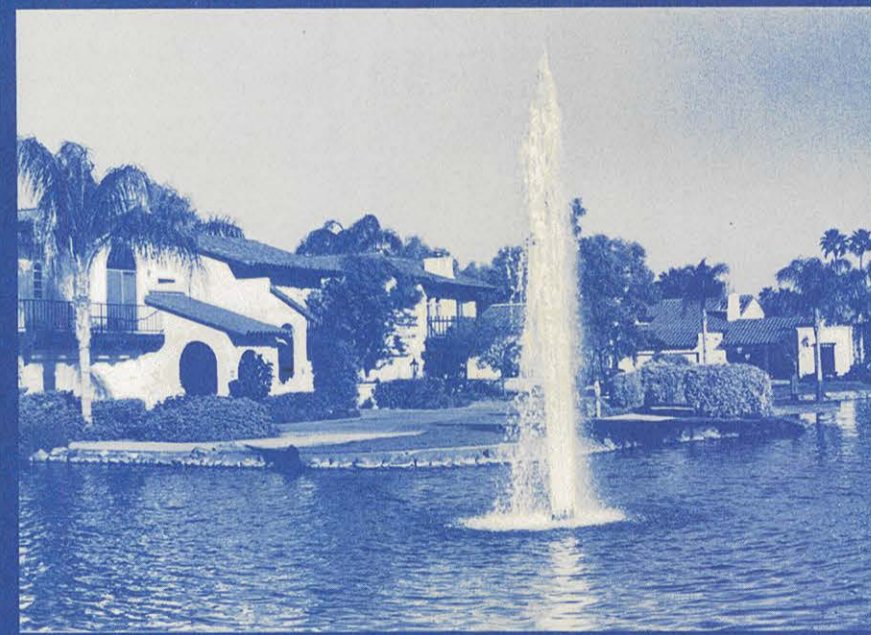


INTERIM 1985 PLAN
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INTERIM 1985 PLAN
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CITY OF
PHOENIX,
ARIZONA

TABLE OF CONTENTS

INTRODUCTION	1
TERMS AND CONCEPTS	1
USING THE 1985 PLAN	1
DEVELOPMENT STANDARDS	1
NET CHANGE IN DWELLING UNITS AND EMPLOYMENT	2
POLICIES AND GUIDELINES	2
GENERALIZED LAND USE MAP 1980	
MAPS OF THE INTERIM 1985 PLAN	

CITY OF PHOENIX ARIZONA

CITY COUNCIL

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RESOLUTION

NO. 15228

A RESOLUTION ADOPTING THE INTERIM 1985 PLAN.

WHEREAS, the Phoenix Concept Plan 2000 is only the beginning of the development of a general plan for Phoenix and plans for each of the villages and areas identified in the plan, and

WHEREAS, it will be some time before all the village and area plans are prepared and adopted, and

WHEREAS, the Interim 1985 Plan is intended as a guide for making public and private development decisions until the village and area plans are prepared and adopted, and

WHEREAS, the Interim 1985 Plan emphasizes policies, guidelines and standards rather than a rigid map, and

WHEREAS, the Interim 1985 Plan is intended as a bridge between the Phoenix Concept Plan 2000 and consideration of the impacts of development proposals on surrounding properties and facilities,

NOW, THEREFORE, BE IT RESOLVED that the Phoenix City Council hereby adopts the Interim 1985 Plan as contained in the attached text and map and identified by the signature of the Mayor, which text and map are by this reference incorporated herein and made a part hereof.

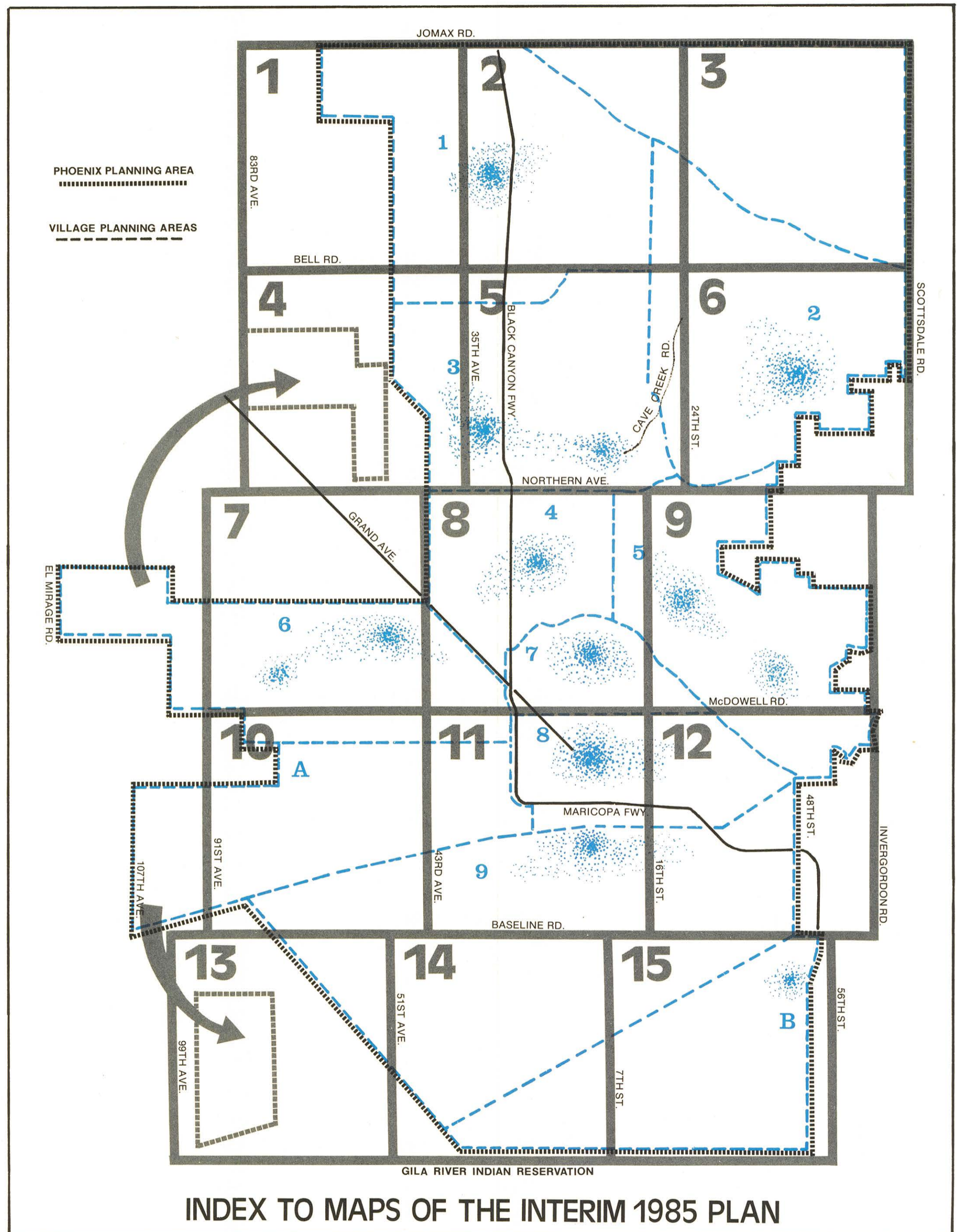
PASSED by the Council of the City of Phoenix this 31 day of July, 1979.

Margaret T. Hance
MAYOR

ATTEST: [Signature] City Clerk

APPROVED AS TO FORM: [Signature] Acting City Attorney

REVIEWED BY: [Signature] City Manager



THE INTERIM 1985 PLAN

INTRODUCTION

The Interim 1985 Plan is a supplement to the Phoenix Concept Plan 2000 acting as a guide for the Planning Commission and City Council on zoning decisions.

The Phoenix Concept Plan 2000 shows urban villages with their core, gradient and boundary locations. In addition, policies and guidelines for development, plus population and employment projections are included. This Plan will replace the Comprehensive Plan-1990 as the guide for public and private development. Urban village plans will then be developed by village planning committees to refine the Citywide 2000 Plan. As the village plans will require time for preparation, the 1985 Plan will act as a development guide for the 1980-85 time period or until such time as village plans are adopted.

TERMS AND CONCEPTS

DENSITY. Within the context of this plan, density is used to indicate the number of residential dwelling units within a given area of land (such as 3 dwelling units per acre).

INTENSITY. Intensity refers to the overall mixture of land uses within a given area. A high intensity area might include concentrations of shopping, offices, high density residential, cultural, and other uses. A low intensity area might include low density residential, agricultural, and open space uses.

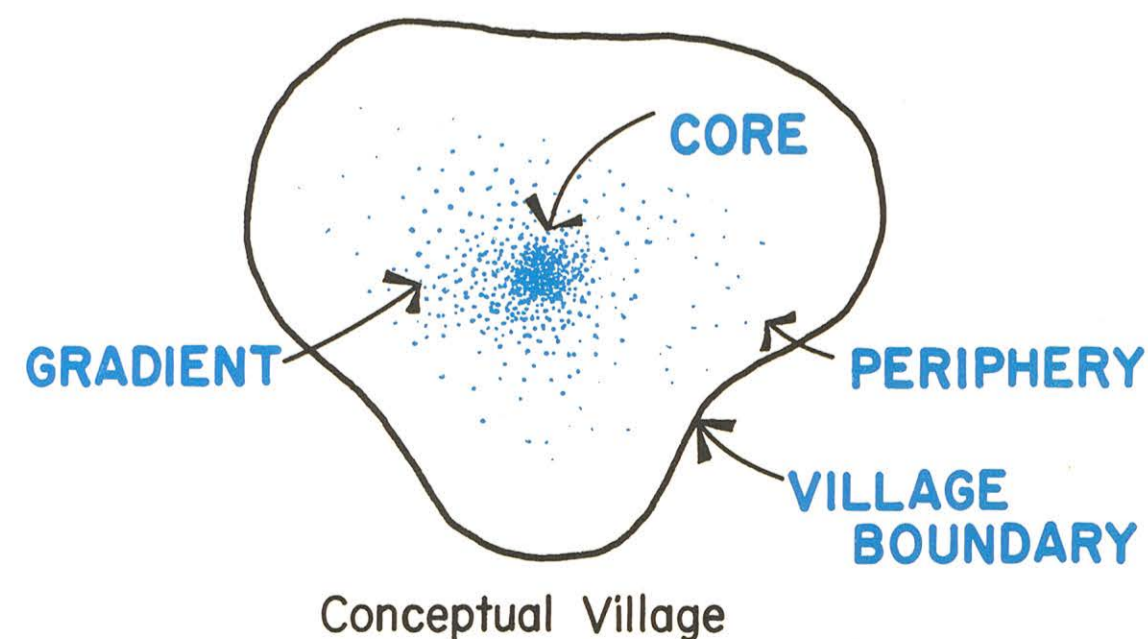
Each village plan shall work toward the development of an ideal urban village containing three elements — core, gradient and periphery.

CORE. The core should be the clearly identifiable central focus for the village and contain a mix of the village's most intense land uses. Employment, commercial, cultural and high-density residential uses should be concentrated there. A pedestrian environment should be emphasized.

PERIPHERY. The periphery is the outer boundary of the village and contains the village's least intense land uses — low density residential neighborhoods, agricultural lands and open space. Even where more intense uses exist or are appropriate in a periphery, the average intensity of the periphery should be the area of least intensity between village cores.

GRADIENT. The gradient is the area of progressively decreasing land use intensity between the core and the periphery. The gradient contains some concentrations of land use intensity in subcores providing services to portions of a village.

HIGH, MEDIUM & LOW INTENSITY AREAS. In order to realize the village concept with its core, gradient, and periphery, areas of high, medium and low intensity are defined on the village maps. Definition of these areas will provide an indication of how well the village concept is working in relation to current development. The intensity areas are for record keeping purposes only. They do not establish an inflexible line between high, medium and low intensity uses, rather a smooth transition of decreasing intensity from the high intensity core to the low intensity periphery should occur.



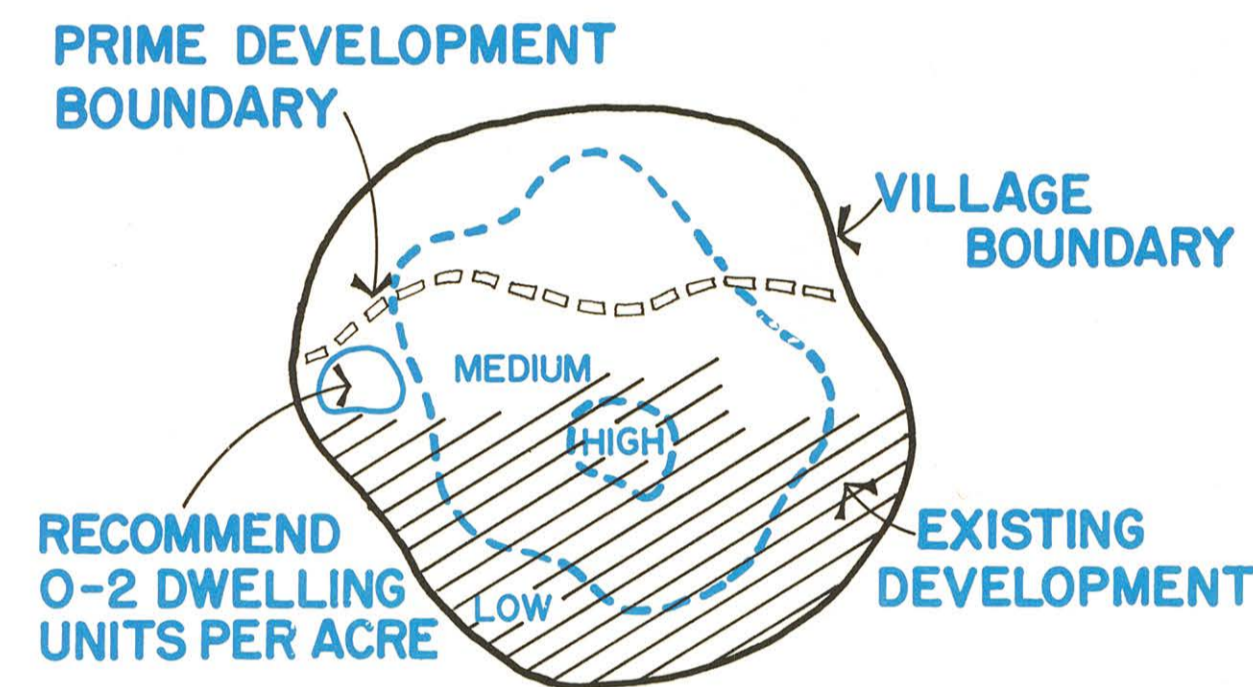
PRIME DEVELOPABLE LAND For the purposes of the 1985 Plan, prime developable land is that land which would be appropriate to develop during the 1980-85 period. Generally the amount of prime land should exceed the amount of land expected to be developed during that time to allow flexibility in development.

PRIME DEVELOPMENT BOUNDARY The prime development boundary is the outer line beyond which no development is encouraged for the 1980-85 period. There is no boundary for villages which do not lie on the "fringe" of the Planning Area. These villages are already developed and all land is considered to be prime for development.

DEVELOPMENT RECOMMENDATIONS Where appropriate, certain recommendations pertaining to land uses or residential density limits are shown on the village map. These recommendations indicate that the land should be developed or preserved or redeveloped in accord with the recommended land uses or density limits.

SERVICE LAND USES Service land uses include local government activities such as parks and schools, commercial and professional offices and retail establishments.

BASIC LAND USES Basic land uses include industrial activities such as manufacturing and warehousing, state and federal government uses, plus regional offices or headquarters not providing a local service.



Conceptual Village Map

USING THE 1985 PLAN

To determine the appropriate land use and zoning district for a parcel of land, the following steps should be taken.

- Determine the intensity zone in which the parcel lies.

The intensity zone plus the relative distance from the core or periphery of the village should help indicate the appropriateness of the intensity of use. For example, regional shopping center would not be an appropriate use in the low intensity area of a village.
- Assess the impact of the proposed use on surrounding development.

What is the nature of existing uses and zoning in the area? How will the proposed use affect this existing development?
- Note any development recommendations made for the parcel.

If a particular residential density or another land use is being recommended for the parcel, how does the proposed use conform to those recommendations?
- Locate the prime development line, if one exists in the village.

If the proposed use lies outside of this line, then it would be inappropriate to develop prior to 1985.
- Review the citywide and village policies and guidelines.

These policies and guidelines may clarify, not only the general concerns citywide, but also some of the specific recommendations made for each village.

6. Review the recommended distributions of employment and dwelling units to each village for the 1980-85 time period.

Would the proposed use, along with other proposed developments in the village produce more dwelling units or create more jobs than is desirable for the 1980-85 time period? If dwelling units are proposed, how do they relate to the recommended mix of housing densities?

7. Using the standards table when appropriate, assess the needs for the proposed use.

If commercial uses are being proposed, is there, or will there be, an ample residential base in the area? Is there sufficient commercial development or zoning in the area? How large a development is appropriate?

DEVELOPMENT STANDARDS

SCHOOLS

Elementary —

serve 4-7,000 population, 1/2 mile service radius, 8-10 acre site.

High School —

serve 15-30,000 population, 1 1/2-2 mile service radius, 40 acre site.

PARKS

Neighborhood —

serve 4-7,000 population, 1/2 mile service radius, 8-15 acre site, 2.7 acres per 1,000 population.

Community —

serve 15-30,000 population, 1 1/2-2 mile service radius, 20-40 acre site, 2 acres per 1,000 population.

COMMERCIAL — SHOPPING CENTERS

	Neighborhood Shopping Ctr. (NSC)	Community Shopping Ctr. (CSC)	Regional Shopping Ctr. (RSC)
Service Population	5-25,000	25-100,000	100,000+
Average Site	8-10 acres	20-40 acres	100+ acres
Gross Floor Area (GFA)	50-100,000 sq. ft.	100-500,000 sq. ft.	500,000+ sq. ft.

Approx. Gross Floor Area (GFA) to Employee Conversion Rates

for comparison with the 1980-85 village allocations.

SERVICE	NSC (Neighborhood Shopping Center)	— 1.97 emp./1000 GFA
	CSC (Community Shopping Center)	— 1.93 emp./1000 GFA
	RSC (Regional Shopping Center)	— 1.89 emp./1000 GFA
	Offices - Professional	— 3.34 emp./1000 GFA
	Offices - General Administrative	— 7.90 emp./1000 GFA
SERVICE	Parks	— .2 emp./ac
	Schools	— 3.5 emp./ac
BASIC	Manufacturing	— 2.09 emp./1000 GFA
	Warehousing	— 1.66 emp./1000 GFA
	Industrial Park	— 2.41 emp./1000 GFA
	Government Offices	— 8.40 emp./1000 GFA

NET CHANGE IN DWELLING UNITS AND EMPLOYMENT 1980-1985

Number of Dwelling Units

Village	Dwelling Units/Acre			
	0-1.7	1.7-5	5-15	15+
1	200	3300	2100	1100
2	200	2000	1800	1000
3	0	800	1100	1000
4	0	300	600	400
5	0	1000	700	600
6	0	800	1200	1300
7	0	1000	1700	3000
8	(50)	700	1400	2000
9	0	1300	1200	1200
A	0	500	500	400
B	0	800	500	300

Number of Employees

Village	Employment Type	
	Basic*	Service**
1	2900	3300
2	3100	2900
3	1000	1400
4	600	200
5	1700	1400
6	2500	2300
7	800	200
8	100	100
9	1500	1000
A	1200	1400
B	500	700

* Basic industries include agriculture, mining, construction, manufacturing, transportation, communication, utilities, and State and Federal government.

** Service industries include local government, public schools, retail and wholesale trade, finance, insurance, real estate and services.

POLICIES AND GUIDELINES

CITYWIDE

The following policies and guidelines will provide guidance for making decisions about the way the City should grow through the year 1985. They will provide direction in both initiating programs and controlling proposals.

- The 1985 Plan serves as a land use guide for the 1980-85 period. The goals and policies of adopted area plans and the Central Phoenix Plan as they conform to the village concept should serve as the guide for other activities until detailed village plans are adopted.
- Except for planned community districts, regional shopping centers and industrial parks, development zoning changes should only be granted for land uses less than 5 years in advance of the development of that land use.
- Approval of zoning changes for other than planned community districts, regional shopping centers and industrial park developments should include a conditional time limit that will require reversion to the original zoning if construction has not begun in 18 months.
- Zoning changes should only be granted for the amounts of the use needed within the village.
- Zoning changes should not be granted for those lands outside the prime development boundary (where boundaries are included in the village plan).
- Strip commercial zoning should be discouraged throughout all villages.
- Undeveloped areas on the village maps showing specific residential densities should be developed within those limits.
- Developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.
- Undeveloped areas not shown with a specific land use recommendation on the village map should be developed with uses that reflect the intensity level in the zone in which they lie and their impact on adjacent uses.
- Service facility needs should be assessed using the development standards as a guide and should be provided as the need becomes apparent.

- Limit zoning for high-rise buildings to those areas designated for high rise in the downtown and midtown village plans except for hospitals in appropriate locations.
- Single-family neighborhoods indicated on the village map which are zoned single-family and which surround village cores, should be preserved. Any increase in the intensity of use should occur after 1985 and should be in conformance with the land use plans developed by the village planning committees.
- Development and redevelopment activity within any special designated area (as the Community Development Target Areas) should be in accord with ongoing planning activity for the area.

VILLAGES

VILLAGE 1

- The high intensity core should provide ample land in or around its boundaries for such uses as resort commercial, retail, entertainment, high density residential, etc. Low intensity development should be discouraged.
- New basic land uses (of a garden or light industrial type) should be encouraged to locate in and around Deer Valley Airport. Additional basic land use activity along the Freeway (except in the village core) should be discouraged.
- Development of the Cave Creek Park and Skunk Creek areas for regional parks, open space, recreation, and related uses should be encouraged.
- This village should maintain an overall density lower than the city average. Large areas of low intensity uses should be developed and preserved.
- Shopping facilities should be encouraged to develop in the center of a square mile at the neighborhood level with other facilities being spaced at two mile intervals on major intersections in the newly developing portions of the village.
- People-intensive activities should be discouraged from locating within the area affected by the Deer Valley Airport approach and take-off patterns.

VILLAGE 2

- This village should maintain an overall density lower than the city average. Large areas of low intensity uses should be developed and preserved.
- The decrease in intensity from the core should be greater than that normally found in older villages, particularly in the south and east directions.
- While the intensity of use along Scottsdale Road is greater than in adjacent areas, this intense development should be confined to that area for basic uses delineated on the 1985 Plan map. No increase or expansion of such intensity should be approved.
- People-intensive activities should be discouraged from locating within the area affected by the Scottsdale Airport approach and take-off patterns.
- Provide for a community college or branch university in this area.
- Indian Bend Wash should be developed for open space recreational activities.
- Development within the Mountain Preserve area should be discouraged.

VILLAGE 3

- Development of the Cave Creek Wash area as a regional park should be encouraged.
- Development within the Mountain Preserve area is to be discouraged.
- The area bounded by 43rd Avenue, 51st Avenue, Sweetwater and Thunderbird should be encouraged to develop as a branch university or college with a low intensity open design.
- The secondary core located in Sunnyslope should provide a concentration of intense uses while not duplicating the uses or approaching the intensity of the Metrocenter core.

VILLAGE 4

- Basic and service land use activities within the low intensity area along Grand Avenue should be developed at an intensity no greater than that of surrounding existing uses.

VILLAGE 5

- The area north of the Arizona Canal should remain a low density residential and resort area.

VILLAGE 6

- Basic and service land use activities within the low intensity area along Grand Avenue should be developed at an intensity no greater than that of surrounding uses.
- The area west of 91st Avenue to the Agua Fria River should be encouraged to develop in acre lots.
- Additional R1-6 zoning should be discouraged with existing R1-6 zoning being encouraged to develop into R1-8 subdivisions.
- A district park should be developed in the western portion of the village.

VILLAGE 7

- Buildings within high-rise areas, as designated on the village map, should be limited to 125 feet in height in the low intensity areas, 250 feet in the medium intensity areas, and should be unlimited in the high intensity core.
- Preservation of residential neighborhoods, particularly those adjacent to the high rise area, should be encouraged.
- Basic and service land use activities within the low intensity area along Grand Avenue should be developed at an intensity no greater than that of surrounding uses.

VILLAGE 8

- Frequent open public access along the Rio Salado should be provided for both active and passive recreation.
- Encourage new and preserve stable residential development along the Rio Salado.
- Encourage specialized activities that are regional in nature (central offices, cultural, recreation, entertainment, convention, social and governmental).
- Industrial development should be compatible with residential areas, and should utilize that segment of the labor force in the Inner City village.
- Preserve and improve low and medium density neighborhoods to maintain low cost housing and to enable present residents to remain in familiar surroundings instead of being displaced through a total redevelopment program.
- High-rise areas, as designated on the village map, should be limited to 250 feet in height in the medium intensity areas, and unlimited (except where airport height limitations apply) in the high intensity core. No high-rise is recommended in low intensity areas.

VILLAGE 9

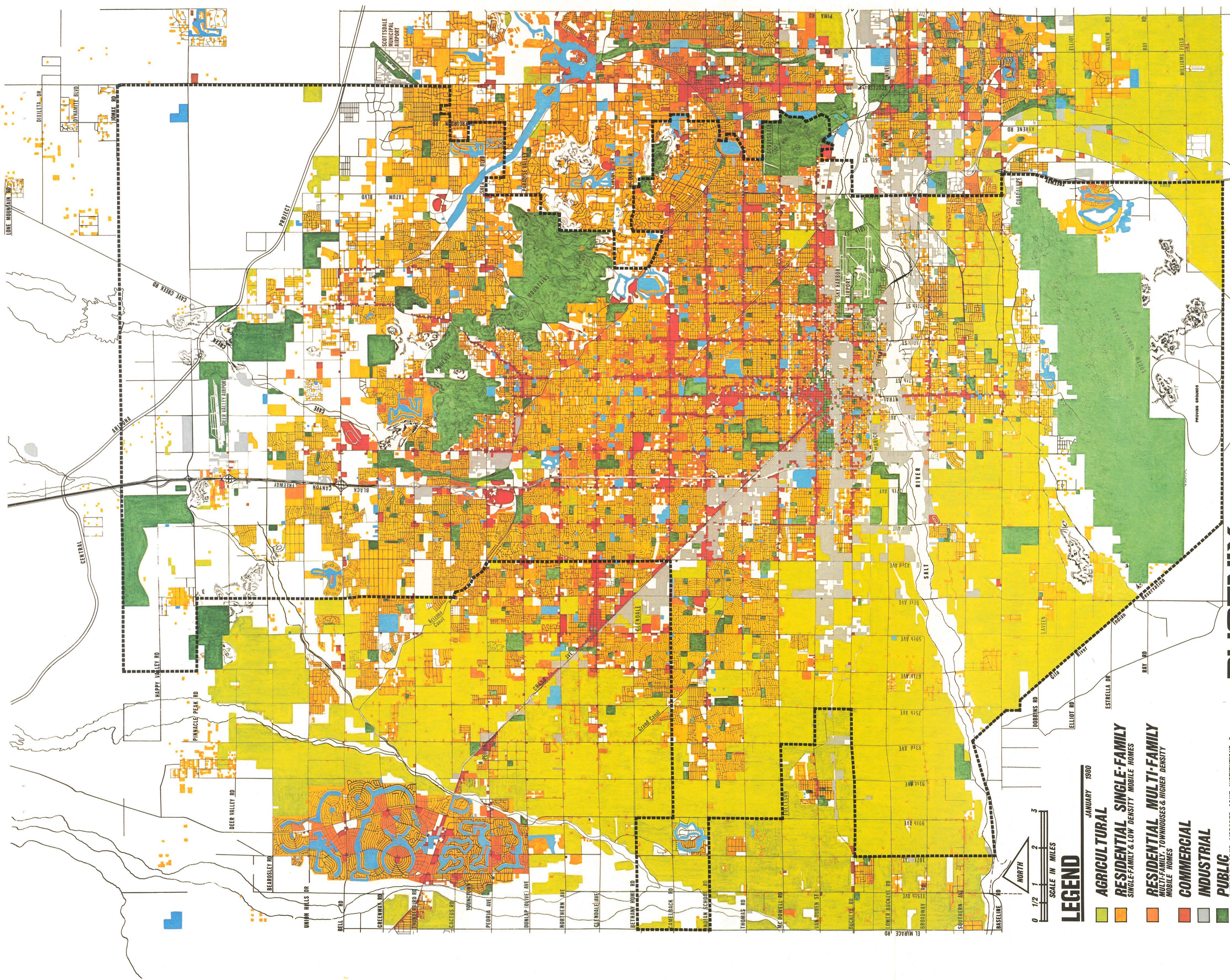
- Any public or private uses within the Rio Salado area should be designed to complement the Rio Salado Project and adjacent neighborhoods.
- Beginning with the development of the golf course, the Rio Salado should be a continuous effort of development.
- The Baseline-Dobbins area around the Highline and Western Canals should be preserved as a scenic area. No additional commercial development should be permitted in this location.
- This village should maintain an overall density lower than the city average. The low density rural character in the south and southwest portions of the village should be maintained. Development in these areas should conform to rural standards (such as the Heard Ranch).
- Development should not be encouraged beyond the prime development boundary (27th - 19th Avenue) until after 1985. An exception to this would be development occurring in the Laveen area. New development should be contiguous to the existing development and should maintain the rural character of the area.
- High intensity development should occur and be encouraged along Central Avenue within the high intensity boundary with a decreasing intensity along Central to Baseline.
- No additional A-1, A-2 or Ind. Park zoning should be provided unless it is compatible with the character of the area and provides employment opportunities to the citizens of the area.
- A continuous ribbon of public land at least 200 feet in width should be established between private uses and the Rio Salado Project boundary to ensure public access.
- Provide for a community college or branch university in this area.

AREA A

- Industrial development should be contained within the prime development boundary and should generally be located north of Lower Buckeye Road.
- Residential uses of a rural character are appropriate in the area adjacent to the Salt River and west of the prime development boundary.
- No village core should be developed or extensive residential activity encouraged within this village.

AREA B

- The core identified in this area is a secondary core related to a primary core located in Tempe.



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SCALE IN MILES

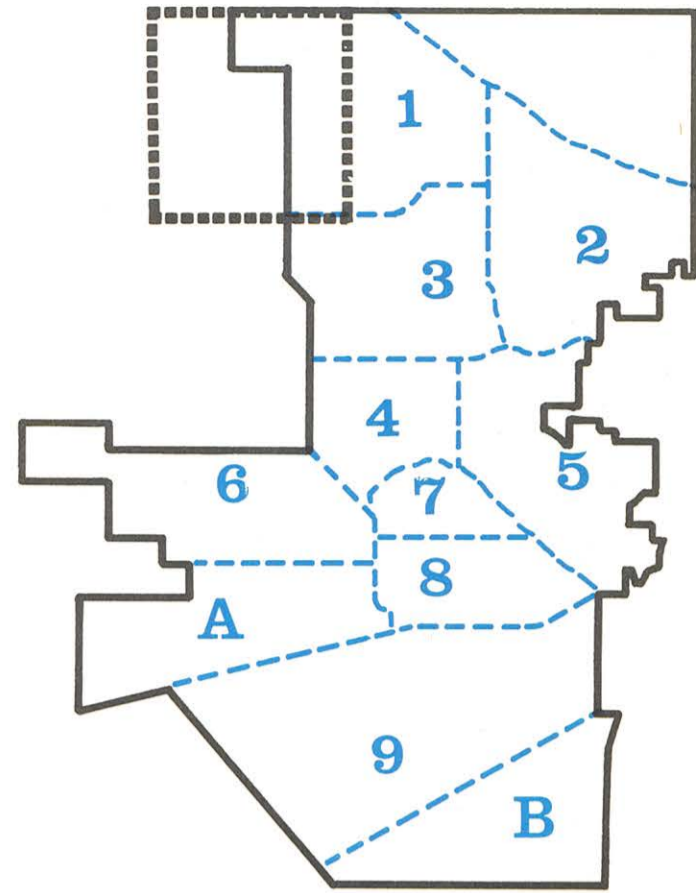
LEGEND

JANUARY 1960









- AGRICULTURAL**
- RESIDENTIAL SINGLE-FAMILY**
SINGLE-FAMILY & LOW DENSITY MOBILE HOMES
- RESIDENTIAL MULTI-FAMILY**
MULTI-FAMILY, TOWNHOUSES & HIGHER DENSITY MOBILE HOMES
- COMMERCIAL**
- INDUSTRIAL**
- PUBLIC**
SCHOOLS, PARKS, AIRPORTS, GOVT. INSTITUTIONS & PUBLIC GOLF COURSES
- QUASI-PUBLIC**
CHURCHES, CEMETERIES, HOSPITALS, QUASI-PUBLIC INSTITUTIONS & GOLF COURSES
- VACANT**
- PLANNING AREA**

PHOENIX

generalized land use

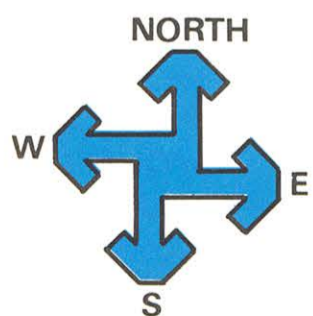


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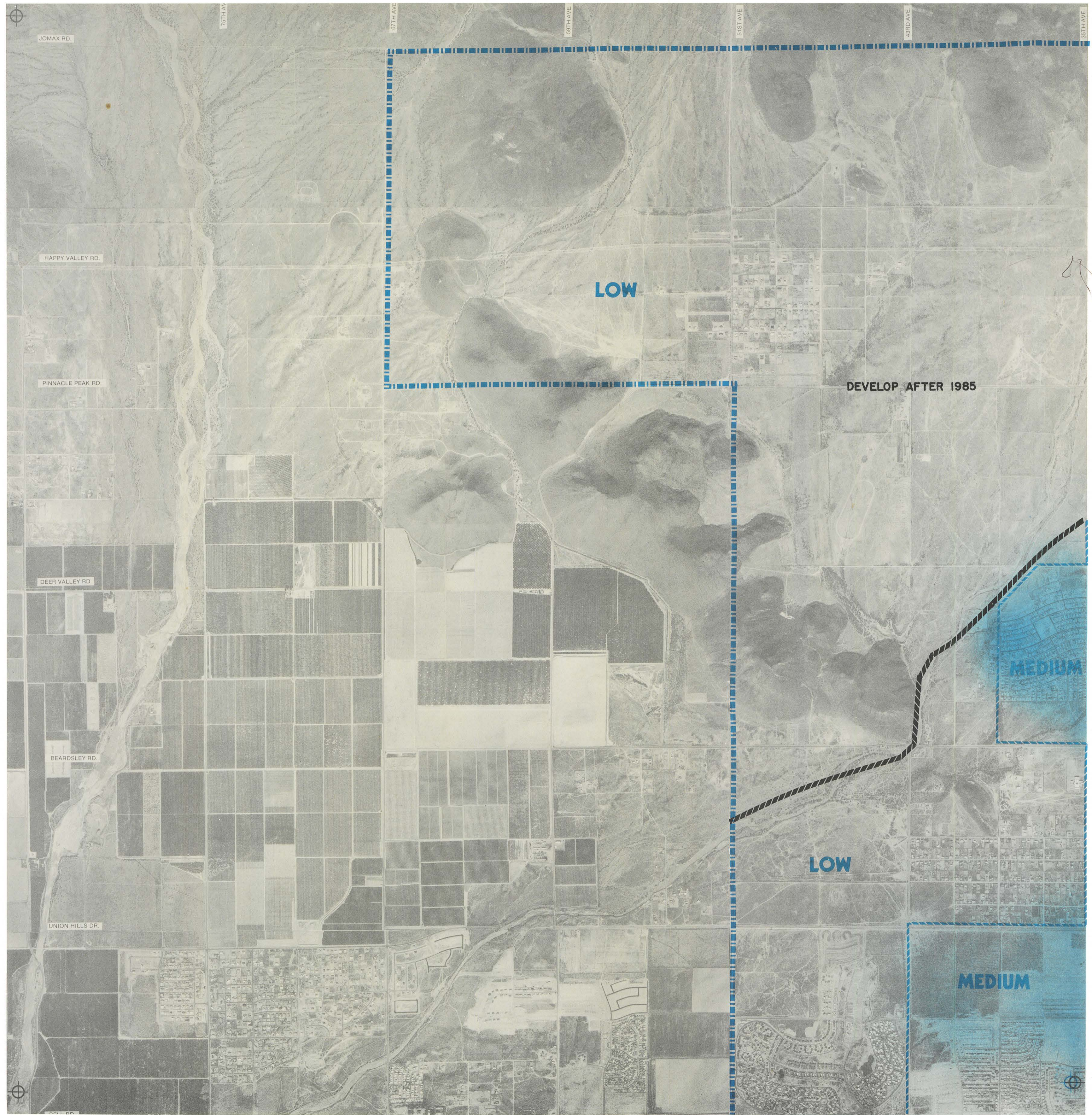
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-  Prime development boundary (through 1985)
-  Special land use designation areas (for example 0-2 = 0-2 dwelling units per acre)
-  Special planning areas (governmental mall, Target Areas, etc.)
-  High-rise
-  Areas designated for an overall mix of high, medium, or low intensity use.
-  The shaded areas show the smooth transition from the high intensity core to the low intensity periphery.

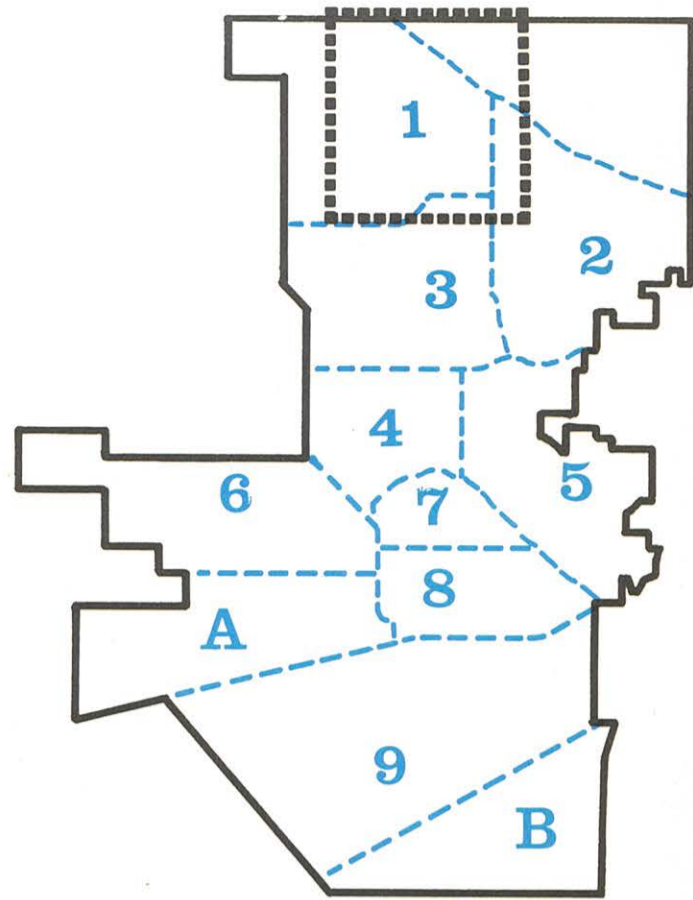
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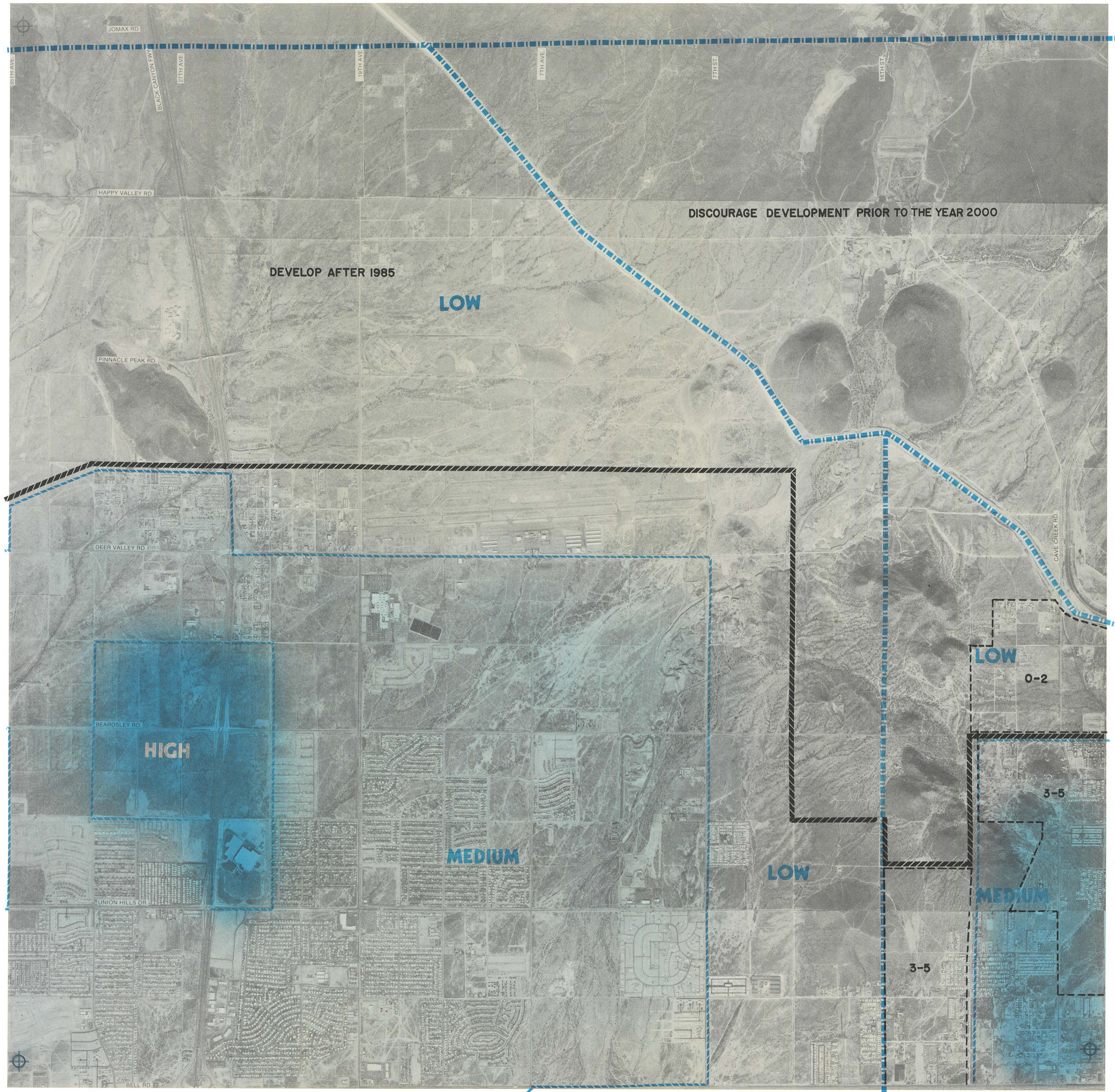
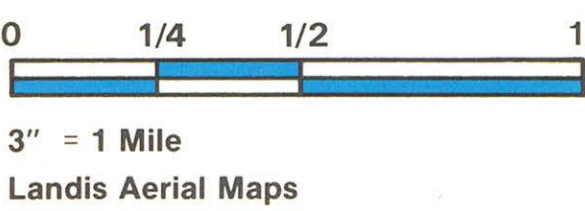
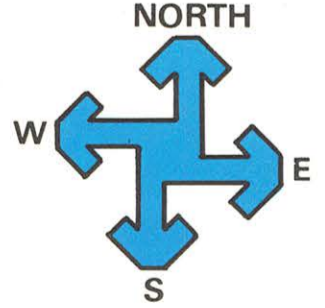
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Landis Aerial Maps

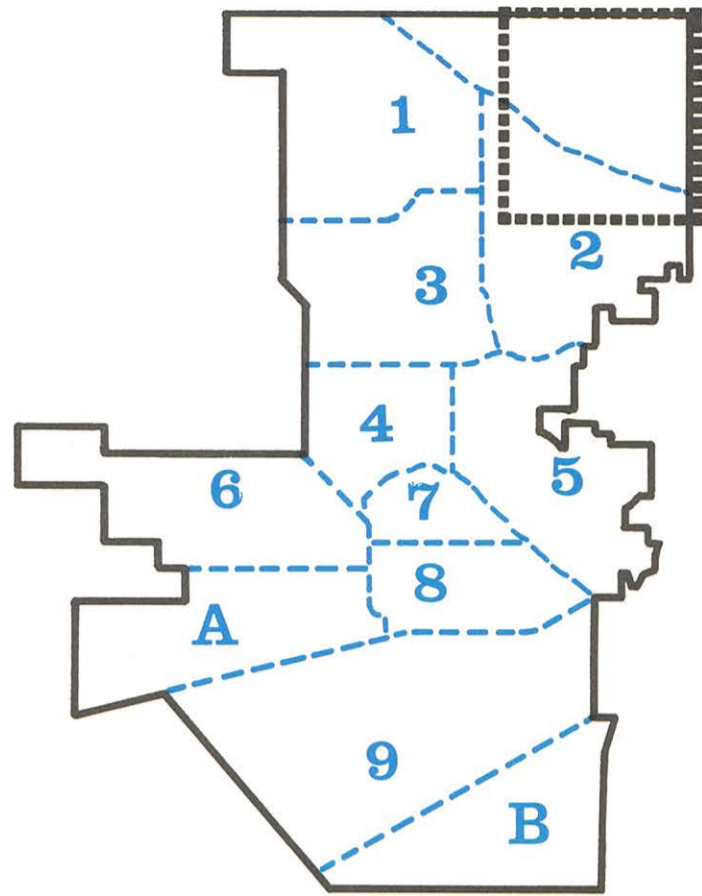




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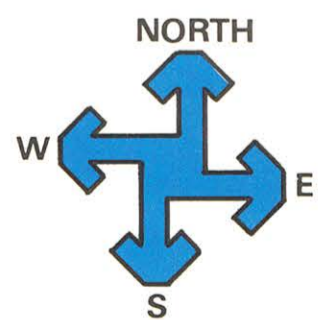


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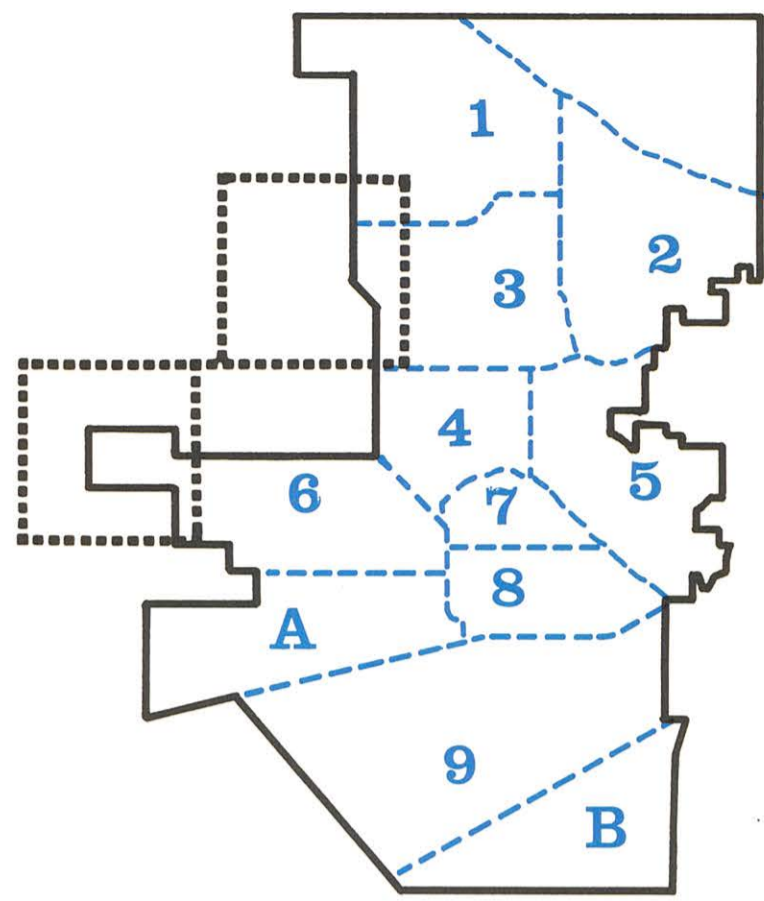
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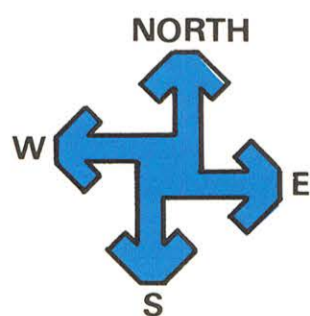


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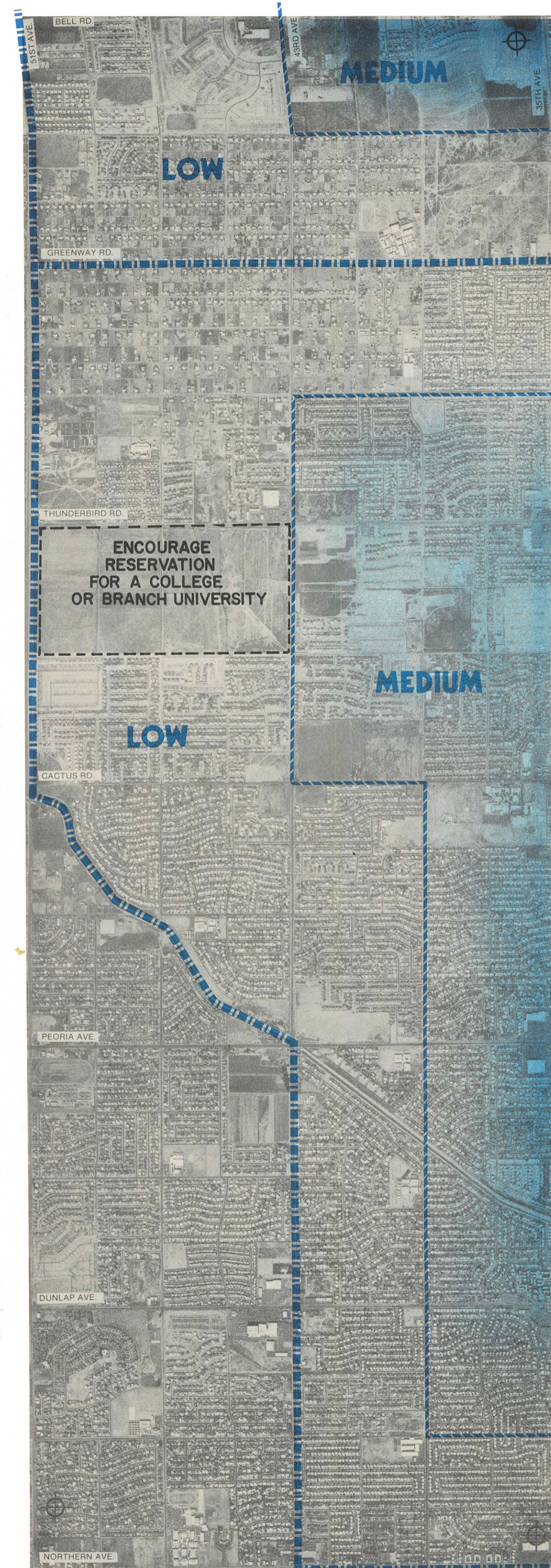
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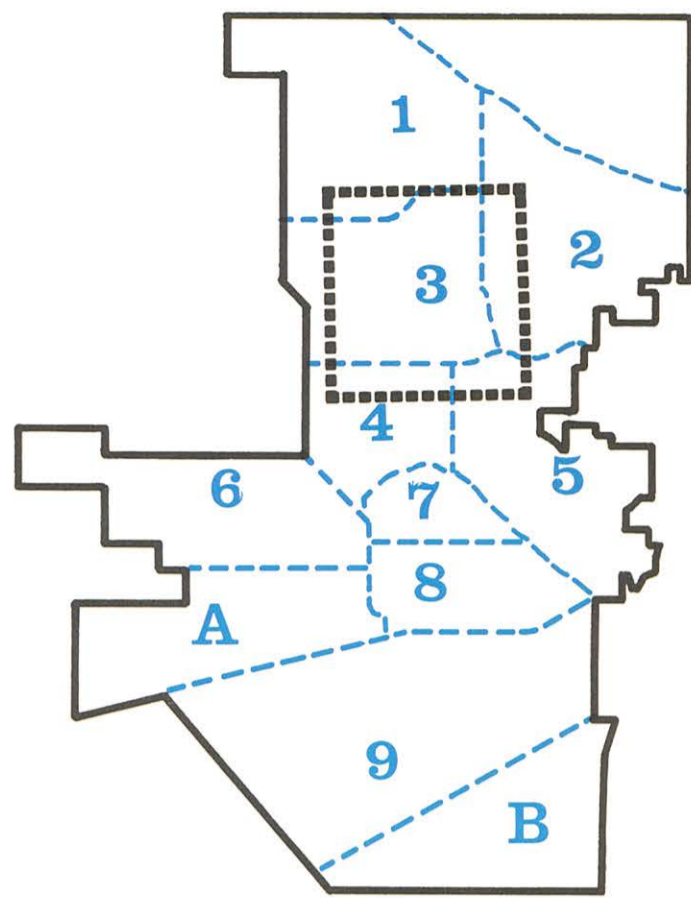
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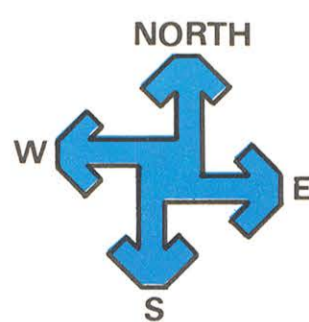


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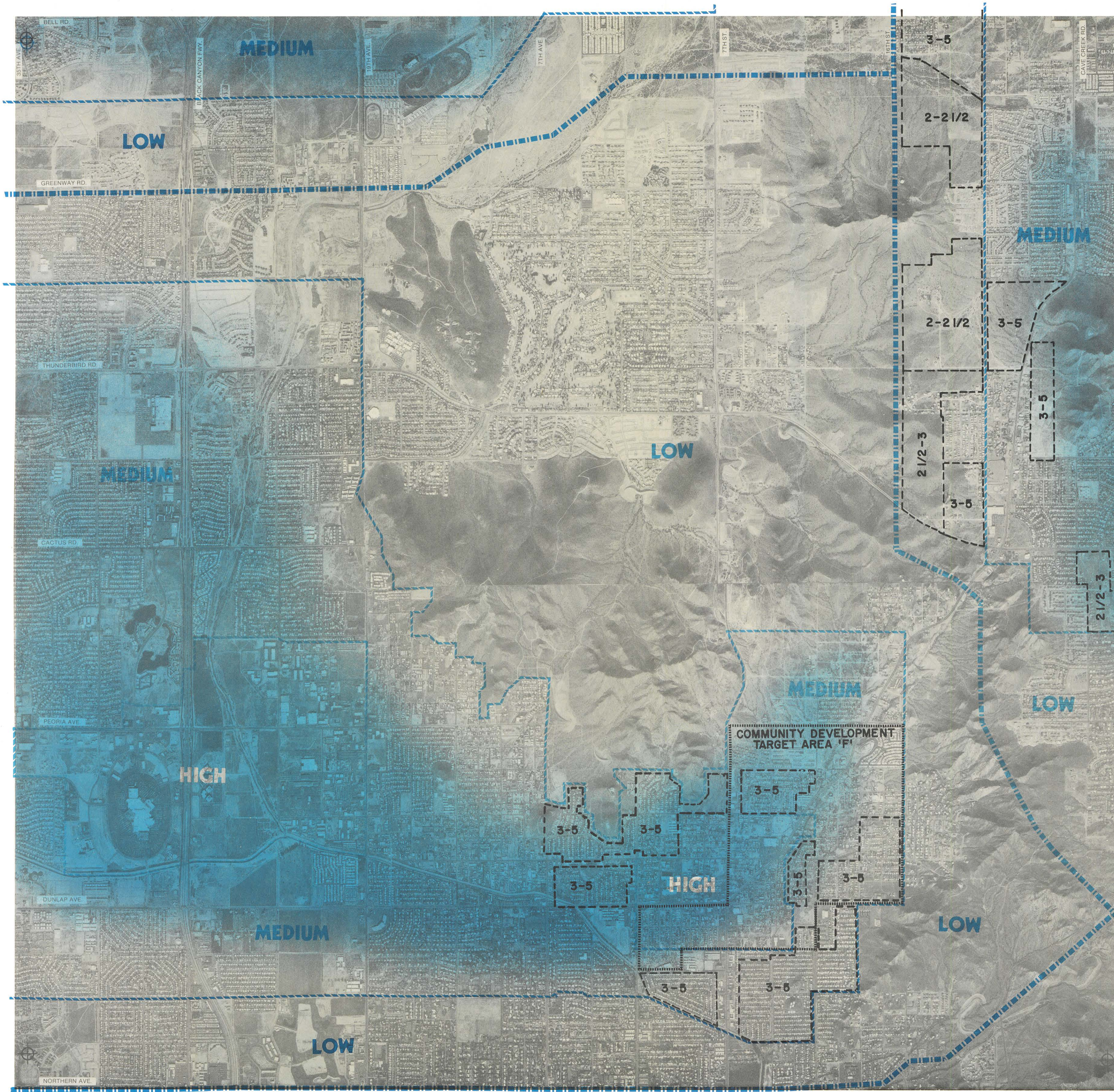
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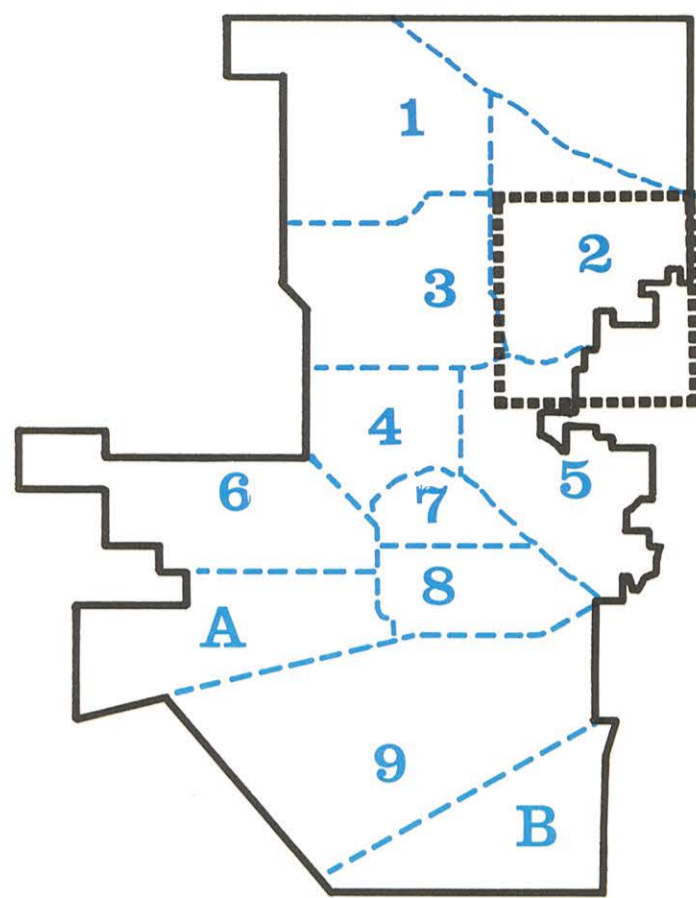
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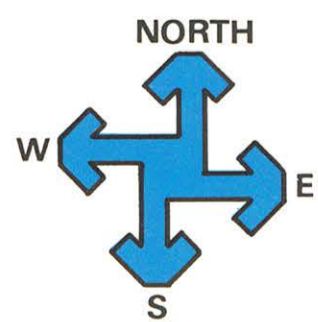


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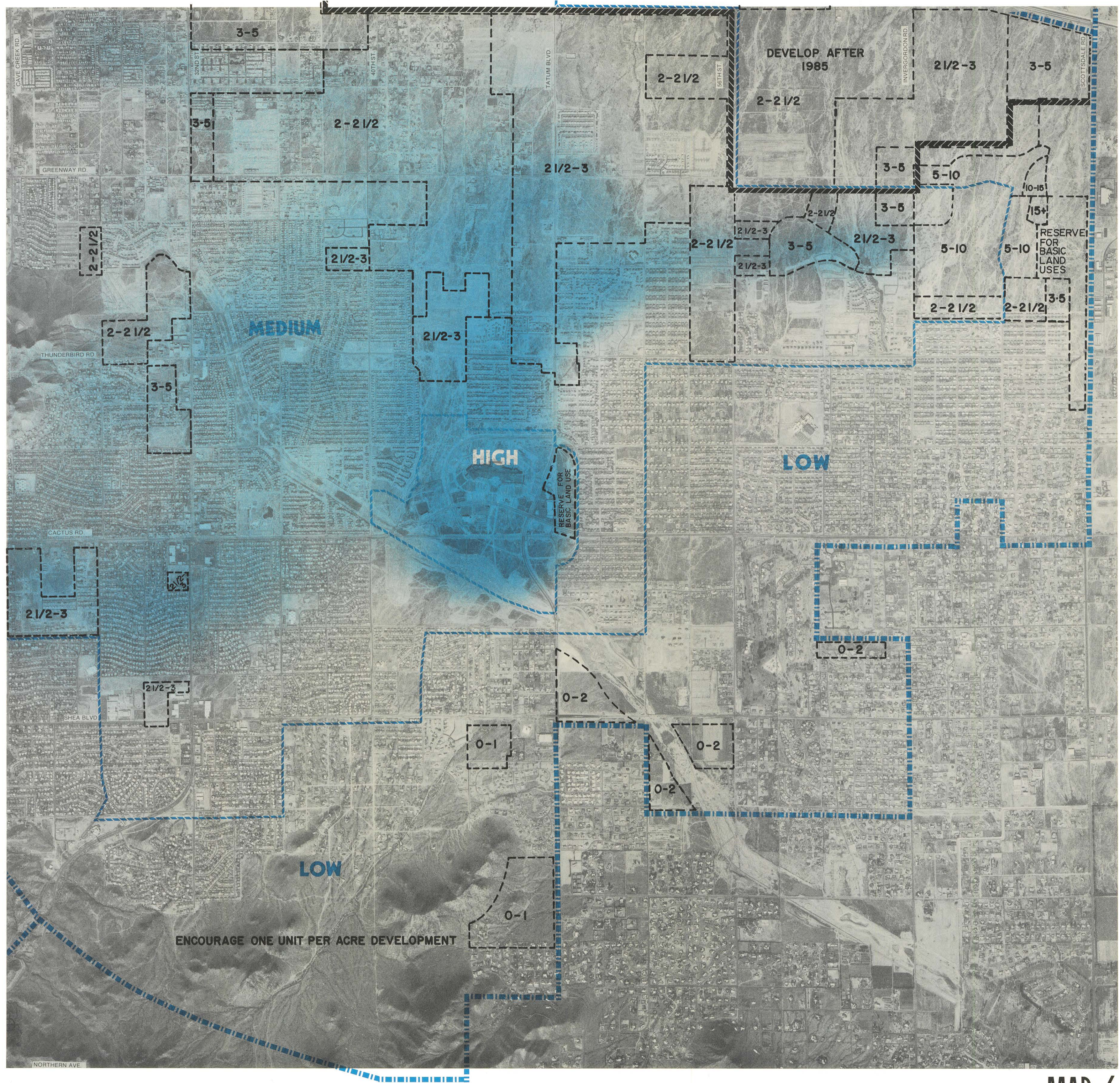
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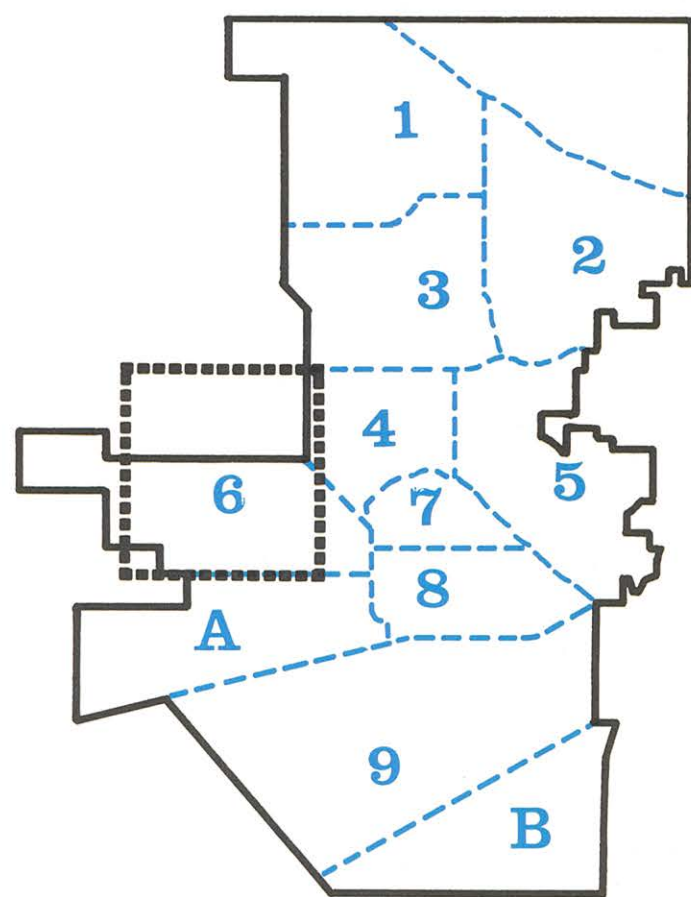
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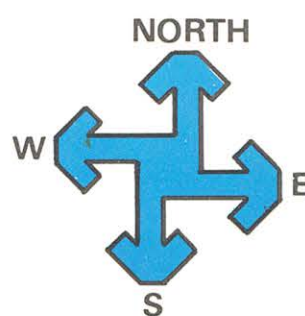


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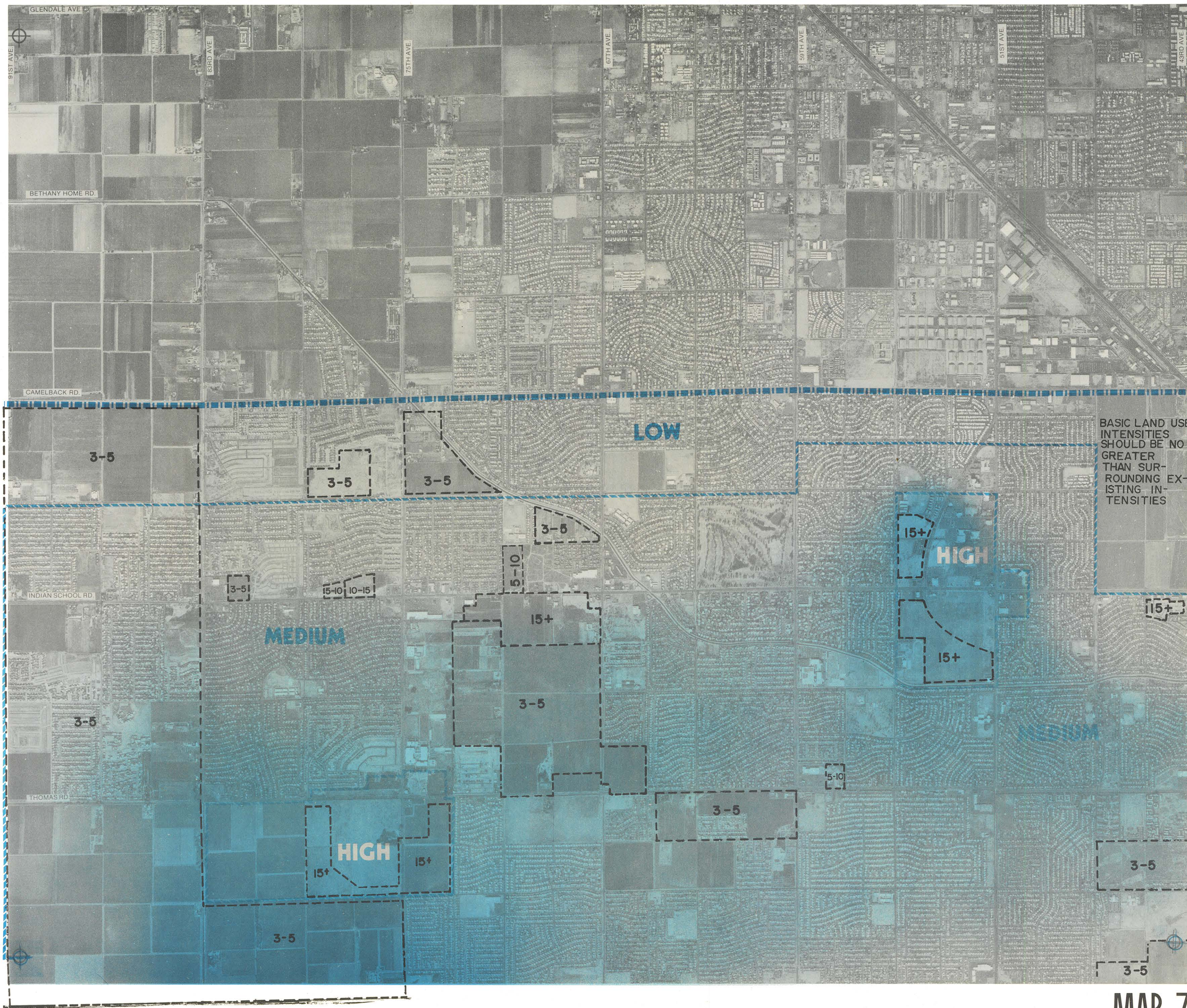
- Village boundary
 - High, medium, & low intensity boundaries (for record keeping purposes only)
 - Prime development boundary (through 1985)
 - Special land use designation areas (for example 0-2 = 0-2 dwelling units per acre)
 - Special planning areas (governmental mall, Target Areas, etc.)
 - High-rise
- High
Medium
Low
- The shaded areas show the smooth transition from the high intensity core to the low intensity periphery.

NOTE:

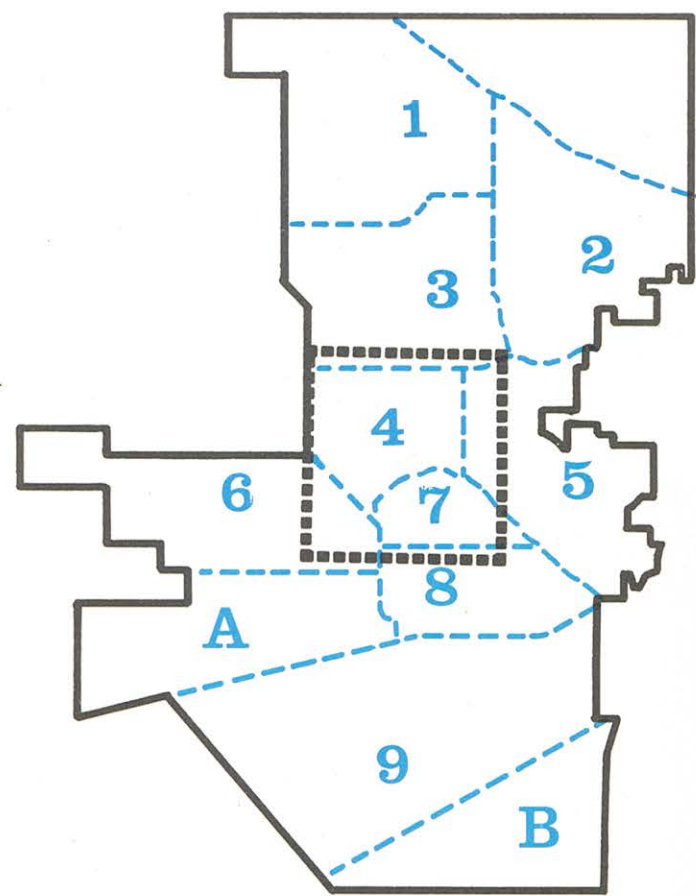
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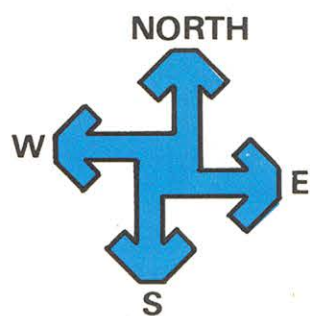
MAP 7



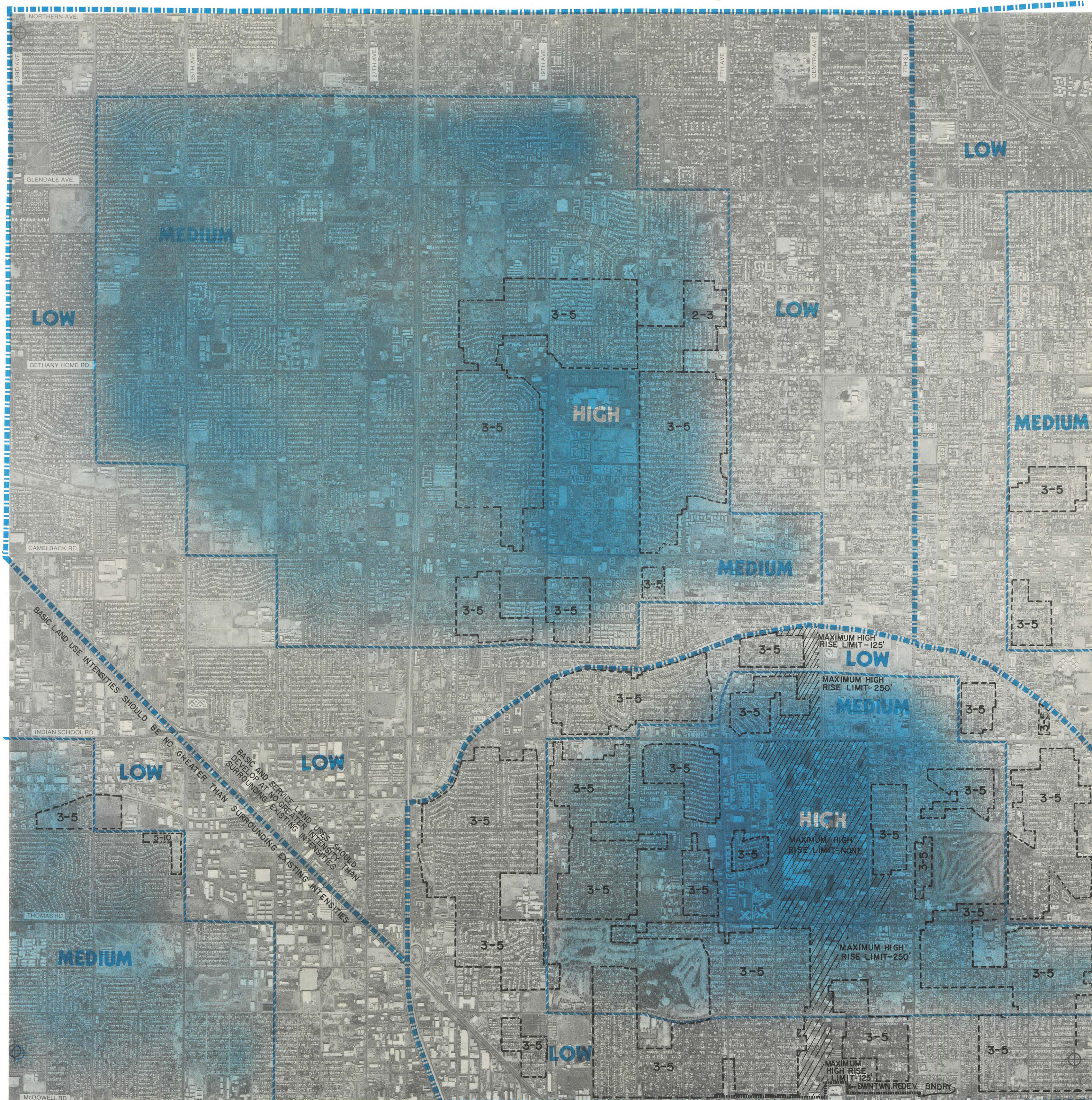
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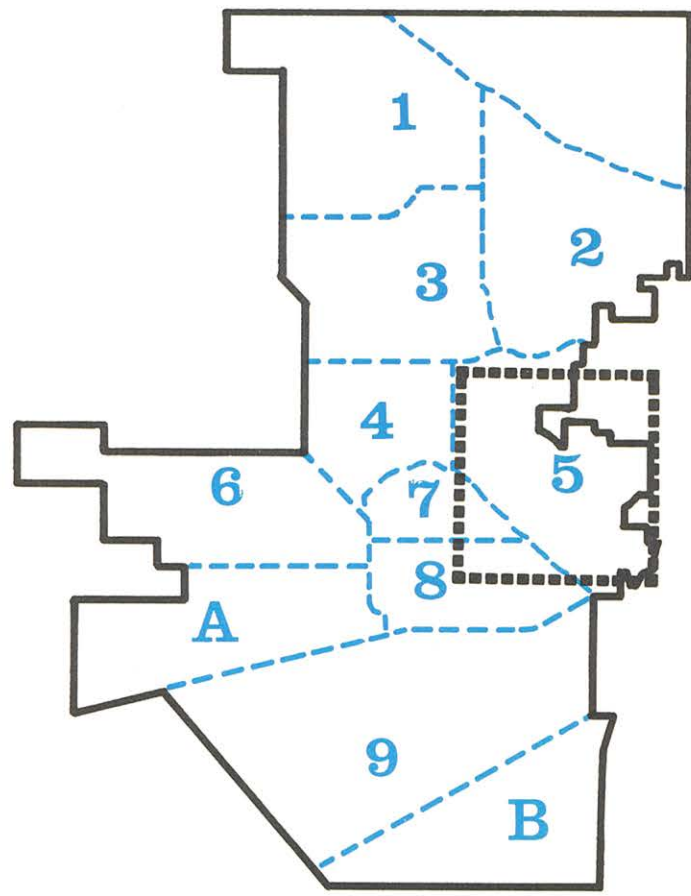
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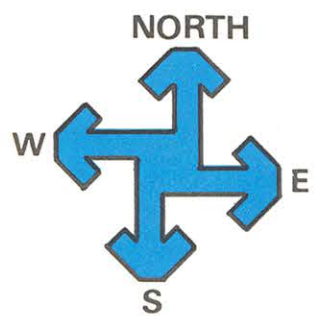


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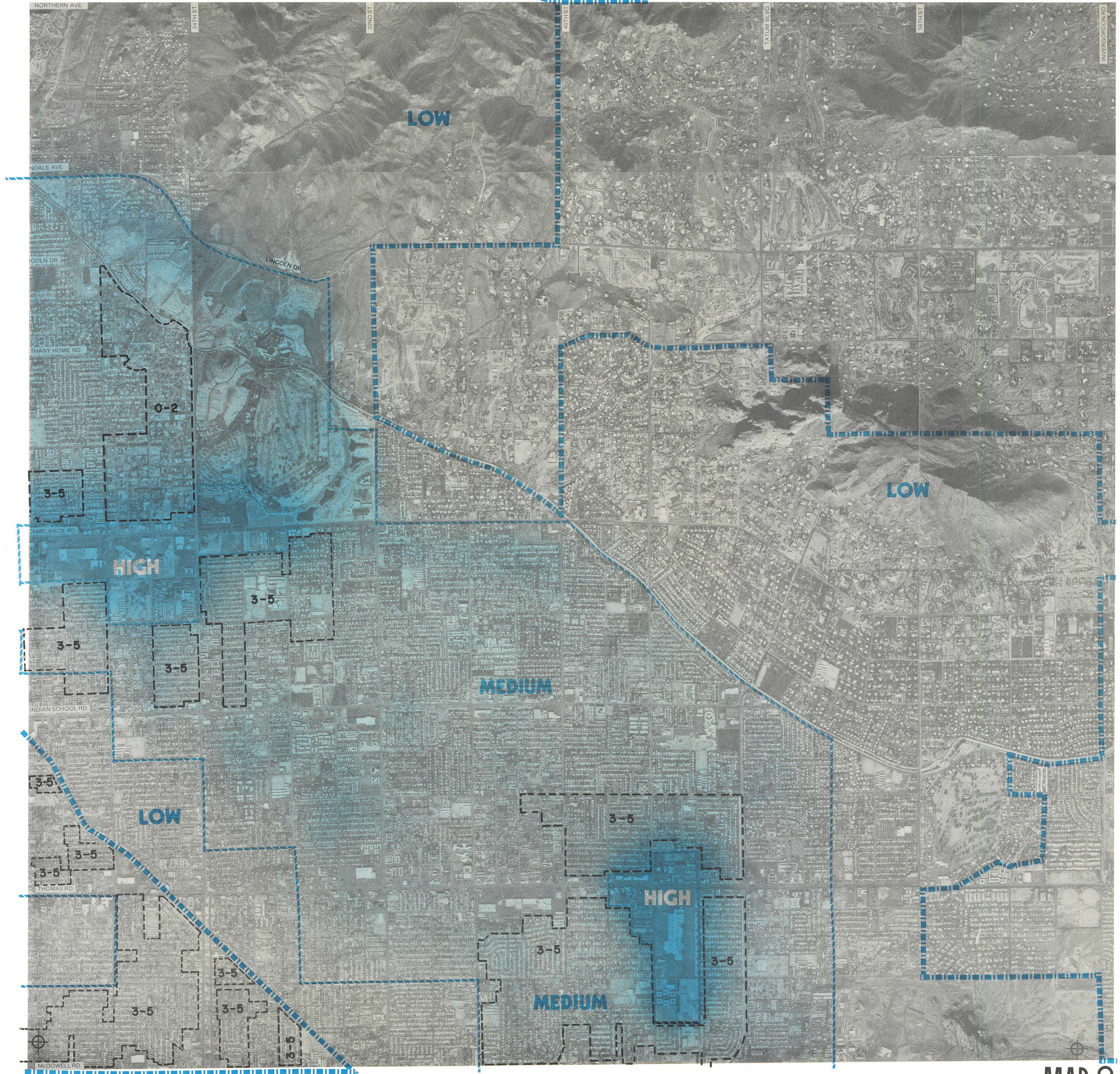
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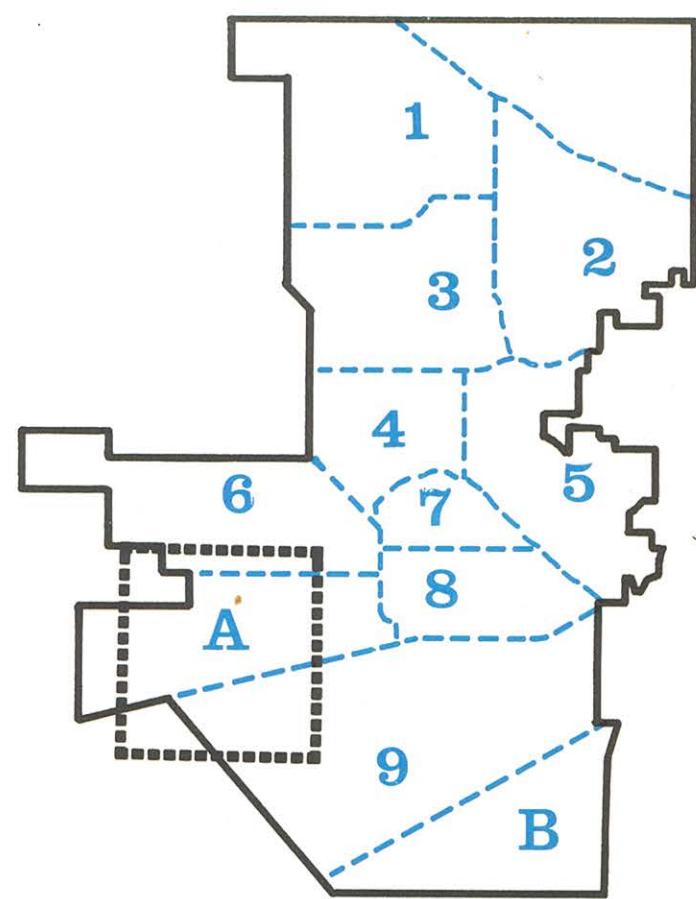
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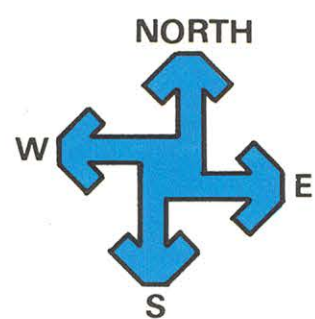




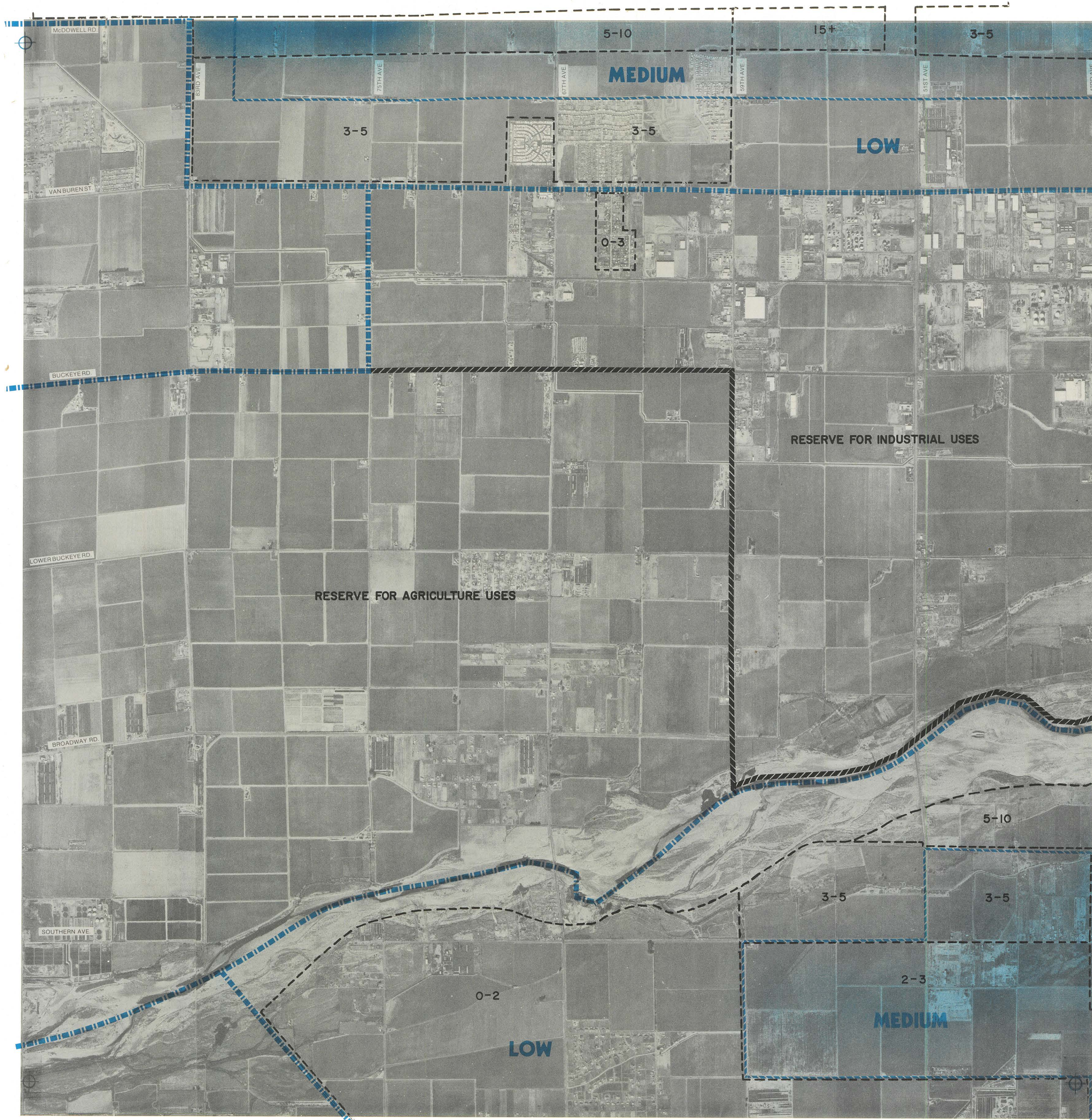
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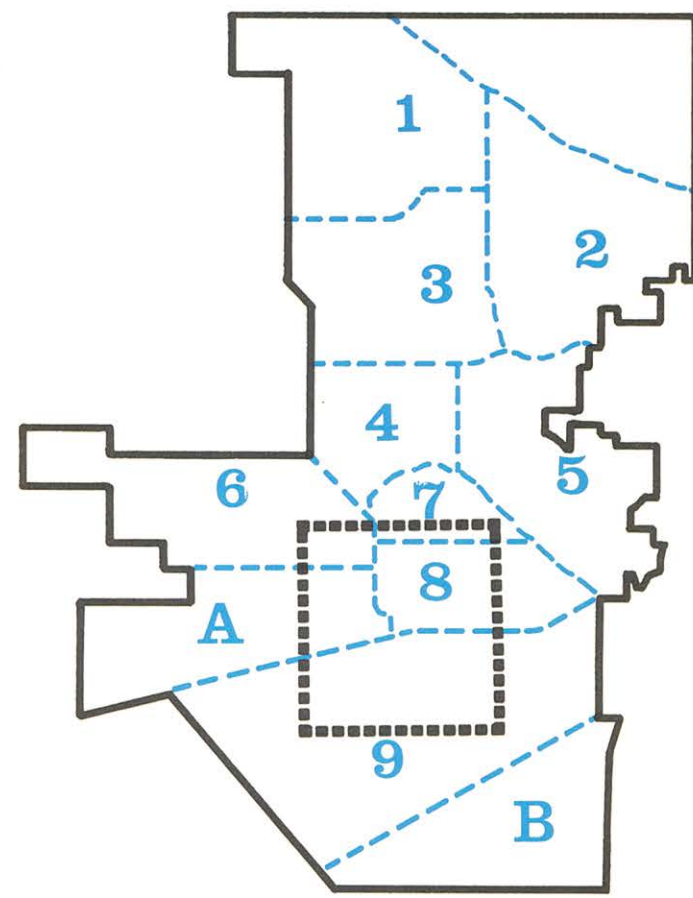
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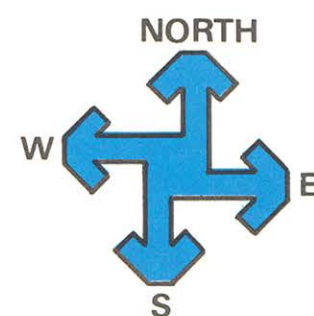


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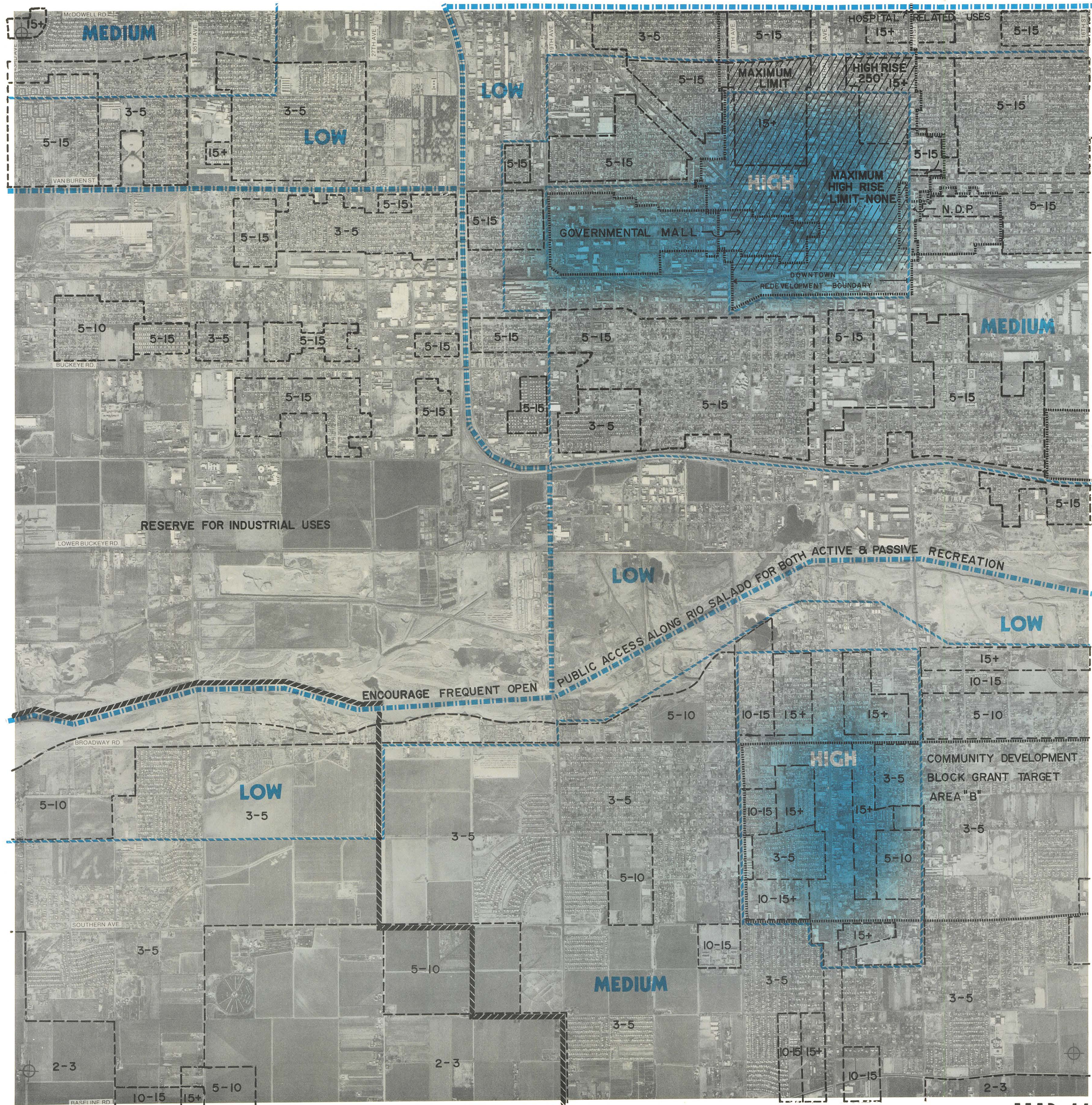
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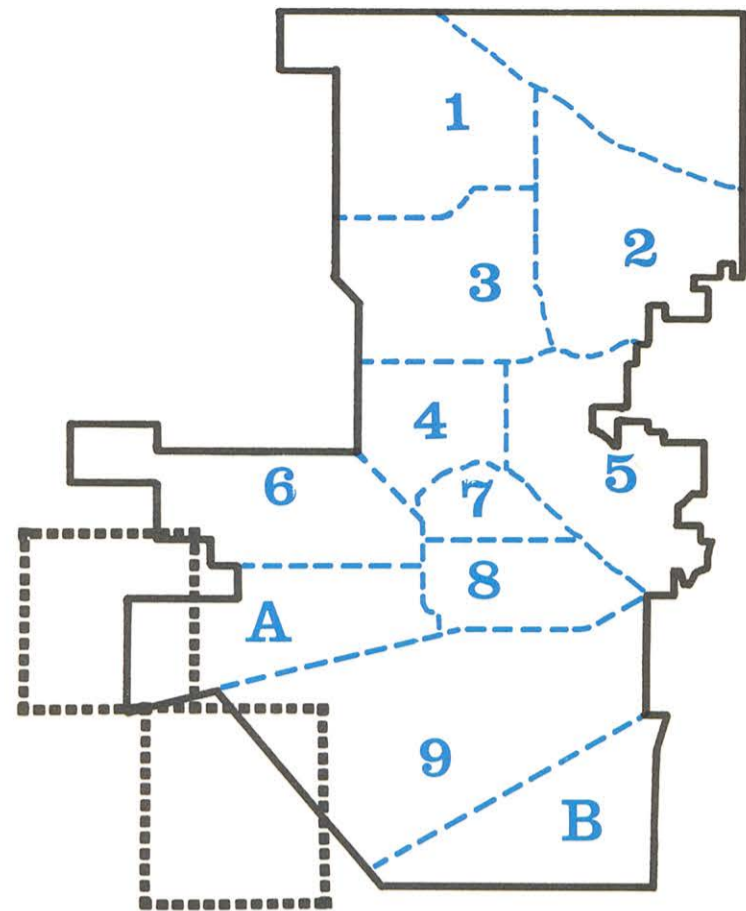
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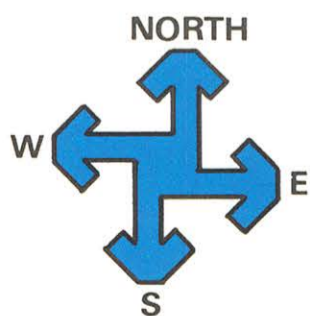


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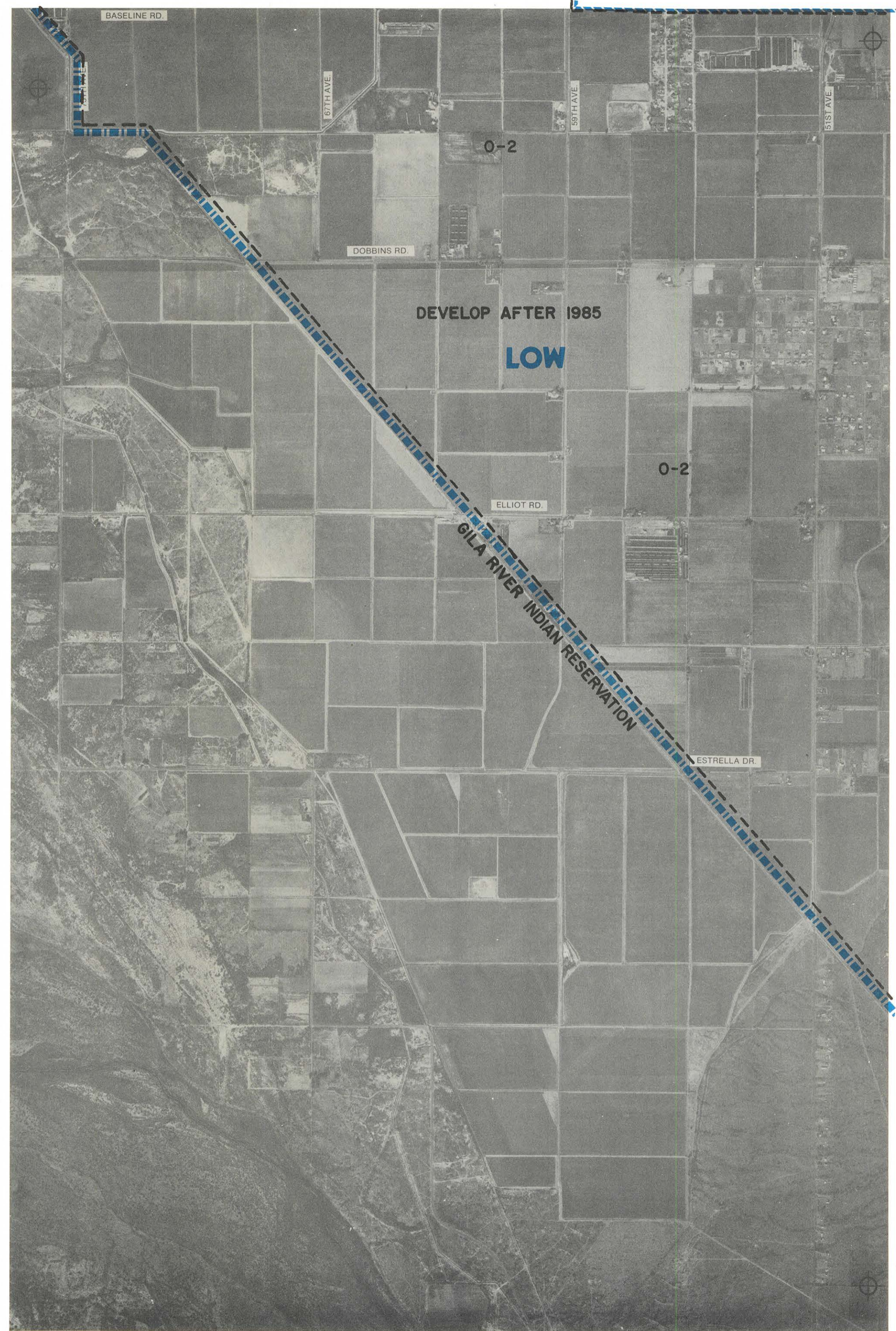
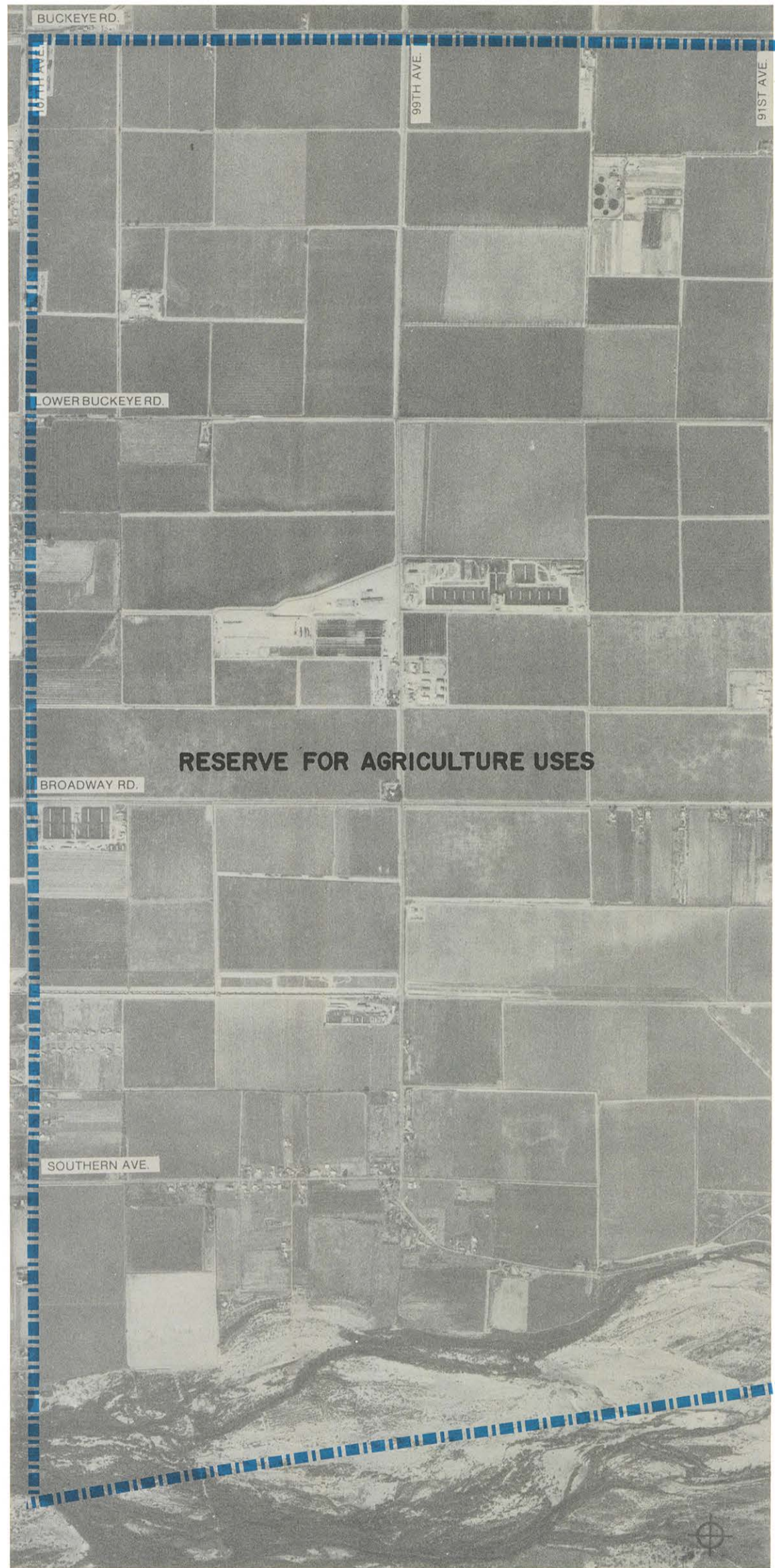
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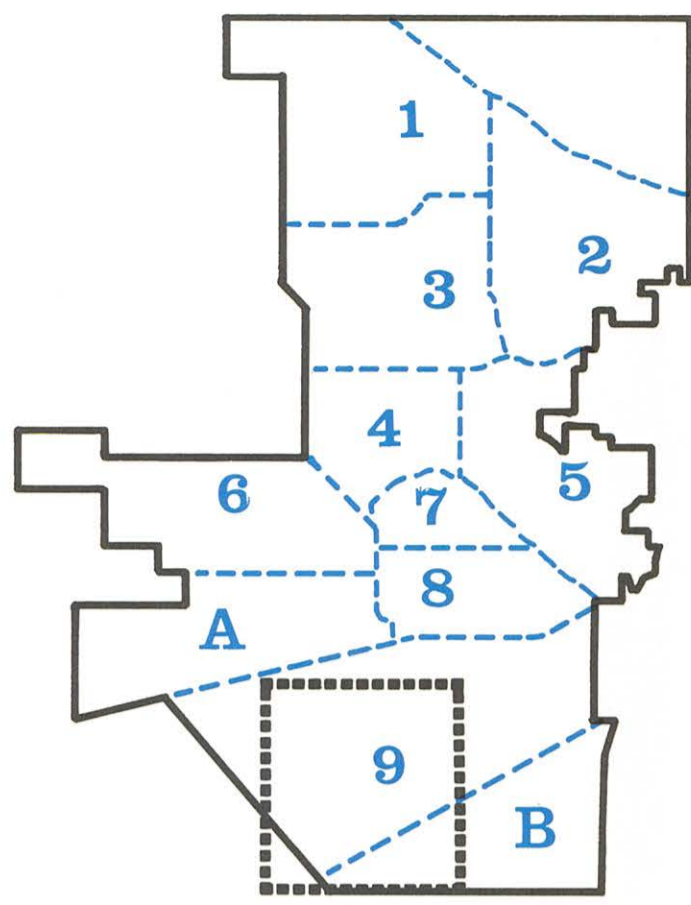
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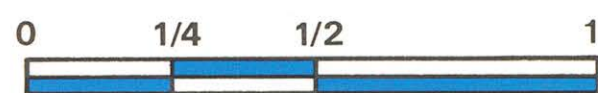
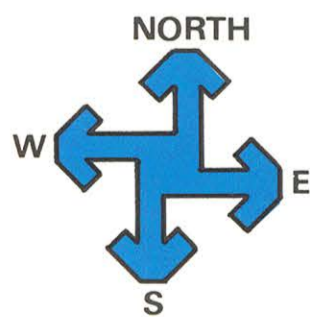


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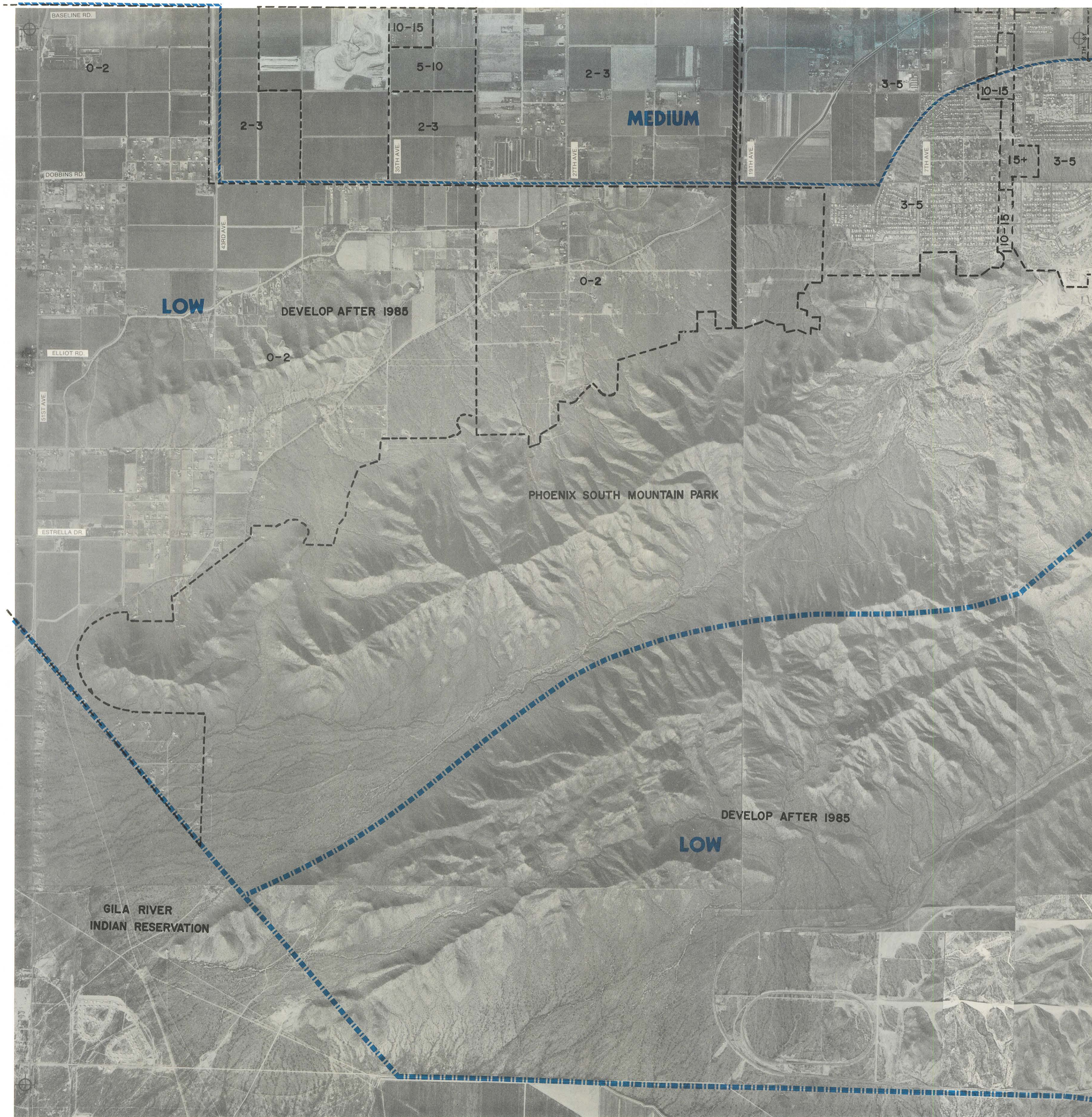
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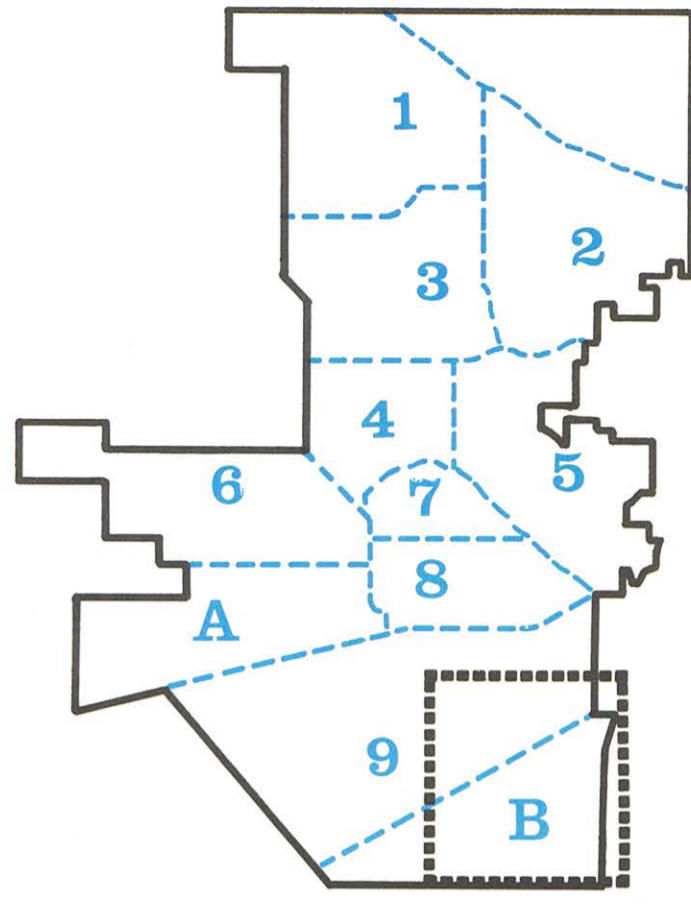
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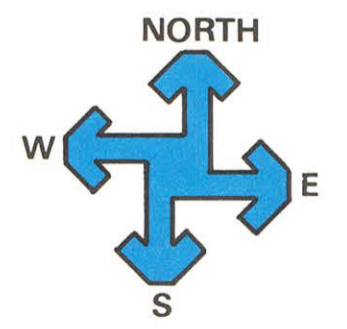




LEGEND

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