

**Apache
Junction**

General Plan
2020-2050

Legendary Landscapes & Lifestyles

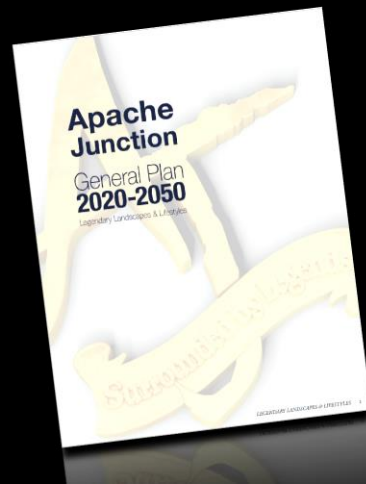
2020-2050 General Plan Update “Legendary Landscapes and Lifestyles”

**City of Apache Junction
City Council
February 4, 2020**



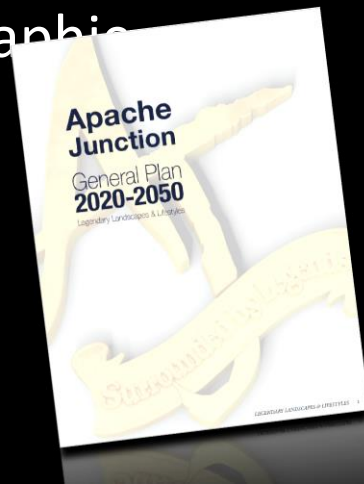
Overview

- **Public Input Process** (Survey, Neighborhood Meetings, Planning Commission input and review)
- **Formatting of the Plan**
- **Overview of the 12 Plan Elements** (Ex: Landuse, Housing, Growth Area, etc.)
- **Administrative text edits have been made**
- **2 Planning Commission Public Hearings**



Administrative Edits

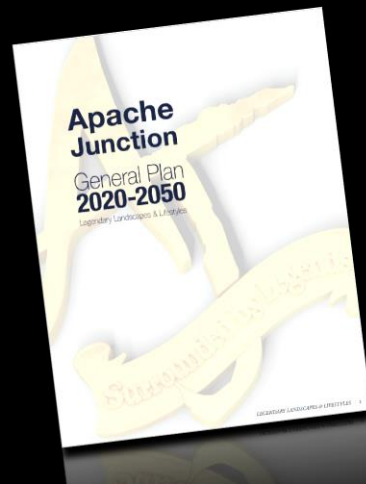
- **Vision and Mission** – moved forward
- **Table 1.3 Replacement “Ethnic Composition”**
- **Water and Wastewater Service Area Map**
- **Text Correction**
 - **Downtown Mixed-Use (13 DU/AC Minimum)**
 - **Town of Queen Creek** “It is generally agreed that the final positioning of the State Route 24 highway could serve as the practical, physical and geographic boundary for the common municipal boundaries.”



Acknowledgments

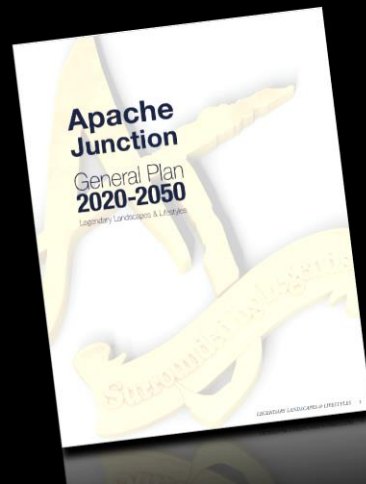
- Residents of Apache Junction
- City Council
- Planning Commission
- City Staff
 - Bryant Powell
 - Matt Busby
 - Anna McCray
 - Joel Stern
 - Larry Kirch
 - Jennifer Pena

- Rudy Esquivias
- Kelsey Schattnik
- Al Bravo
- Matt McNulty
- Joseph Kliner
- Sean Collins
- Thomas Kelly
- Liz Langenbach
- Mike Wever
- Frank Blanco
- Spencer Paden
- Janine Hanna-Solley
- Elan Vallender
- Darron Anglin
- Sam Jarjice
- Heather Patel



Recommendation

- Staff and Planning Commission is seeking approval of the 2020 General Plan



Apache Junction

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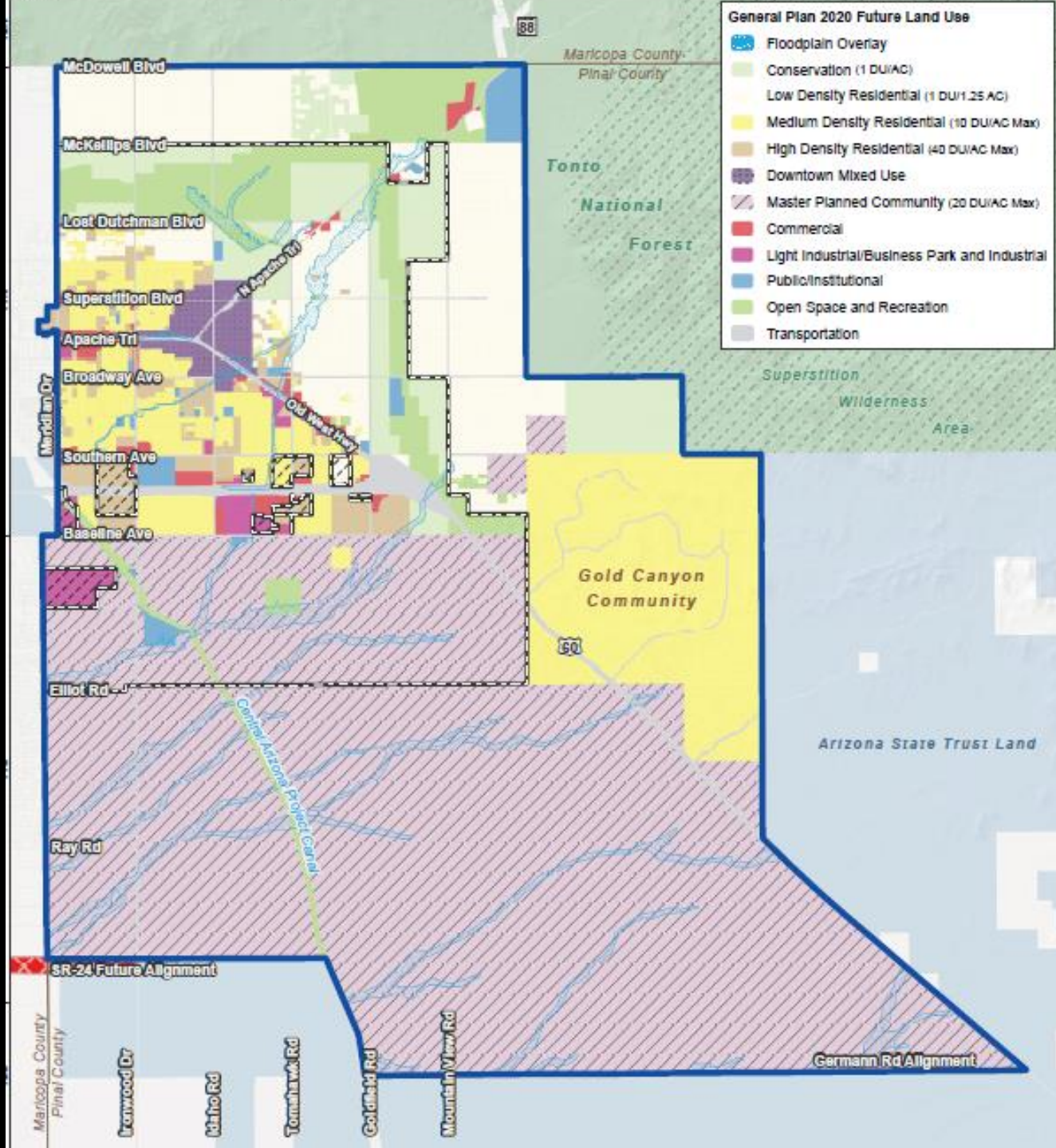
Legendary Landscapes & Lifestyles

Surrounding Legends

LEGENDARY LANDSCAPES & LIFESTYLES 1

LEGENDARY LANDSCAPES & LIFESTYLES 1

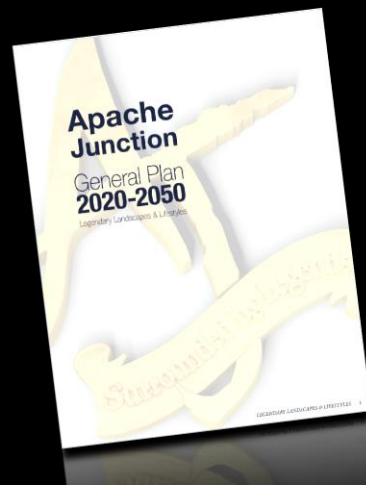
Questions?



Plan Formatting

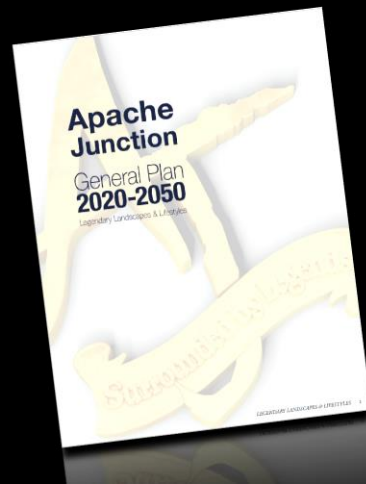
Plan is divided into 3 Parts

- **Part 1 – Introduction**
 - Executive Summary and Community Profile
- **Part 2 – Plan Elements (12)**
- **Part 3- Plan Implementation**
 - Amending the General Plan
 - Implementation and Monitoring



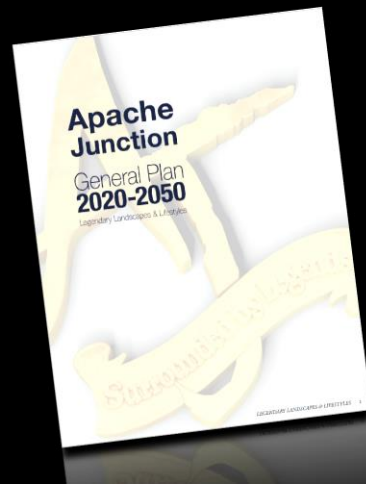
12 Elements

- 1 – Environmental Element
- 2 – Open Space Element
- 3 – Housing Element
- 4 – Downtown AJ Element
- 5 – Economic Development Element
- 6 – Public Safety, Services and Facilities Element
- 7 – Circulation Element
- 8 – Water Resources Element
- 9 – Growth Area Element
- 10 – Cost of Development Element
- 11 – Land Use Element
- 12 – Intergovernmental Cooperation Element



Environmental Element Highlights

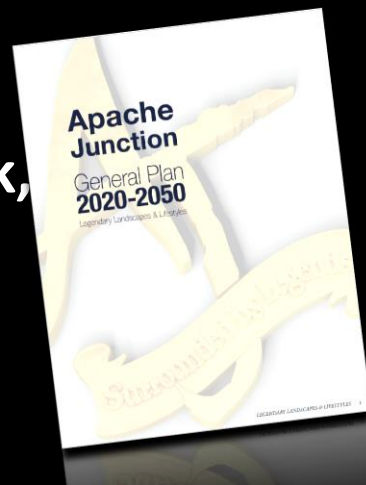
- Dark Sky
- Low Impact Development
- Wildlife Habitat
- Green Building Program
- Archaeological Assets



Open Space Element Highlights

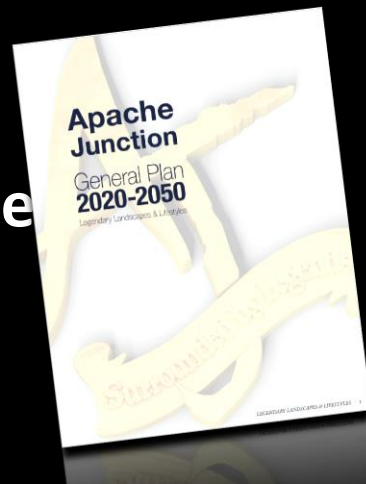
Classification of Parks and Locations

- **Mini Parks** – Usually found in subdivisions (2 acres or smaller)
- **Neighborhood Parks** – Usually found in larger subdivisions and elementary schools (2 – 10 acres Ex: City Complex Park)
- **Community Parks** – Largest most comprehensive city park (Ex: Prospector Park)
- **Special Use Parks / Facilities** – Multi-Gen Center, Flat Iron Park, Rodeo Park
- **Lineal Parks / Open Space** – Sheep Drive Trail, County Retention Basin, Arroyo Verde Open Space
- **Regional Parks** – Lost Dutchman State Park, Utery Mountain Regional Park, Tonto National Forest



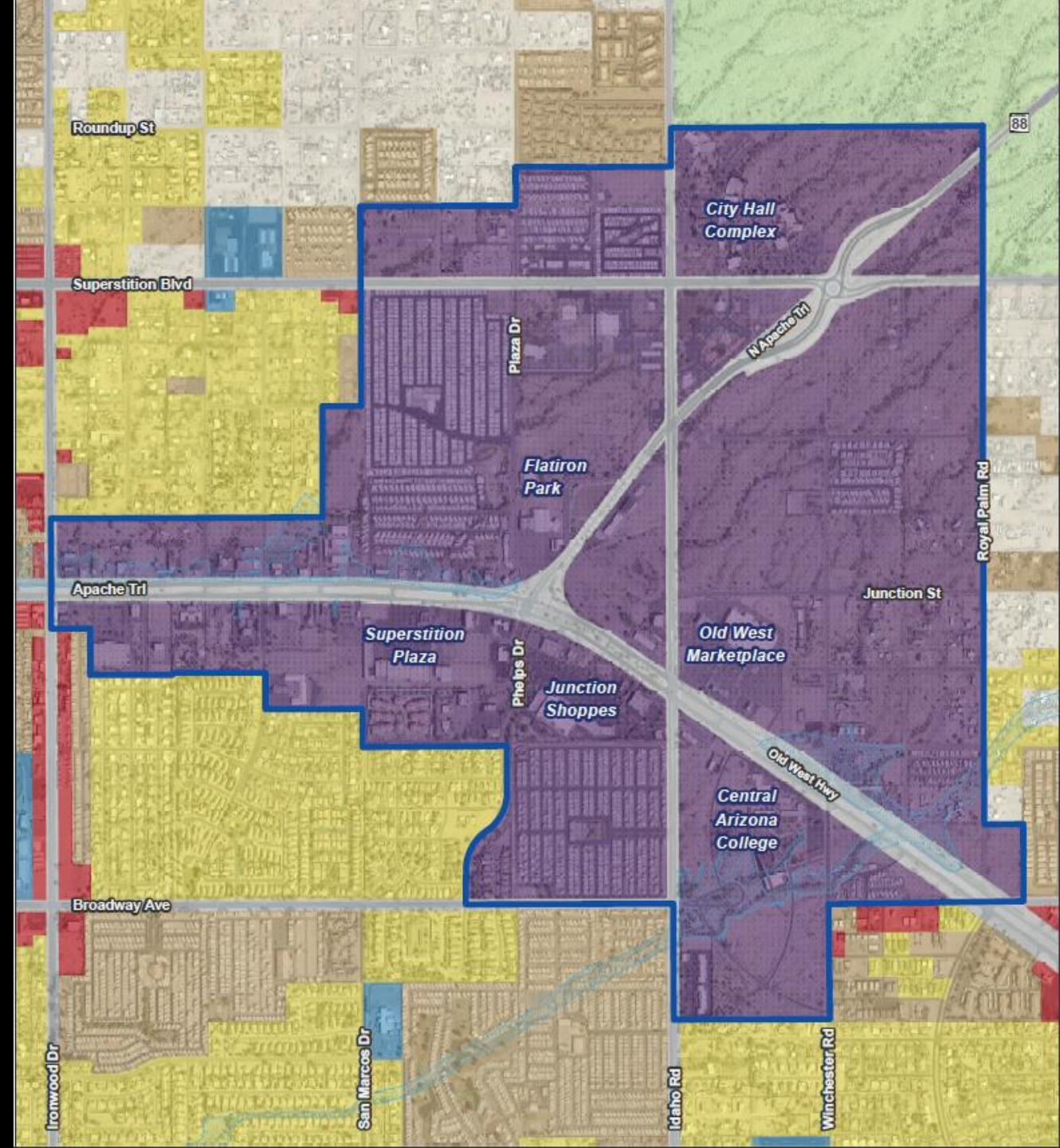
Housing Element Highlights

- **62 Percent** of existing housing stock is Manufactured/Recreational Vehicles
- **31 Percent** of homes are site built
- **7 Percent** of homes are designated as multi-family
- New/Infill development should focus on the diversification of the housing stock
- Diversification of the housing stock has impacts on population demographics and year-round spending trends
- Diversification of the housing stock improves the City's overall image marketability



Downtown AJ Element Highlights

- Updated Downtown boundaries based on best practices and walkability (see map, pg. 29)
- The need of creating a “downtown” through placemaking, tourism, density, walkability and branding
- The need of funding and developing a Downtown Master Plan (landuse, architecture, open space and public improvements)



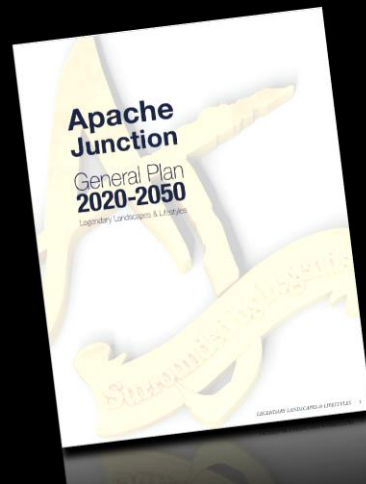
Economic Development Element Highlights

Issues

- Business allocation models rely on population and demographics (rooftops attract new business)
- The lack of city property tax creates a fragile funding system heavily reliant on sales tax
- Lack of “shovel ready” sites (commercial and industrial)

Opportunities

- The continued development of Phoenix Mesa Gateway Airport
- Opportunity Zones located in the Downtown
- The development of State of Land south of the 60
- Tourist attractions: Superstition Mtns, Apache Trail and the lakes

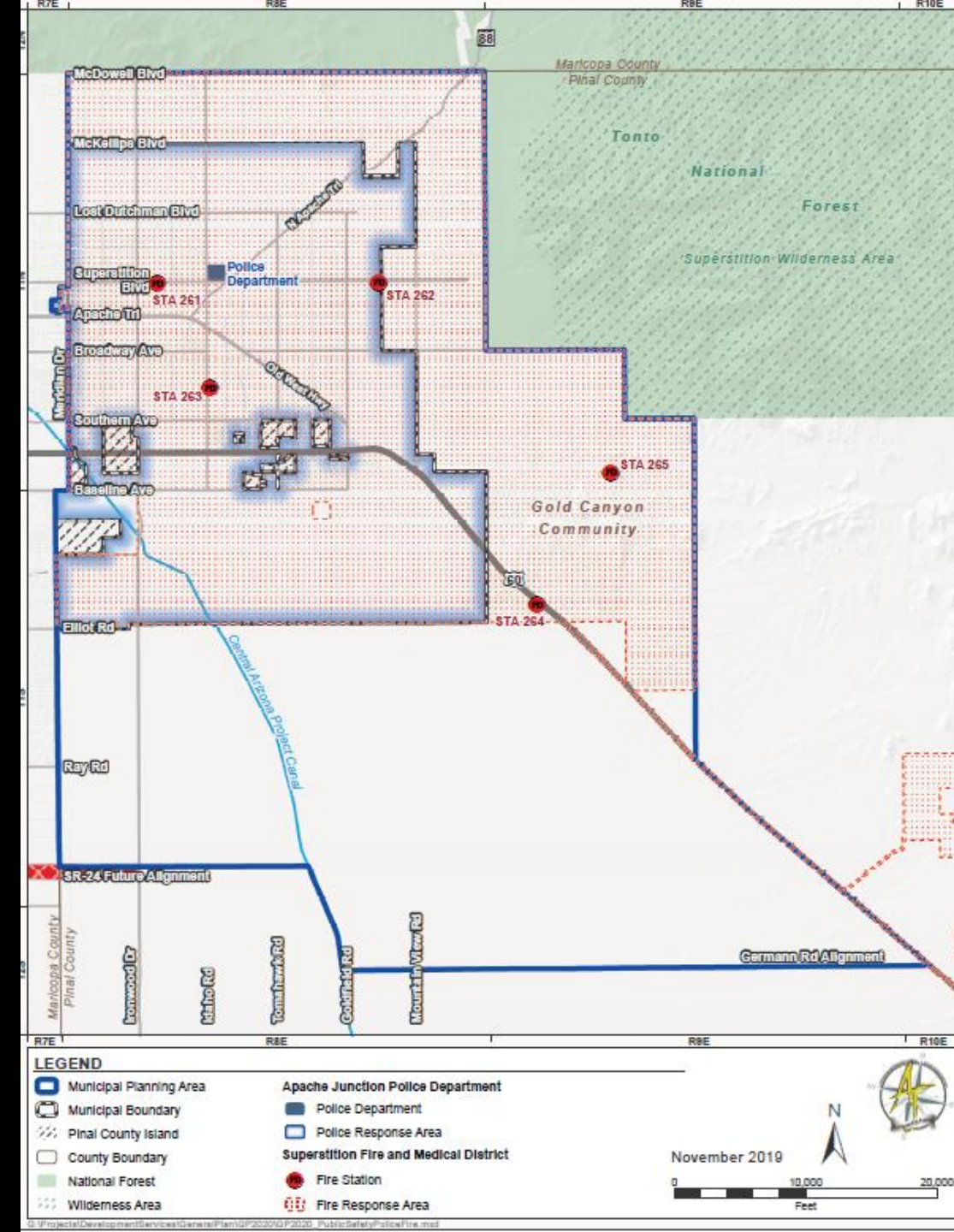


Public Safety and Facilities Element Highlights

Continue to provide excellent service to our residents via:

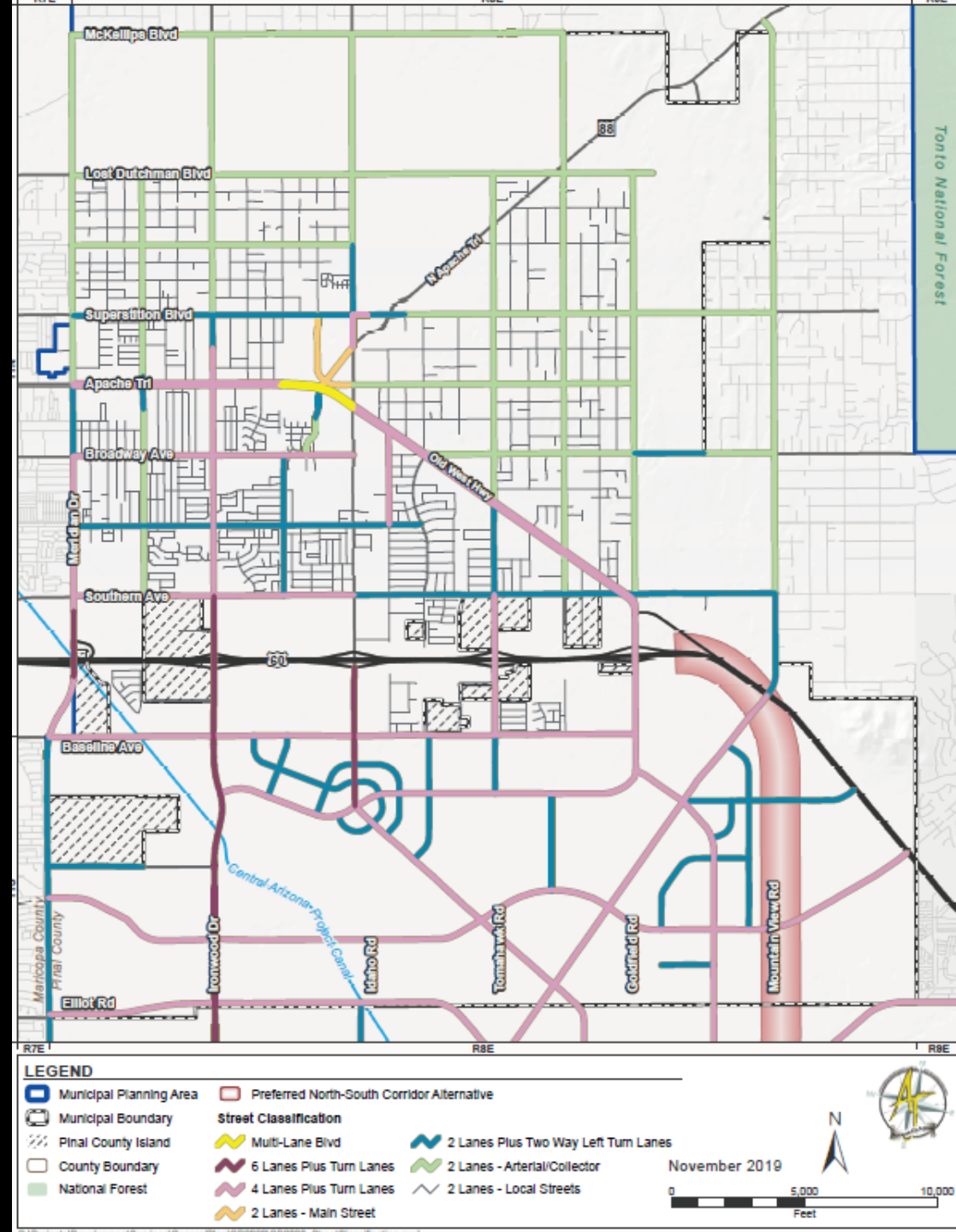
- Police Department
- Superstition Fire and Medical District
- Superstition Mountains Community Facilities District
- Public Works Department
- Apache Junction Unified School District
- Public Library
- City Hall

As the City continues to develop additional resources will be needed to appropriately serve a growing population.



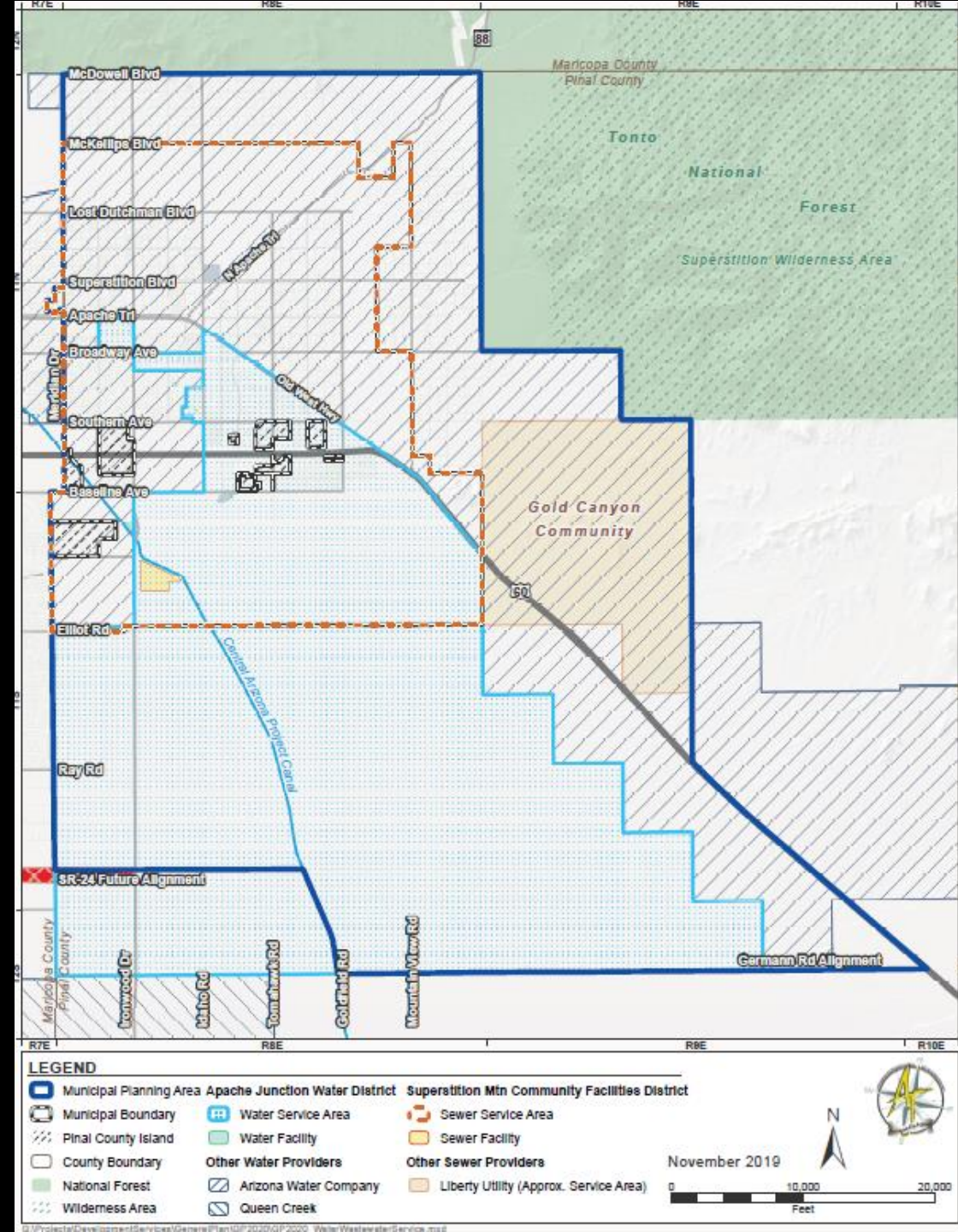
Circulation Element Highlights

- The City will utilize the 2019 Active Transportation Plan (“ATP”).
- Streets north of Baseline were built prior to the incorporation of the City.
- New development south of Baseline will implement the ATP.
- SR-24 will alleviate traffic on Ironwood Drive by 2022.



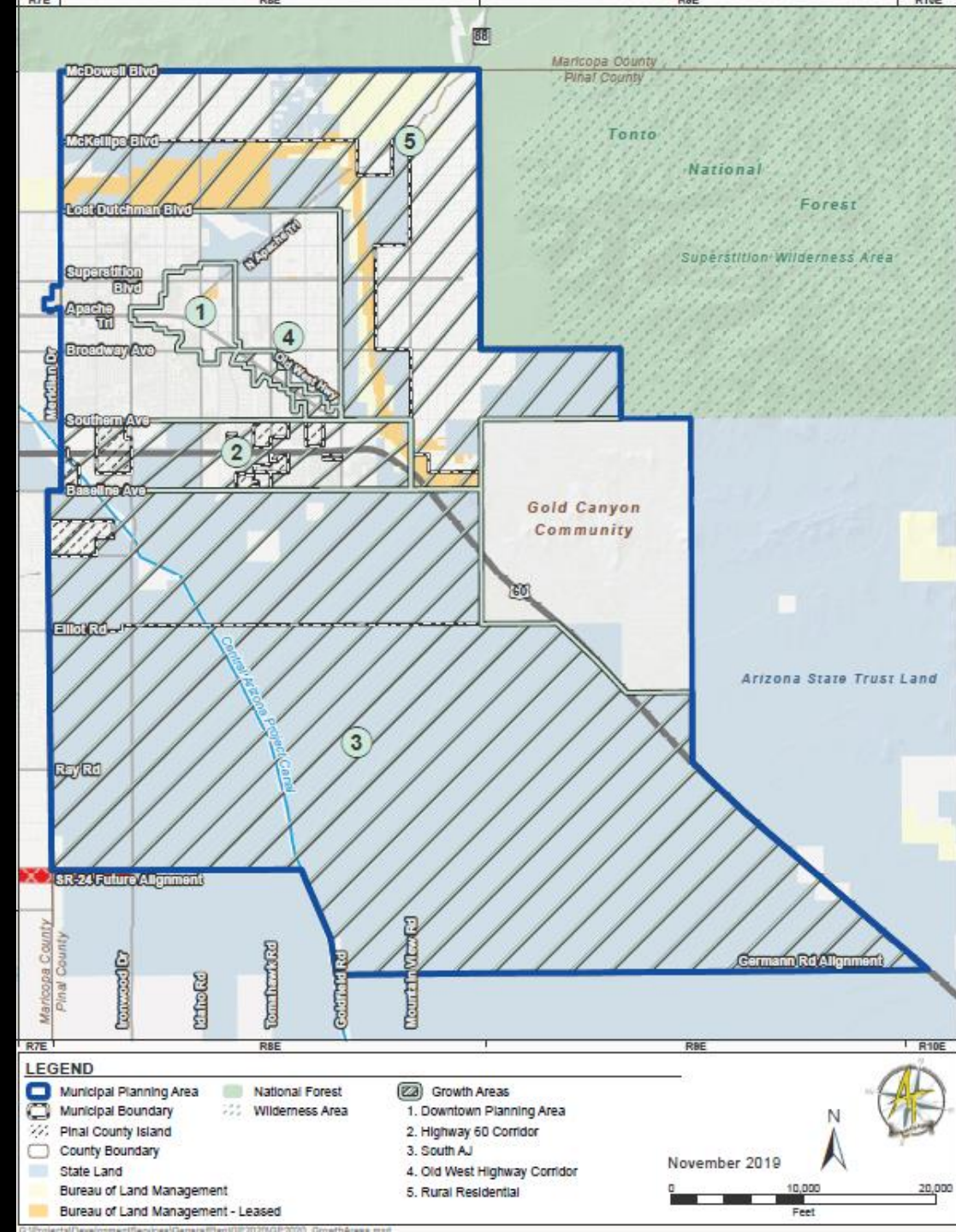
Water Resources Element (AJ 1H2O)

- AJ 1H2O Concept: CAP, aquifer storage, groundwater recharge facilities, water conservation, effluent re-use and rainwater harvesting should be the focus for future development.
- Water is taken from groundwater and the Central Arizona Project ("CAP").
- Water is provided by two service providers (Arizona Water Company and AJ Water District).



Growth Area Element Highlights

- 1. Downtown Area
- 2. Highway 60 Corridor
- 3. South AJ
- 4. Old West Highway Corridor
- 5. Rural Residential



Cost of Development Element Highlights

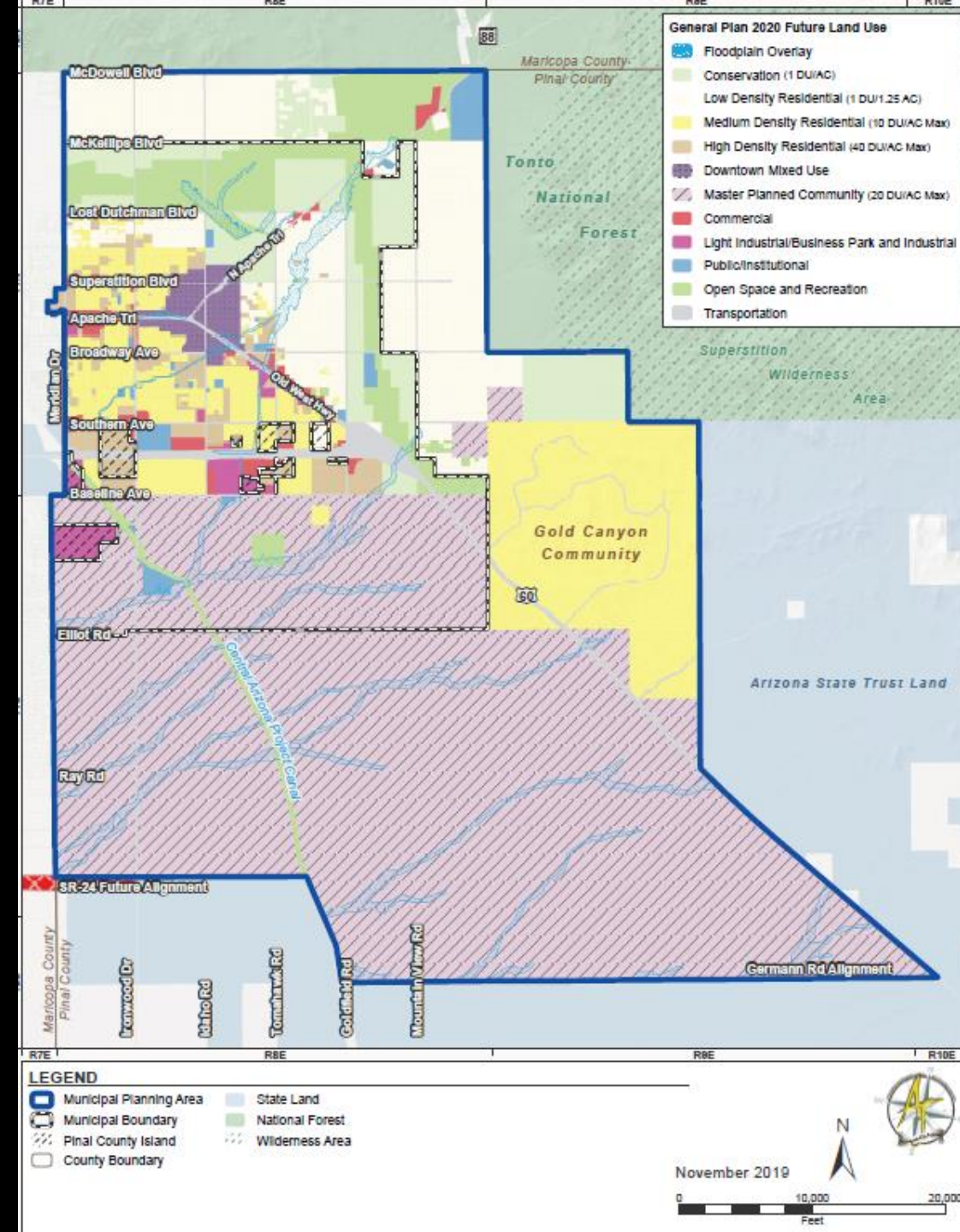
- The cost to build infrastructure, maintain and renovating facilities requires long term funding planning.
- Financial Mechanisms Include:
 - Sales Tax
 - Intergovernmental Transfers
 - Charge for Services
 - Development Fees
 - Property Tax



Land Use Element Highlights

Updates to the Land Use Map:

- Overall map clean up, old map was vague and difficult to interpret
- New Land Use category - “Conservation” designation (1 DU/AC) Max
- Floodplain Overlay was added to the map
- Increased Density for MDR from 6 DU/AC to 10 DU/AC
- Increased Density for HDR from 20 DU/AC to 40 DU/AC



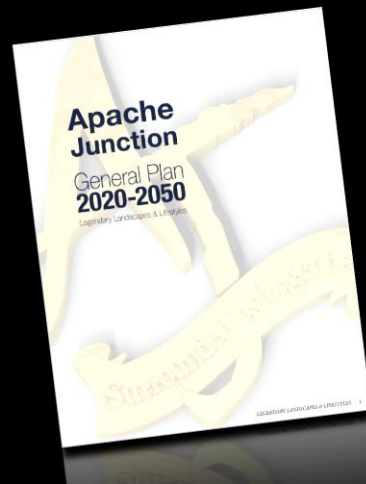
Intergovernmental Cooperation Element Highlights

- **Areas of Coordination**

- Schools
- City of Mesa, Town of Queen Creek, Maricopa and Pinal County
- Utilities – Water, Sewer and Stormwater Services
- State of Arizona
- Federal – Forest Service and Bureau of Land Management

- **Opportunities for Collaboration**

- Annexation of County Islands





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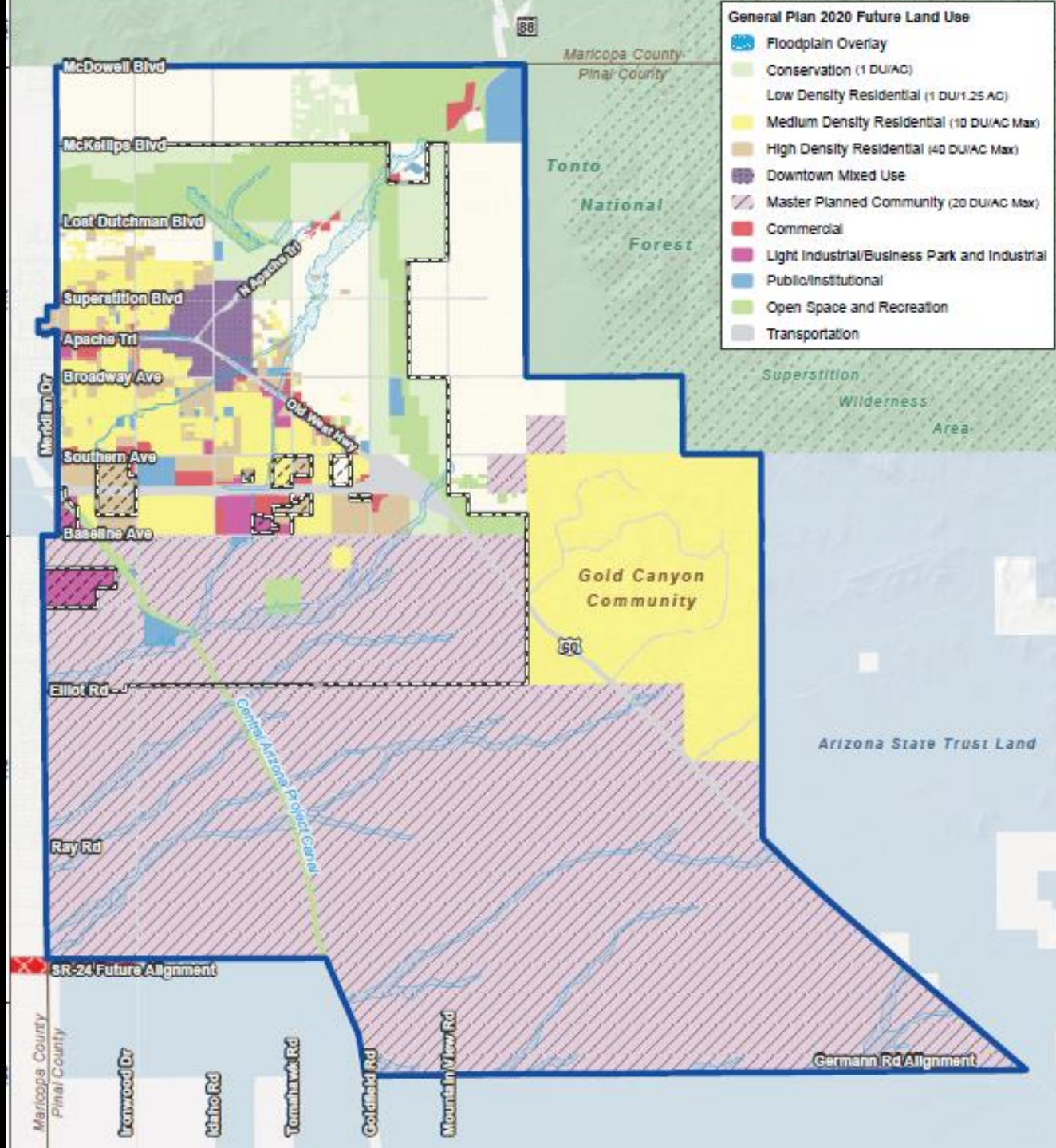
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Next Steps

- Planning Commission – Jan. 14th and 28th
- City Council Adoption – Feb. 4th

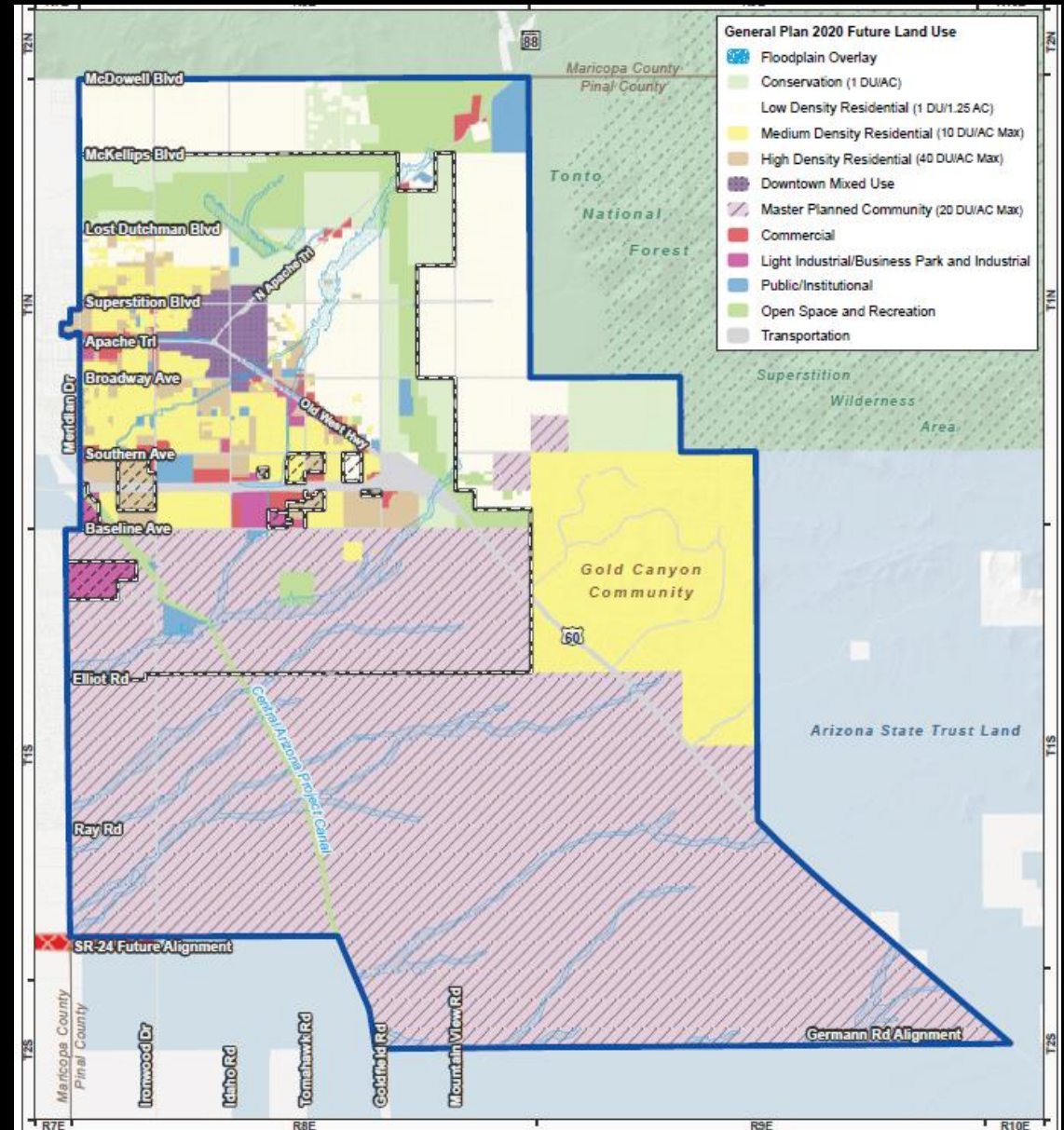
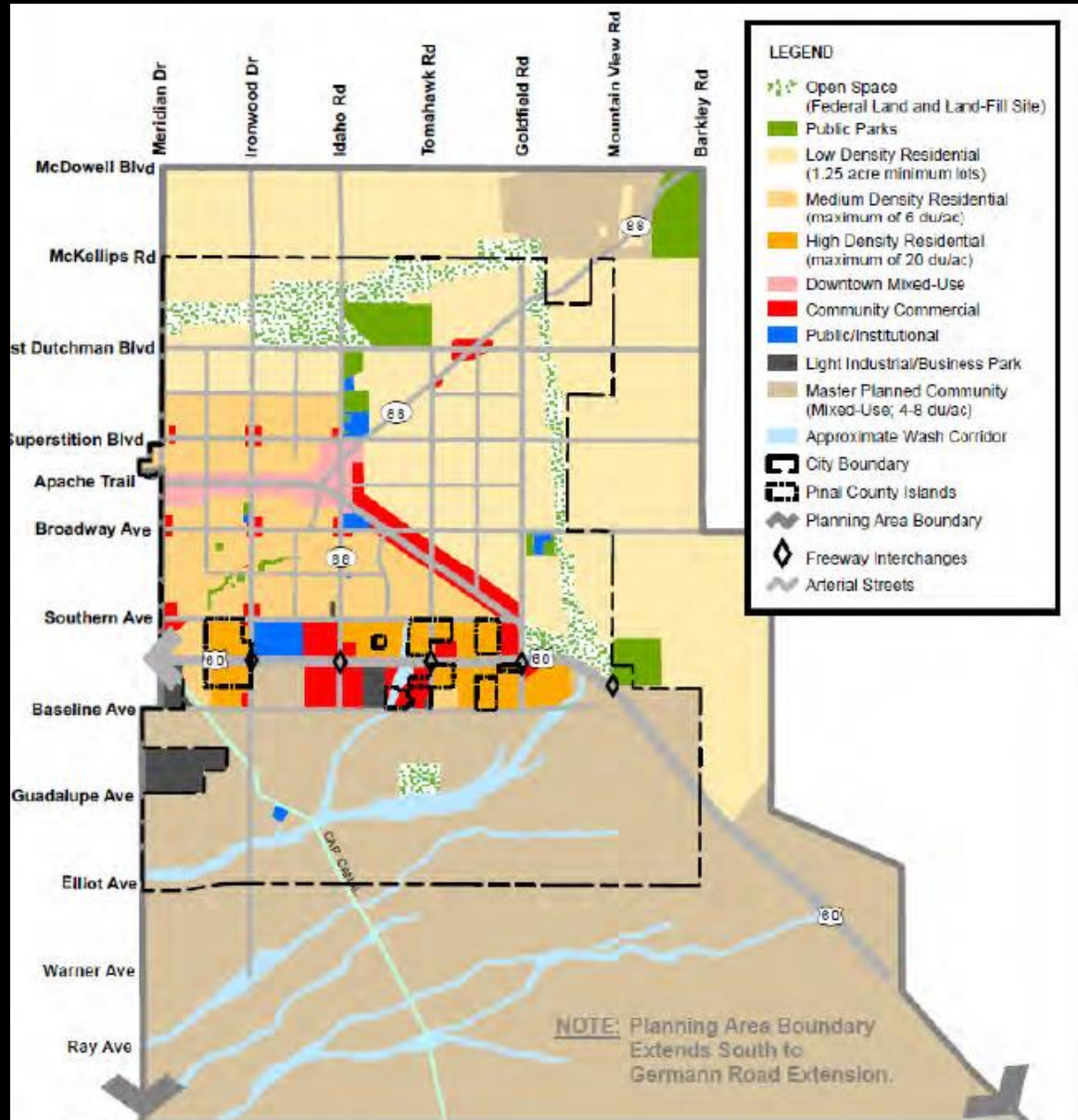




General Plan 2020 Future Land Use

-  Floodplain Overlay
-  Conservation (1 DU/AC)
-  Low Density Residential (1 DU/1.25 AC)
-  Medium Density Residential (10 DU/AC Max)
-  High Density Residential (40 DU/AC Max)
-  Downtown Mixed Use
-  Master Planned Community (20 DU/AC Max)
-  Commercial
-  Light Industrial/Business Park and Industrial
-  Public/Institutional
-  Open Space and Recreation
-  Transportation

Land Use Element (Cont'd)



Land Use Element

Land Use Designations	Zoning Districts
Low Density Residential (1 DU/1.25AC)	RS-GR, RS-54
Medium Density Residential (10 DU/AC Max)	RS-20, RS-10, RS-7, RS-5
High Density Residential (40 DU/AC Max)	RM-1, RM-2, RM-3, MHP, RVP
Master Planned Community (20 DU/AC Max)	Multiple Zoning Districts map apply
Downtown Mixed Use	B-3, RM-1, RM-2, RM-3, RS-4
Commercial	B-1, B-2, B-3
Light Industrial/Business Park and Industrial	B-4, B-5
Public/Institutional	PI
Open Space and Recreation	OSR (BLM)
Flood Plain	Flood Plain Overlay
Conservation (1 DU/AC)	Conservation

