationship to access control should be considered. *Table-14* provides recommended minimum driveway spacing to insure proper street function. The driveway spacings do represent minimums, and additional spacing may be necessary under certain circumstances.

Serious consideration should be given to minimizing the proliferation of commercial intersections. Linear, or "strip" commercial development along arterial streets should be prohibited, unless extreme control over access is obtained (and design of the individual enterprises is compatible). For arterial streets adjacent to residential development, reverse fronting lots should be provided so that direct access to arterial streets from individual driveways is eliminated.

Facilities and Services

For much of the development within Maricopa County, a full compliment of facilities and services will not be required and is usually not expected by the prospective resident, with the exception of park and recreation, law enforcement and fire protection services. This situation will generally apply to developments where densities remain less than 1.0 du/acre as in the Rural Residential categories. However, the County will be faced with reviewing major developments where densities exceed 1.0 du/acre and are more urban in nature. In these situations, community sewer and water service is required and other facilities expected, depending upon the actual character and magnitude of the development. Although each development must be considered on its own merits, *Table-15* should be used as a reference when determining and sizing necessary facilities for a given development.

TABLE-13**Functional Classification Definitions**

<u>Category</u>	<u>Primary Function</u>	<u>Degree of Private Access Control</u>
Freeways	Traffic Mobility	Total Control
Expressways	Traffic Mobility	Very High
Principal Arterial	Traffic Mobility	High
Arterial Streets	Traffic Mobility	Moderate
Collector Streets	Mobility/Accessibility Transition	Moderate
Local Streets	Accessibility	None

TABLE-14**Minimum Driveway Spacing
(Centerline to Centerline)**

<u>Facility</u>	<u>Land Use</u>	<u>Minimum Spacing (Feet)</u>
Principal Arterial	Commercial, High Density/Activity	200
	Industrial/Office Park, Low to Moderate Activity	275
Arterial	Commercial, High Density/Activity	150
	Industrial/Office Park, Low to Moderate Activity	230
	Multi-Family Residential, Low to Moderate Activity	150

Source: Adapted from "Guidelines for Control of Direct Access to Arterial Highways", FHWA.

TABLE-15
Facilities Space Standards

TYPE	SPACE REQUIREMENTS	SOURCE
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PARKS AND RECREATION FACILITIES

General Recreational Standard (Does not include regional parks)	10 Acres*/1,000 persons	National Parks and Recreation
Individual Park Type Standards:		National Parks and Recreation
Playgrounds	1.5 acres/1,000 persons	
Neighborhood Parks	2.0 acres/1,000 persons	
Playfields	1.5 acres/1,000 persons	
Community Parks	3.5 acres/1,000 persons	
Indoor Recreation Center	1.5 acre/10,000 persons	
Golfing	1 18-hole course/50,000 persons	
Swimming	1 outdoor pool/25,000 persons	

PUBLIC SAFETY FACILITIES

Law Enforcement (Does not include garage space)	400 s.f./1,000 persons	Colorado Division Impact Assistance
Fire	800-1,000 s.f./1,000 persons (Four-minute response time)* *	Colorado Division Impact Assistance

GENERAL SERVICE FACILITIES

Administrative (Branch County Offices)	800 s.f./1,000 persons	Colorado Division Impact Assistance
Library	700 s.f./1,000 persons (1,000 s.f. minimum)	National Library Association

EDUCATION FACILITIES

Elementary School

8-12 acres,
1 school/1,500-5,000
persons

U.S. Department
of Health
Education and
Planning and
Welfare; Urban
Design Criteria,
3rd Edition

Junior High School

20-25 acres,
1 school/1,000-16,000
persons

Senior High School

30-45 acres,
1 school/14,000-25,000
persons

- * Standard is highly variable and dependent upon community values.
- ** Dependent upon factors of water availability, storage and flow; trained personnel; equipment response time; building types, codes.

Amendments to the Land Use Plan

An amendment to this adopted plan may be filed with or without a rezoning request or Development Master Plan application. According to Article 28, Section 2809 of the Maricopa County Zoning Ordinance "All applications for changes of Zoning District boundaries that include property which totals 40 acres or more in size must be in compliance with the County's Comprehensive Plan and/or area plan.

Amendments to the Plan should never be allowed to occur in a haphazard manner. Amendments should only occur after careful review of the request, findings of fact in support of the revision, and a public hearing. The statutory requirements which guided the adoption of the Land Use Plan will be followed for all amendments as they pertain to public hearings and otherwise. The term amendment will apply to both text and map revisions.

The findings of fact shall conclude that:

1. The amendment constitutes an overall improvement to the Land Use Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
2. The amendment will not adversely impact the planning area as a whole or a portion of the planning area by:
 - a. Significantly altering acceptable land use patterns to the detriment of the plan.
 - b. Requiring public expenditures for larger and more expensive public improvements to roads, sewer, or water systems than are needed to support the planned land uses,
 - c. Adversely impacting planned uses because of increased traffic.
 - d. Affecting the livability of the area or the health or safety of the residents.
 - e. Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.

3. The amendment is consistent with the overall intent of this Land Use Plan.
4. The extent to which the amendment is consistent with the specific goals and policies contained within the plan.

Amendments to the Land Use Plan may be initiated by the County or may be requested by private individuals or agencies. It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the plan. Conversely, it shall not be the burden of the County to prove that an amendment should be denied.

GLOSSARY

acre feet: The amount of water required to cover one acre of land one foot deep; or 325,851 gallons.

affordable housing: Housing whose cost (rent or mortgage plus tax and insurance) is not more than 25 percent of the occupant's gross income.

air pollutant emission: Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

alluvial: A general term for the sediments laid down in river beds, floodplains, lakes, fans at the foot of the mountain slopes, and estuaries during relatively recent geologic times.

annex: To incorporate an area/territory into a city, service district, etc.

aquifer: A geologic formation that stores, transmits, and yields significant quantities of water to wells and springs.

area plan: Plans adopted by Maricopa County which cover specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specified detailed land use designations which are then used to review specific development proposals and the plan services and facilities.

arterial: A street providing traffic service for large areas. Access to adjacent property is incidental to serving major traffic movements.

artifact: A simple object (such as a tool or ornament) showing early human workmanship or modifications.

available water supply: The amount of water a soil can hold which is available for plants.

average daily traffic (ADT): The amount of traffic that passes any given intersection within a 24-hour time frame.

candidate species: Those species or subspecies for which treats are known or suspected, but for which substantial population declines from historical levels have not been documented (though they appear likely to have occurred).

carbon monoxide (CO): A colorless odorless very toxic gas that burns to carbon dioxide with a blue flame and is formed as a product of the incomplete combustion of oxygen.

Comprehensive Plan: A master or general plan containing guidelines for growth and development of the land within a jurisdiction, and coordinating policies affecting public services, benefits and regulations.

corrosivity: A soil's capacity to induce chemical reactions that will corrode or weaken metals and concrete.

critical habitat: Key land areas used by wildlife for forage, reproduction or cover.

cultural resource: Cultural resources are the tangible and intangible aspects of cultural systems, living and dead, that are valued by a given culture or contain information about the culture. Cultural resources include, but are not limited to, sites, structures, buildings, districts and objects associated with or representative of people, cultures and human activities and events.

decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

dependent species: A species for which a habitat element (e.g. snags, vegetative type) is deemed essential for the species to occur regularly to produce.

developed recreation site: Distinctly defined area where facilities are provided for concentrated public use (e.g. campgrounds, picnic areas, boating sites, and interpretive facilities).

dwelling unit: Any building or portion thereof, including a mobile home or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Development Code and Uniform Building Code, for not more than one family.

endangered species: Any species listed as such in the Federal Register which is in danger of extinction throughout all or a significant portion of its range unless conservation efforts are undertaken soon.

flood hazard areas: Areas in an identified floodplain.

floodplain: The lowland and relatively flat areas that are subject to a 1 percent (100-year recurrence) or greater chance of flooding in any given year.

game species: Any species of wildlife or fish for which seasons and bag limits have been prescribed and which are normally harvested by hunters, trappers, and fishermen under state or federal laws, codes and regulations.

goal: A goal describes a desired state of affairs. It is the broad public purpose toward which policies and programs are directed. Since it is a general statement, more than one set of actions could be taken in achieving the goal.

groundwater: Water beneath the earth's surface and stored in aquifers, accumulating as a result of recharge and serving as the source of springs, wells, etc.

habitat: The sum of environmental conditions of a specific place that is occupied by an organism, a population or a community.

household: The person or persons occupying a housing unit.

housing unit: A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

incorporated city: Area(s)/neighborhood(s) joined together for the purpose of self-government.

infilling: Development of vacant or underutilized parcels within urban areas.

infrastructure: The basic facilities on which the continuance and growth of a community depends such as roads, schools, power plants, transmission lines, transportation and communication systems.

ISO rating: A numerical value published by the Insurance Services Office (ISO) which classifies fire suppression agencies and districts throughout the United

States for the purpose of establishing the basis for fire insurance rates. The point scale ranges from 1 to 10, with one representing the best rating for lower insurance rates.

landfill: A disposal site which disposes of solid wastes on land. Wastes are deposited and compacted. At specific intervals, a layer of soil covers the waste and the process of deposit and compaction is repeated without creating nuisances or hazards to public health or safety. The purpose is to confine the wastes to the smallest practical area, to reduce them to the smallest practical volume.

land use: The primary or secondary use(s) of land such as family residential, multi-family residential, commercial, industrial, agriculture, etc. The description of a particular land use should convey the dominant character of a geographic area, and thereby establish the types of activities which are appropriate and compatible with primary use(s).

manufactured housing: A dwelling unit installed at the building site by connecting one or more segments which have been made in a manufacturing facility located off of the site. A manufactured home is built in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974.

median: The mid-point in a range of numbers.

mobile home: A movable, factory-built home, built prior to the 1974 federal Manufactured Housing Construction and Safety Standards Act.

National Register of Historic Places: A listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

neighborhood park: A recreation site developed for active and passive activities which is designed to serve one or a few neighborhoods within a short walking or driving distance to the park site. Typical equipment and facilities in a neighborhood park can include a mix of playground equipment, playing fields, picnic tables, landscaping and on-site parking. Neighborhood parks are generally smaller than a community park, and they lack the variety of recreation experiences available in a larger park.

nongame: Species of animals which are not managed for sport hunting.

nonmotorized recreation: Recreational opportunities provided without the use of any motorized vehicle. Participation in these activities travel by foot, or horseback, etc. Bicycle riding is generally included under nonmotorized recreation, but some land management agencies may restrict their use.

objective: An objective is a specific statement of the desired result of public action. An objective should be measurable, or precise enough so the community can determine when they have reached the objective. Objectives may define intermediate steps toward a goal or may address a single aspect of the goal.

open space/open space use: Open space use means the current employment of land, the preservation of which conserves and enhances natural or scenic resources, protects streams and water supplies or preserves sites designated as historic pursuant to law.

park and ride: A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

particulates: Small particles suspended in the air and generally considered pollutants.

permeability: Rate at which water runs through soil.

policy: A policy is a statement of government intent against which individual actions and decisions are evaluated. The wording of policies conveys the level of commitment to action: policies which use the word "shall" are mandatory directives, while those using the word "should" are statements of direction to be followed unless there are compelling reasons to do otherwise.

population density: The number of people in a given area. The number may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

potable: Water suitable for drinking.

protected species: Any species or subspecies subject to excessive taking and with significant threats or declining populations making it illegal to take them under the auspices of a hunting or fishing license.

raptor: A bird of prey such as eagle, hawk or owl.

rare species: One that, although not presently threatened with extinction, is in such small numbers throughout its range that it may be endangered if its environment worsens.

regional park: A recreation site, typically larger than 100 acres, developed for diversified use by large numbers of people. Regional parks are intended to serve all residents of the County as compared to neighborhoods or smaller communities. Regional parks can accommodate active and passive activities, and special facilities including boat ramps, shooting ranges, zoos, etc.

response time: The time interval between the receipt of a request for public service or assistance, and the arrival of the service provider. Typically, response time measures the ability to get emergency service to a specific location, with delays attributed to dispatch time, driving distance, traffic conditions, ability to find the specific location, and the backlog of service requests.

rideshare: A techniques employed in traffic reduction programs which encourages commuters to carpool to work or other designations (e.g. shopping, medical visits, etc.).

right-of-way: The width of publicly dedicated streets, including the pavement, sidewalks, and planting area; the width between the property lines on either side of the street.

rural: When used in the context of this Land Use Plan, rural areas shall be those areas intended for residential development on no greater than one acre lots, with limited supporting nonresidential uses.

scenic area: An area of outstanding or unique visual quality.

scenic corridor: A roadway with recognized high quality visual amenities that include background vistas of mountains, open country, or city.

shrink-swell potential: Capacity of a soil to expand or shrink as the moisture is increased or decreased.

subdivision: Any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots, for the purpose of any transfer, development or any proposed transfer or development of the original parcel.

subsidence: The gradual, settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of water extraction from

underground supplies, compaction, and not the result of a landslide or slope failure.

suburban: When used in the context of a Maricopa County Land Use Plan, suburban includes residential uses at generally two to three single family units per acre, and supportive nonresidential and public development.

threatened species: Any species or subspecies which is likely to become endangered within the foreseeable future because serious threats have been identified and populations are (a) lower than they are historically or (b) extremely local and small.

total suspended particulates (TSP): Total amount of solid material suspended in the air.

Traffic Analysis Zones (TAZ): A small geographic area within a municipal planning area designated by the Maricopa Association of Governments for the purpose of estimating and projecting population.

trip: A one-way vehicle movement that either begins or ends at the location being considered; thus, a vehicle leaves a home and later returns to it would account for two trips under this designation.

urban: When used in the context of a Maricopa County Land Use Plan, urban includes development of three or more residential units per acre and comparable nonresidential and public development.

visual resource: The composite of basic terrain, geologic features, water features, vegetative patterns, and land use effects that typify a land unit and influence the visual appeal the unit may have for visitors.

wastewater: Includes sewage and all other liquid waste substances associated with human habitation, or of human or animal origin, or from any producing, manufacturing or processing operation of whatever nature.

watershed: The entire area that contributes water to a drainage system or stream.

zoning: A local ordinance that divides a community into districts to guide, control and regulate the future growth and development in order to promote orderly and appropriate use of the land.

LAVEEN QUALITY DESIGN AND SIGN GUIDELINES

Adopted September 23, 1987
REV August 1992

LAVEEN PLANNING COMMITTEE
P.O. Box 50 Laveen, Arizona 85339

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LAVEEN QUALITY DESIGN GUIDELINES

Bearing in mind that the architectural and visual character of a community play a vital role in the attractiveness of that community, or the lack thereof, the following guidelines are suggested by the Laveen Planning Committee as an outline of matters to be considered.

The goals of these Laveen Quality Design Guidelines are to:

- Encourage a diversity of architectural design that creates a southwestern setting responsive to the sun, well adapted to the climate of the region and to the Laveen community.
- Preserve, stabilize and enhance the value of properties through high quality design and construction.

I. DESIGN STYLE

There is no definite "Laveen Style" of architecture. Variation and originality are encouraged. Compatibility with the surrounding beauty of the area and with the good existing architecture is best achieved through design excellence using harmonious materials with consideration to massing, scale, landscaping, proportions, colors, etc..

DESIRABLE STYLES:

Styles already existing in the Laveen area, for the most part, are quite desirable. The existing styles include Frontier, Ranch, Territorial, Western, Santa Fe, Spanish / Mexican, Mediterranean, and Informal Contemporary.

Styles should be compatible with and enhance the overall appearance of the surrounding terrain. Styles should integrate the sides and backs of the structures into a complete, unified, three dimensional unit.

UNDESIRABLE STYLES:

Classical (Georgian, Greek, etc.), Baroque, Rococo, Formal Contemporary (glass and metal), Theatrical Alpine, Provincial, Tudor, Geodesic Domes, "A" Frames, Quonset Huts, Butler Buildings, etc..

II. EXTERIOR MATERIALS

A. EXTERIOR WALLS

Structures must be constructed with durable, permanent, high quality materials.

DESIRABLE MATERIALS:

Native Stone, Burnt Adobe, Textured Brick, Wood (when shaded by overhangs or deep recesses), Slump Block (of harmonious colors), Ceramic Tile (matte finish), Stucco, Exposed Aggregate Concrete.

UNDESIRABLE MATERIALS:

Plastic, Plywood, Concrete Block (unpainted), Glazed Brick.

B. EXPOSED ROOFS

DESIRABLE MATERIALS:

Wood Shakes, Tile, Clay, Concrete.

UNDESIRABLE MATERIALS (as primary building material):

Reflective Metal (chrome, aluminum, bright copper, stainless steel, galvanized iron), Asphaltic Shingles, Rolled Roofing, Foam Roofing, Corrugated Metal, Rock Roofing, Aluminum Reflective Paint.

C. APPENDAGES

RECOMMENDATIONS:

- No razor-ribbon fencing will be used where readily visible to normal traffic.
- Scuppers and downspouts shall be integrated into the design of the building.
- Garages, carports, and canopies will be compatible with the main building regarding colors, textures and detailing.
- Garage and carport roofing shall be of prefinished, non-reflective material. No galvanized metal shall be visible.
- Parking canopy structures shall have tubular or box beam columns with a minimum of 8" fascia to conceal the edge of the metal roof deck.
- Electrical service boxes will be painted to match building and/or be screened from view.
- All mechanical equipment shall be screened on all four sides, with the screening treatment to be an integral part of the elevations and no lower than the height of the elevation.
- There will be no overhead utilities.

III. BUILDING FORM AND MASS

Large, undifferentiated cubes are efficient, but lack the visual excitement of more complex forms that respond to the local environment. The building mass should express itself as separate though coordinated pieces. The visual affect of mass can be minimized by varying the top and the base.

RECOMMENDATIONS:

- A building should deliberately include a base, midsection and top.
- Main building mass should be broken by covered walks, arcades, loggia, patios, trellises, recesses, shaded overhangs or other features to prevent "boxiness" and to provide shade.
- Narrow and tall proportioned slab buildings should be discouraged.
- Unrelieved, monolithic mass and undifferentiated form should be avoided.

IV. SITE PLAN

The site plan is intended to enhance the utilization of space and to allow for maneuverability of vehicles and pedestrians while reserving areas for landscaping and for buffering from adverse uses.

GENERAL RECOMMENDATIONS:

- Setbacks from property lines shall provide for light, air, visibility and landscaping.
- Readily visible and convenient ingress and egress for vehicles shall be provided.
- No alley access adjacent to single family residential districts shall be allowed.

RECOMMENDATIONS FOR BUSINESSES:

- Sufficient, well-marked, off-street parking for customers, personnel and visitors shall be provided.
- Safe pedestrian, bicycle and equestrian circulation shall be provided.
- Space for maneuvering of vehicles that is not part of the required front yard or street frontages of corner lots shall be provided, thus avoiding the backing of vehicles into adjacent streets or alleys.
- Parking and maneuvering areas will be separated from the street by at least a 20'-0" wide on-site driveway.

- Retention basin slopes shall be a maximum of 4:1. No retention basin will be located within 10'-0" of the property line.
- All parking and service areas subject to frequent vehicular use shall be paved with asphalt, concrete or other durable material.

V. COLORS

At this latitude, warm earth colors seem best when complemented by bleached or light pastel shades which absorb less heat.

DESIRABLE COLOR USAGE:

- Natural, subdued tones are preferable.
- Trim and accents should be in good taste and compatible with the main building colors.
- More vibrant and primary hues are best when used as accents near the pedestrian levels.

UNDESIRABLE COLOR USAGE:

- High contrast and vibrant colors shall not be used as main building colors.
- Excessive contrast between wall, roof and trim shall be avoided.
- Upper portions of taller buildings should limit use of skin coverings like stucco, composites like "Dryvit" and highly reflective glass.

VI. SCREENING

Screening is here defined as the using of permanent physical barriers to obscure unsightly areas and incompatible uses.

RECOMMENDATIONS:

- Sufficiently high parapets or decorative shielding, completely encompassing all roof-mounted mechanical equipment, vents and stacks shall be used to hide these items.
- Masonry walls of 6'-0" or more in height around storage areas and/or service yards visible from the street shall be used for screening.
- Service and trash areas should be placed well away from public view.

- Underground utilities shall be used where and when feasible and attendant equipment should be located away from public view.
- Grade-level mechanical installations and refuse containers shall be screened on both sides with compatible materials of colors and textures to match the building.
- Parking areas shall be screened by a 3'-0" high decorative masonry wall as measured from the highest adjacent parking lot grade. These walls should incorporate offsets to break long linear masses as well as have cap detail, relief band and colors to add character and to relate to the building.
- Masonry walls of 6'-0" or more in height shall be used along side and rear property lines.
- All commercial satellite dish / antennae shall be screened by a 6'-0" or higher masonry wall finished to match accompanying building. Maximum heights of dish and structure shall be 8'-0".
- All residential mechanical units should be ground mounted.
- All non-residential buildings with roof top mechanical components and projections should be screened by permanent main building elements.

VII. LANDSCAPING

The intent here is to use landscaping to alleviate heat sinks, to promote cooling, to retain the character and identity of the rural area while using drought tolerant, low pollen producing plants in meaningful groupings.

DESIRABLE LANDSCAPING:

- Building setbacks, patios, planting boxes, parking lots, islands, etc. shall be used as good planting areas.
- Sufficiently large sized areas for proper soil volume necessary to support plants and trees should be installed.
- Street and highway right-of-ways shall be landscaped with a palette of unified street trees.
- Native plant materials shall be used for longevity, low maintenance and Arizona Department of Water Resources (ADWR) compliance.
- Valuable existing trees shall be salvaged by good site planning and care during construction.

- Palm trees shall be used for accent only in parking lot islands and on street frontage.
- Turf areas will have a minimum width of 10'-0" within a setback.
- Retention basins shall use no more than 50% of street frontage landscaping.
- Berming and other slopes shall have a maximum of 4:1 slopes.
- Landscape materials shall be of verdant, lush, arid desert trees, shrubs and ground cover.
- Foliage must not be too high or too low, thereby obstructing traffic visibility.
- Small, scattered patches of planting that are difficult to maintain should be avoided.
- Watering systems shall be designed to avoid wastage.

RECOMMENDATIONS:

- Street trees shall be planted an average of one tree per 30'-0" feet of frontage with 50% of these trees being 24" box size or larger.
- Perimeter trees (minimum of 15 gallon size) shall be planted 15'-0" on center.
- Parking islands shall have a minimum width of 7'-0" and shall be planted with two 15 gallon trees and 5 gallon shrubs.
- Landscaping buffer shall be a minimum of 6'-0" around commercial and industrial sites when adjacent to residential properties.
- Vegetative ground cover shall be a minimum of 30% of all ungrassed areas, with drainage outlets and culverts protected from erosion by river rocks, etc..

VIII. ILLUMINATION

RECOMMENDATIONS:

- Developers are responsible for providing adequate illumination for all areas and pedestrian walkways, conforming to the guidelines set by Illuminating Engineering Society of North America.
- All exterior lighting should be directed downwardly and deflected away from streets and adjacent properties.
- Businesses open at night shall be illuminated with low intensity lighting.

- "Soft-glow" illumination is desirable under covered walks and arcades adjacent to night occupancies.
- No exterior lighting fixtures shall exceed 16'-0" in height from grade.
- Lights mounted at ground level shall have recessed, shielded lenses.
- Glare from floodlighting and excessive "light spread" in parking lots shall be avoided.
- Bright spotlights and fixtures, vertical beacons and flashing or revolving lights shall not be used.
- Building mounted fixtures and poles shall have flat, horizontal lenses and direct light downward only.

IX. MAINTENANCE

RECOMMENDATIONS:

- Ease of maintenance and the use of low maintenance materials should be considered in the design of each component of the development to assure greater efficiency and lasting quality for the community.
- During construction, the project site shall be neatly and efficiently organized.

DESIRABLE:

- Good design, orderly planning, attractive landscaping and proper trash service shall be required.
- A regular building and sign maintenance program shall be established.
- Provision for landscaping attention and replacement shall be provided as needed.
- Trees and shrubs should be planted in consideration of adjacent property owners.
- Recycling bins should be properly placed and screened.
- Trees shall be properly maintained by harvesting the fruit and removing the dead wood on an annual basis.

UNDESIRABLE:

- Scaling and spalling walls and painted surfaces shall be maintained.

- Litter, weeds and dead foliage shall be removed.
- Exposed junk cars, old appliances, bottles, boxes, used building materials, scrap and refuse shall be properly disposed.
- Unsightly vacant lots shall not be allowed.

X. SPECIFIC RECOMMENDATIONS FOR COMMERCIAL OFFICE / INDUSTRIAL PROJECTS

A. CONVENIENCE STORES / GAS STATIONS

- Architectural character of proposed pad buildings should match the major building(s) on site.
- Opaque panelling in lower portions of store fronts should be provided.
- Exterior vending, storage and displays should be properly screened or internalized.
- Bike racks and other accessories must be placed away from pedestrian circulation.
- Gas tank vents shall be integrated into canopies or building design with compatible forms, color and texture.
- Driveways should be located a minimum of 100'-0" beyond right-of-way line at arterial intersections.
- Convenient cross access should be provided to any adjoining commercial properties.

B. WAREHOUSE PROJECTS

- Bay doors of loading areas shall be oriented away from arterial streets.
- Overhead bay doors shall be obscured by 8'-0" high screen walls.
- Signs within building shall not be visible from exterior through overhead doors and windows.

C. CAR DEALERSHIPS

- Indication of wattage, method of shielding and fixture design should be presented for approval for all lighting.

- Vehicle display pads should allow for integration of landscape planters with the overall design concept.
- Automobiles offered for sale shall blend tastefully into the landscaping and shall not be a distraction to street traffic.

D. BANKS

- Automatic Teller Machines shall be clearly visible for the safety of customers and shall be an integral part of building elevations.

XI. SPECIFIC RECOMMENDATIONS FOR RESIDENTIAL PROJECTS

A. TENNIS COURTS

- Tennis court fencing should be vinyl coated.
- Lighting details and specifications shall be submitted for approval.

B. MAINTENANCE BUILDINGS

- Storage of miscellaneous materials shall be concealed by masonry walls of a minimum 6'-0" height.

C. SALES TRAILERS

- Skirting shall be installed around trailers to screen undercarriage.

D. MULTI-FAMILY RESIDENCES

- At least one covered parking stall shall be provided per unit.
- At least a 25'-0" landscaped separation between buildings shall be provided.
- Separate screened storage areas shall be provided for all motor homes, travel trailers and other R/V equipment.
- Adequate and convenient guest / visitor parking shall be provided.

XII. SIGN GUIDELINES

The purpose of the Laveen Sign Guidelines is to enhance the potential for business while maintaining the natural beauty of the area, the quality of life of the community and the attractiveness for both visitors and residents. Its purpose is to prevent chaotic proliferation of signage, to avoid visual clutter created by excessive signage and to use a minimum number of low key signs of limited size to identify each business

clearly and not confuse or irritate the potential customer by a multiplicity of competing images. The goal shall be to identify, not to advertise.

RECOMMENDATIONS:

- Signage should be considered an integral part of building architecture and site plan.
- Sign programs which emphasize building / complex identity rather than individual tenant preferences are recommended.
- Sign programs should be developed which specify uniform usage of letters, cabinets, exposed neon, colors, logos, etc..
- Sign types should be appropriate for specific locations and use.
- Background ratios of 1:4, 1:3 are recommended.
- Use of high quality materials in all instances is recommended with durability being the objective.
- Signs shall be maintained in good condition, shall not be painted on natural objects or attached to trees and shall not be of the sandwich type.
- Pennants, flags, balloons and spotlighting shall be used on a limited basis for special events only and shall be removed shortly after the event.
- All properties shall have addresses on the monument bases.

A. MATERIALS AND STYLE

- Muted colors shall be encouraged.
- Highly reflective surfaces or bright metal shall not be used, though exceptions are accepted for corporate logos used in at least two other communities, which should be modified to conform with community standards.

B. ILLUMINATION

- No sign shall use moving, flashing or animated lighting or visible moving parts.
- Externally lighted signs shall be lighted by steady, stationary, reasonably intense, shielded illumination, white or amber in color and directed solely at the sign.
- Excessive glare shall be avoided by downward deflection and shielding.
- Bare light tubes shall not be used.

C. ON-PREMISE SIGNS

On-premise signs are defined as signs located on land attached to the activity in question and as defined in Arizona Department of Transportation outdoor advertising control regulation.

ATTACHED SIGNS -- PROJECTING:

- Shall be in covered pedestrian areas and not over six square feet in area.
- Shall be limited to one per establishment per building face.
- Shall have a minimum of 8'-0" clearance when directly over pedestrian walkways.
- Roof signs or signs above eave level shall not be encouraged.

DETACHED OR FREE-STANDING SIGNS:

- Have a maximum of 24 square feet per face and have a maximum height of 8'-0" above grade.
- No individual tenant signs on roadways are permitted.
- Decorative or landscaped bases are encouraged.
- Design, material and color shall be compatible with the primary building.
- Billboards shall not be permitted.

D. TEMPORARY SIGNS

This classification includes real estate, architect, contractor, project and charity signs.

RECOMMENDATIONS:

- These signs are to be used only for public events and charities and must be removed as soon as possible (not to exceed three days after the event concludes).
- All signs of this classification must meet sign criteria, except that one sign per sponsor is permitted for each location with the proviso that such be removed on completion of the project or sale of the property.

