

**FIGURE 75**  
**LAVEEN VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	2,551	14.00%	5,869	30.0%
Small Lot Residential (2-5 du/acre)	266	1.00%	6,900	35.0%
Medium Density Residential (5-15 du/acre)	7	.04%	756	4.0%
High Density Residential (15+ du/acre)				
Commercial	16	.10%	1,014	6.0%
Industrial	1,016	5.00%		
Commerce Park			287	1.0%
Public/Quasi-Public	208	1.00%	251	1.0%
Transportation/Airport				
Parks-Open Space	3,863	20.00%	4,387	22.0%
Agriculture	8,595	46.00%		
Vacant	2,351	12.00%		
Undesignated				
<b>Total</b>	<b>18,873</b>	<b>100.00%</b>	<b>19,554</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 76**  
**MARYVALE VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	226	1.0%	1,363	7.0%
Small Lot Residential (2-5 du/acre)	6,470	40.0%	10,033	49.0%
Medium Density Residential (5-15 du/acre)	477	3.0%	835	4.0%
High Density Residential (15+ du/acre)	522	3.0%	893	4.0%
Commercial	870	5.0%	2,846	14.0%
Industrial	1,062	7.0%	1,743	8.0%
Commerce Park	277	2.0%	417	2.0%
Public/Quasi-Public	742	5.0%	724	4.0%
Transportation/Airport	316	2.0%	455	2.0%
Parks-Open Space	1,251	8.0%	1,313	6.0%
Agriculture	2,915	18.0%		
Vacant	1,155	7.0%		
Undesignated				
<b>Total</b>	<b>16,283</b>	<b>100.0%</b>	<b>20,622</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 77**  
**NORTH GATEWAY VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)			2,556	9.0%
Small Lot Residential (2-5 du/acre)			6,091	22.0%
Medium Density Residential (5-15 du/acre)			1,228	4.0%
High Density Residential (15+ du/acre)			136	.5%
Commercial	62	.2%	2,588	9.0%
Industrial	69	.2%		
Commerce Park				
Public/Quasi-Public	1,650	6.0%	184	1.0%
Transportation/Airport	15	.1%	237	1.0%
Parks-Open Space			8,764	31.0%
Agriculture				
Vacant	26,307	94.0%	6,488	23.0%
Undesignated				
<b>Total</b>	<b>28,103</b>	<b>100.0%</b>	<b>28,272</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 78**  
**NORTH MOUNTAIN VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	371	2.0%	82	.4%
Small Lot Residential (2-5 du/acre)	7,950	44.0%	11,377	51.0%
Medium Density Residential (5-15 du/acre)	1,125	6.0%	1,746	8.0%
High Density Residential (15+ du/acre)	740	4.0%	1,170	5.0%
Commercial	1,610	9.0%	1,895	9.0%
Industrial	281	2.0%	889	4.0%
Commerce Park	187	1.0%	19	.1%
Public/Quasi-Public	1,042	6.0%	937	4.0%
Transportation/Airport	24	.1%	248	1.0%
Parks-Open Space	4,462	24.0%	3,838	17.0%
Agriculture	13	.1%		
Vacant	414	2.0%		
Undesignated				
<b>Total</b>	<b>18,219</b>	<b>100.0%</b>	<b>22,201</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 79**  
**PARADISE VALLEY VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	77	.3%	3,317	12.0%
Small Lot Residential (2-5 du/acre)	12,531	55.0%	13,329	48.0%
Medium Density Residential (5-15 du/acre)	1,845	8.0%	2,576	9.0%
High Density Residential (15+ du/acre)	434	2.0%	617	2.0%
Commercial	1,363	6.0%	2,455	9.0%
Industrial	79	.3%	525	2.0%
Commerce Park	54	.2%		
Public/Quasi-Public	1,041	5.0%	917	3.0%
Transportation/Airport	250	1.0%	449	2.0%
Parks-Open Space	3,677	16.0%	3,337	12.0%
Agriculture	51	.2%		
Vacant	1,441	6.0%		
Undesignated				
<b>Total</b>	<b>22,843</b>	<b>100.0%</b>	<b>27,522</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 80**  
**SOUTH MOUNTAIN VILLAGE**  
**TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	1,937	9.00%	2,994	12.0%
Small Lot Residential (2-5 du/acre)	3,031	13.00%	7,350	29.0%
Medium Density Residential (5-15 du/acre)	651	3.00%	1,163	5.0%
High Density Residential (15+ du/acre)	85	.40%	977	4.0%
Commercial	557	2.00%	2,338	9.0%
Industrial	1,836	8.00%	1,181	5.0%
Commerce Park	749	3.00%	2,147	8.0%
Public/Quasi-Public	767	3.00%	715	3.0%
Transportation/Airport	8	.04%	136	1.0%
Parks-Open Space	6,185	27.00%	6,481	25.0%
Agriculture	2,773	12.00%		
Vacant	3,988	18.00%		
Undesignated				
<b>Total</b>	<b>22,567</b>	<b>100.00%</b>	<b>25,481</b>	<b>100.0%</b>

**NOTES:**

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

**FIGURE 81A**  
**GENERAL PLAN LAND USES BY VILLAGE**  
**AHWATUKEE FOOTHILLS, ALHAMBRA, CAMELBACK EAST, CENTRAL CITY, DEER VALLEY, DESERT VIEW**

<u>Land Use Category</u>	<u>AHWATUKEE FOOTHILLS</u>		<u>ALHAMBRA</u>		<u>CAMELBACK EAST</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	2,374	10.00%	7,616	62.00%	2,567	11.00%
Small Lot Residential (2-5 du/acre)	4,457	20.00%	1,258	10.00%	8,004	34.00%
Medium Density Residential (5-15 du/acre)	1,230	5.00%	698	6.00%	1,671	7.00%
High Density Residential (15+ du/acre)	423	2.00%	1,327	11.00%	1,435	6.00%
Commercial	1,461	6.00%	325	3.00%	2,655	11.00%
Industrial					259	1.00%
Commerce Park	319	1.00%			263	1.00%
Public/Quasi-Public	320	1.00%	745	6.00%	993	4.00%
Transportation/Airport	556	2.00%	116	1.00%	448	2.00%
Parks-Open Space	11,702	51.00%	231	2.00%	4,932	21.00%
Undesignated						
<b>Total</b>	<b>22,840</b>	<b>100.00%</b>	<b>12,315</b>	<b>100.00%</b>	<b>23,227</b>	<b>100.00%</b>

<u>Land Use Category</u>	<u>CENTRAL CITY</u>		<u>DEER VALLEY</u>		<u>DESERT VIEW</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	2,195	16.00%	6,318	18.00%	9,333	22.00%
Small Lot Residential (2-5 du/acre)	624	5.00%	9,751	27.00%	12,742	29.00%
Medium Density Residential (5-15 du/acre)	79	1.00%	2,531	7.00%	1,069	2.00%
High Density Residential (15+ du/acre)	1,943	14.00%	599	2.00%	398	1.00%
Commercial	3,132	23.00%	3,900	11.00%	2,729	6.00%
Industrial	12	.10%	3,988	11.00%	.15	0.00%
Commerce Park			1,249	3.00%		
Public/Quasi-Public	984	7.00%	597	2.00%	1,068	2.00%
Transportation/Airport	2,865	21.00%	1,622	4.00%	229	1.00%
Parks-Open Space	1,765	13.00%	5,666	16.00%	15,812	36.00%
Undesignated						
<b>Total</b>	<b>13,600</b>	<b>100.00%</b>	<b>36,220</b>	<b>100.00%</b>	<b>43,379</b>	<b>100.00%</b>

NOTE:  
Acres and percentages may not sum due to rounding.

## FIGURE 81B

### GENERAL PLAN LAND USES BY VILLAGE

#### ENCANTO, ESTRELLA, LAVEEN, MARYVALE, NORTH GATEWAY, NORTH MOUNTAIN

Land Use Category	ENCANTO		ESTRELLA		LAVEEN	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Large Lot Residential (0-2 du/acre)	105	2.00%	2,747	10.00%	5,869	30.00%
Small Lot Residential (2-5 du/acre)	3,035	45.00%	7,100	27.00%	6,900	35.00%
Medium Density Residential (5-15 du/acre)	616	9.00%	942	4.00%	756	4.00%
High Density Residential (15+ du/acre)	448	7.00%	62	.20%		
Commercial	1,302	19.00%	873	3.00%	1,104	4.00%
Industrial	141	2.00%	9,148	35.00%		
Commerce Park			984	4.00%	287	3.00%
Public/Quasi-Public	557	8.00%	2,138	8.00%	251	1.00%
Transportation/Airport	68	1.00%	329	1.00%		
Parks-Open Space	435	6.00%	2,147	8.00%	4,387	22.00%
Undesignated						
<b>Total</b>	<b>6,706</b>	<b>100.00%</b>	<b>26,470</b>	<b>100.00%</b>	<b>19,554</b>	<b>100.00%</b>

Land Use Category	MARYVALE		NORTH GATEWAY		NORTH MOUNTAIN	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Large Lot Residential (0-2 du/acre)	1,363	7.00%	2,556	9.00%	82	.40%
Small Lot Residential (2-5 du/acre)	10,033	48.00%	6,091	22.00%	11,377	51.00%
Medium Density Residential (5-15 du/acre)	835	4.00%	1,228	4.00%	1,746	8.00%
High Density Residential (15+ du/acre)	893	4.00%	136	.50%	1,170	5.00%
Commercial	2,846	14.00%	2,588	9.00%	1,895	9.00%
Industrial	1,743	8.00%			889	4.00%
Commerce Park	417	2.00%			19	.10%
Public/Quasi-Public	724	3.00%	184	1.00%	937	4.00%
Transportation/Airport	455	2.00%	237	1.00%	248	1.00%
Parks-Open Space	1,313	7.00%	8,764	31.00%	3,838	17.00%
Undesignated			6,488	23.00%		
<b>Total</b>	<b>20,622</b>	<b>100.00%</b>	<b>28,272</b>	<b>100.00%</b>	<b>22,201</b>	<b>100.00%</b>

NOTE:

Acres and percentages may not sum due to rounding.



**FIGURE 81C**

**GENERAL PLAN LAND USES BY VILLAGE  
PARADISE VALLEY, SOUTH MOUNTAIN**

<u>Land Use Category</u>	<u>PARADISE VALLEY</u>		<u>SOUTH MOUNTAIN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	3,317	12.00%	2,994	12.00%
Small Lot Residential (2-5 du/acre)	13,329	48.00%	7,350	29.00%
Medium Density Residential (5-15 du/acre)	2,576	9.00%	1,163	5.00%
High Density Residential (15+ du/acre)	617	2.00%	977	4.00%
Commercial	2,455	9.00%	2,338	9.00%
Industrial	525	2.00%	1,181	5.00%
Commerce Park			2,147	8.00%
Public/Quasi-Public	917	3.00%	715	3.00%
Transportation/Airport	449	2.00%	136	1.00%
Parks-Open Space	3,337	12.00%	6,481	25.00%
Undesignated				
<b>Total</b>	<b>27,522</b>	<b>100.00%</b>	<b>25,481</b>	<b>100.00%</b>

**NOTE:**

Acres and percentages may not sum due to rounding.

**FIGURE 82****TOTAL PLANNING AREA EXISTING LAND USE**

<u>Land Use Category</u>	<u>Sq. Miles</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	20.97	13,419	5.0%
Small Lot Residential (2-5 du/acre)	87.91	56,264	19.0%
Medium Density Residential (5-15 du/acre)	15.72	10,058	3.0%
High Density Residential (15+ du/acre)	7.06	4,520	2.0%
Commercial	17.32	11,085	4.0%
Industrial	18.96	12,137	4.0%
Commerce Park	5.12	3,276	1.0%
Public/Quasi-Public	21.48	13,750	5.0%
Transportation/Airport	9.14	5,847	2.0%
Parks-Open Space	75.53	48,342	17.0%
Agriculture	41.78	26,741	9.0%
Vacant	135.43	86,677	30.0%
<b>Total</b>	<b>456.43</b>	<b>292,114</b>	<b>100.0%</b>

**NOTES:**

1. The total area does not include 160 square miles of undesignated or unresolved planning area outside village boundaries.
2. Most categories in developed areas of the city do not include street right-of-way.
3. Transportation includes airports, freeways, and rail.
4. Square miles, acres, and percentages may not sum due to rounding.

**FIGURE 83****TOTAL PLANNING AREA GENERAL PLAN LAND USE**

<u>Land Use Category</u>	<u>Sq. Miles</u>	<u>Acres</u>	<u>% of Total**</u>
Large Lot Residential (0-2 du/acre)	61.91	39,624	12.0%
Small Lot Residential (2-5 du/acre)	171.84	109,980	33.0%
Medium Density Residential (5-15 du/acre)	28.51	18,245	6.0%
High Density Residential (15+ du/acre)	12.40	7,933	2.0%
Commercial	45.96	29,417	9.0%
Industrial	33.33	21,331	6.0%
Commerce Park	8.90	5,697	2.0%
Public/Quasi-Public	17.39	11,128	3.0%
Transportation/Airport	12.12	7,758	2.0%
Parks-Open Space	110.64	70,807	22.0%
Undesignated (Inside N. Gateway only)	10.14	6,488	2.0%
<b>Total</b>	<b>513.14</b>	<b>328,408</b>	<b>100.0%</b>

**NOTES:**

1. \*\* The total is village area only and does not include 160 square miles of undesignated or unresolved planning area outside village boundaries.
2. Categories include street right-of-way.
3. Transportation includes airports, freeways, and rail.
4. Square miles, acres, and percentages may not sum due to rounding.

The proposed General Plan land use (Figure 83) projects an increase in residential land use to 53 percent of total land use at buildout of the 513 square miles for which land use has been designated. Open space and parks will increase to 22 percent. Commercial, industrial and commerce park, public and transportation facilities will be 23 percent, for a total of 98 percent for the three major category of uses. Eventual designation of land uses for the other 170 square miles will change these percentages.

**GOAL-12 VILLAGE CHARACTER: THE UNIQUE CHARACTER AND IMAGE OF EACH VILLAGE SHOULD BE RETAINED AND ENHANCED.**

The Village Planning Committees should continue to identify both their present and desired village characters. These unique identities offer Phoenicians a choice of lifestyles within and among the villages. The village's character should strongly affect growth decisions and help create a special quality of life.

**Policies:**

1. Emphasize the character and image of each village in all zoning recommendations and stipulations, zoning adjustment actions, and other city decisions.

**Recommendations:**

- A. Show maps depicting the character of each village.
  - B. Follow the policies in adopted area plans, neighborhood plans, and sub-area policy documents that address preservation of land use character, as listed on the backside of the land use map by village.
2. Encourage creating and adopting area and neighborhood plans, and overlay districts and design guidelines as needed, to protect and promote the unique character areas within each village.

**AHWATUKEE FOOTHILLS VILLAGE CHARACTER**

- Family-oriented developments
- Entrance to South Mountain Park
- Scenic mountain views

- Excellent recreational opportunities

**ALHAMBRA VILLAGE CHARACTER**

- Core contains library, open space, school, multi-family residential, retail and future transit center
- Stable, single-family neighborhoods, filled with architecturally interesting and historic homes
- I-17 corridor contains commercial and industrial uses
- Extensive streetscapes and landscaping along corridors and in neighborhoods
- Baptist Hospital, Grand Canyon College, and Washington Adult Center, public facilities
- Freeway crossings to link west side of village to the core should be considered

**CAMELBACK EAST VILLAGE CHARACTER**

- Prominent natural landmarks - Camelback and Squaw Peak Mountains, Papago Buttes and mountain views
- Significant man-made landmarks - Wrigley Mansion, Biltmore Hotel, Royal Palms, and Phoenician Hotel, Tovrea Castle, Desert Botanical Gardens, Phoenix Zoo, Papago Park and Pueblo Grande
- Strong, attractive single-family neighborhoods
- Squaw Peak Parkway and major street, commercial corridors
- Camelback Core, Gateway Center and Tower Plaza/Thomas Mall area
- Balance of jobs and resident workforce
- A primary core with a Core Center and Core Gradient per an adopted specific plan
- Higher-density housing near employment and retail as is compatible with established neighborhoods

**CENTRAL CITY VILLAGE CHARACTER**

- Governmental mall consisting of federal, state, county and city governments
- Cultural, educational and entertainment center (second-largest theater district in the country), including Herberger Theater, Orpheum Theater, Phoenix Symphony Hall, heritage and science museums, performing and visual art centers and

studios; site of major institutions such as Burton Barr Public Library and ASU Downtown Campus

- ❑ Sports complex including America West Arena and Bank One Ball Park
- ❑ Concentration of historic buildings and sites, such as historic governmental, office and residential buildings and squares, and religious buildings; excellent mix of historic and contemporary architectural styles
- ❑ Wide diversity of residential neighborhoods, both single family and multi-family, as well as culturally diverse localities
- ❑ A wide range of multicultural, ethnically enriched, and economically diverse communities
- ❑ Parks and recreation areas including Margaret T. Hance Deck Park, Patriots Park, and the Rio Salado Restoration with recreational amenities
- ❑ Major medical facilities such as Maricopa County, St. Luke's and Phoenix Memorial Hospitals
- ❑ Excellent multimodal transportation access, including Phoenix Sky Harbor International Airport and surface transportation systems consisting of roads, freeways, rail, mass transit, and future light rail

#### DEER VALLEY VILLAGE CHARACTER

- ❑ Major north-south gateway through future cultural/commercial core
- ❑ High-tech and electronics industry location
- ❑ Retention of natural washes, mountain features, and vegetation
- ❑ Ancient petroglyph sites preserved
- ❑ Deer Valley Municipal Airport
- ❑ Variety of housing types and density ranges, and average of five units/acre

#### DESERT VIEW VILLAGE CHARACTER

- ❑ Undeveloped Sonoran Desert, mountains, washes and foothills
- ❑ Very low-density rural and equestrian lifestyle
- ❑ Scenic corridors, open spaces, washes, and trails
- ❑ Lush native desert flora and fauna
- ❑ Quality transitions between open space and development

- ❑ Regional employment center
- ❑ Large, master-planned communities
- ❑ Visual and accessible linkages to open space

#### ENCANTO VILLAGE CHARACTER

- ❑ High-rise, mixed-use, pedestrian-oriented core along Central Avenue with reduced pedestrian-vehicular conflict
- ❑ High-density housing in and around the core
- ❑ Strong retail, entertainment, cultural and public uses
- ❑ Central Avenue gateways and high-rises
- ❑ Encanto Park, Phoenix Steele Park and State Fairgrounds/Coliseum
- ❑ Stable, mature, historic neighborhoods

#### ESTRELLA VILLAGE CHARACTER

- ❑ Village location - 15-20 minutes from downtown Phoenix
- ❑ Easily accessible to two freeways located within the village - I-10 and Maricopa
- ❑ Future Rio Salado recreation corridor borders south side of the village
- ❑ Tres Rios Habitat and Restoration Area adjacent to the western boundary of the village
- ❑ Magnificent scenic views of the Estrella and White Tank mountains
- ❑ Northeast section - reminiscent of Phoenix in the 1940s and 50s bungalow housing, older hotels along Buckeye Road interspersed with outdoor storage areas
- ❑ Northeast section - older neighborhoods with residents who have strong community spirit and diverse cultures
- ❑ Central section - largest center of commerce park and industrial activity in the city. Extraordinary amount of land available for expansion opportunities and new businesses
- ❑ Southwest section - last remaining agricultural and dairy businesses and new residential growth area with a variety of planned communities, housing types, neighborhood parks, community trail system, and future shopping centers, along the Lower Buckeye Road residential parkway

### LAVEEN VILLAGE CHARACTER

- ❑ Long history as an agricultural community
- ❑ Scenic mountain views to South Mountain and Estrella mountains
- ❑ Friendly, rural area character blended with new development
- ❑ Rural, equestrian, agricultural lifestyle and foothills area
- ❑ Baseline and Dobbins Roads scenic drives
- ❑ Multiuse trails and canals
- ❑ Proposed watercourse
- ❑ Adopted rural development guidelines in Laveen plan

### MARYVALE VILLAGE

- ❑ Small lot, single-family, neighborhoods
- ❑ Self-help tradition of bettering the community
- ❑ Agua Fria Wash District Park
- ❑ Employment center in westernmost core and along I-10
- ❑ Westside upscale mixed use, quality residential communities
- ❑ Cricket (Desert Sky Pavilion) and Baseball Complex

### NORTH GATEWAY VILLAGE CHARACTER

- ❑ Undeveloped Sonoran Desert, mountains, and washes
- ❑ Regional employment center opportunity
- ❑ Scenic corridors and trails
- ❑ Visual and accessible linkages to open space
- ❑ Large, master-planned communities

### NORTH MOUNTAIN VILLAGE CHARACTER

- ❑ Mature, stable residential areas
- ❑ Mid-rise, modern MetroCore
- ❑ Community-oriented, pedestrian focused Sunnyslope Core
- ❑ Mountain Preserve and Cave Creek Wash open space areas
- ❑ ASU West Campus
- ❑ Areas near the cores needing upgraded and new housing and employment

### PARADISE VALLEY VILLAGE CHARACTER

- ❑ Centrally-located commercial, entertainment and cultural core
- ❑ Indian Bend Wash resort corridor
- ❑ Extensive trail system linking users with parks and Mountain Preserve
- ❑ Low-density western lifestyle
- ❑ Employment centers concentrated in core, northwest and far east
- ❑ Variety of housing types and density ranges

### SOUTH MOUNTAIN VILLAGE CHARACTER

- ❑ Commercial gateway at Central and Rio Salado
- ❑ Employment districts near freeways at northern edge
- ❑ Baseline and Dobbins Roads scenic drives
- ❑ Rural, agricultural, equestrian lifestyle and Foothills Area
- ❑ Pedestrian, bikeway and equestrian trails and canals
- ❑ South Mountain Park

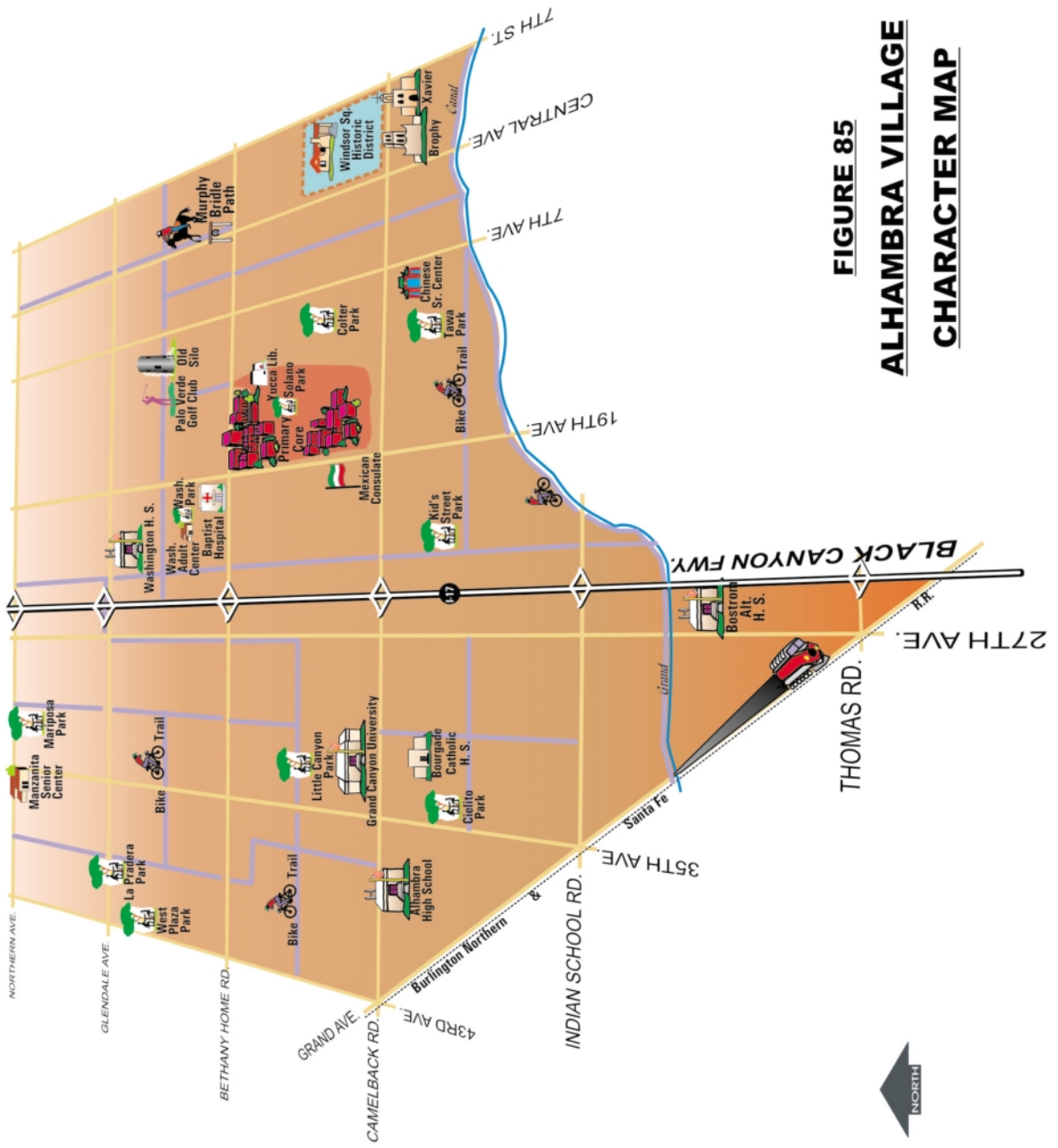
### VILLAGE PLANS' COMMON THEMES:

Although the village character maps emphasize the unique identity of each area, the plans affecting each village also contain a number of common themes:

- ❑ Preserve residential neighborhoods
- ❑ Balance jobs and resident workers
- ❑ Create pedestrian, intense, mixed-use cores
- ❑ Improve accessibility into and around cores
- ❑ Use trail systems to link neighborhoods to open space and cores
- ❑ Create a mix of housing types and density ranges
- ❑ Develop and preserve major natural features and landmarks

Figures 84-97 are maps for each village of village character



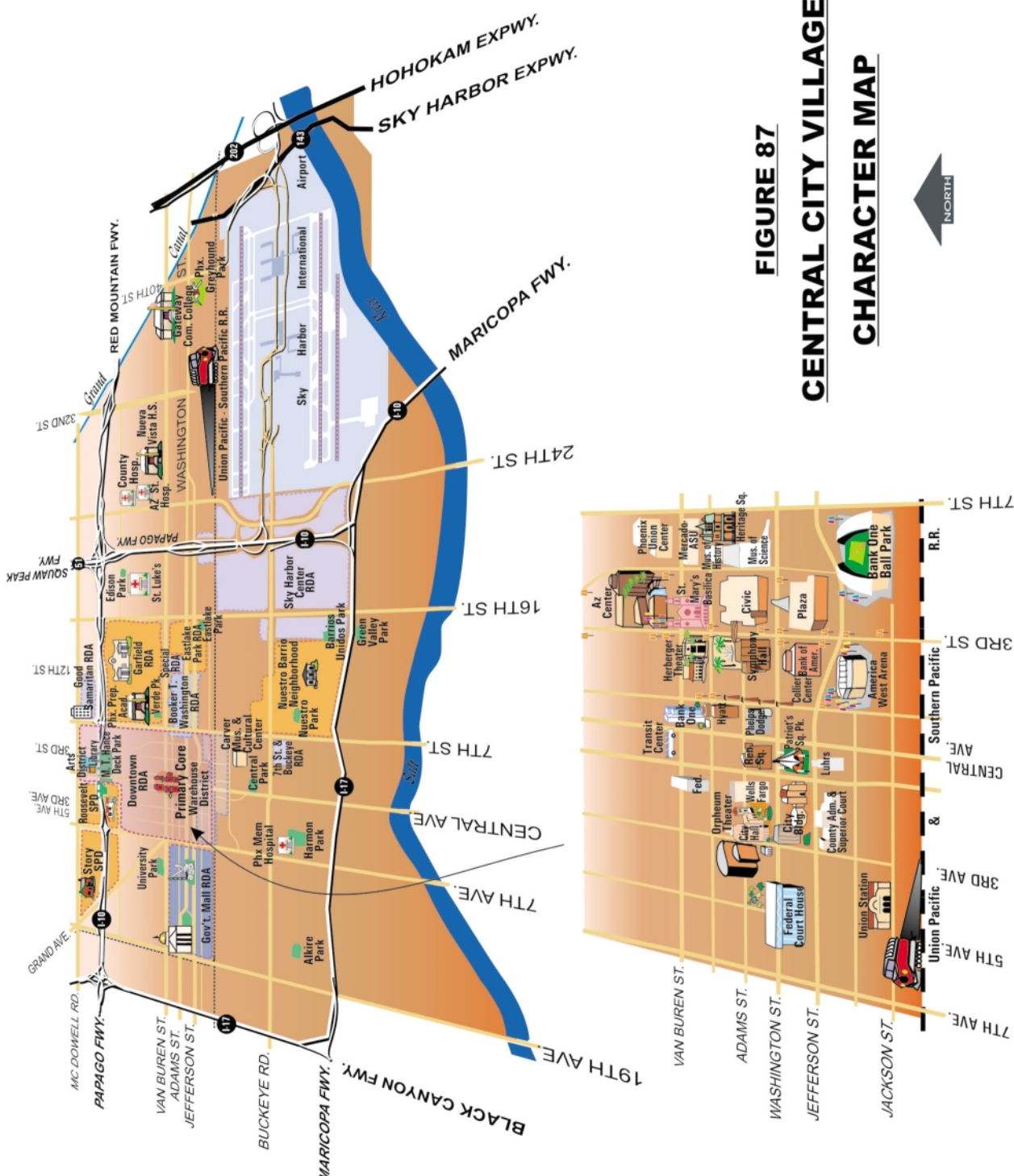


**FIGURE 85**  
**ALHAMBRA VILLAGE**  
**CHARACTER MAP**





**FIGURE 86**  
**CAMELBACK EAST VILLAGE**  
**CHARACTER MAP**

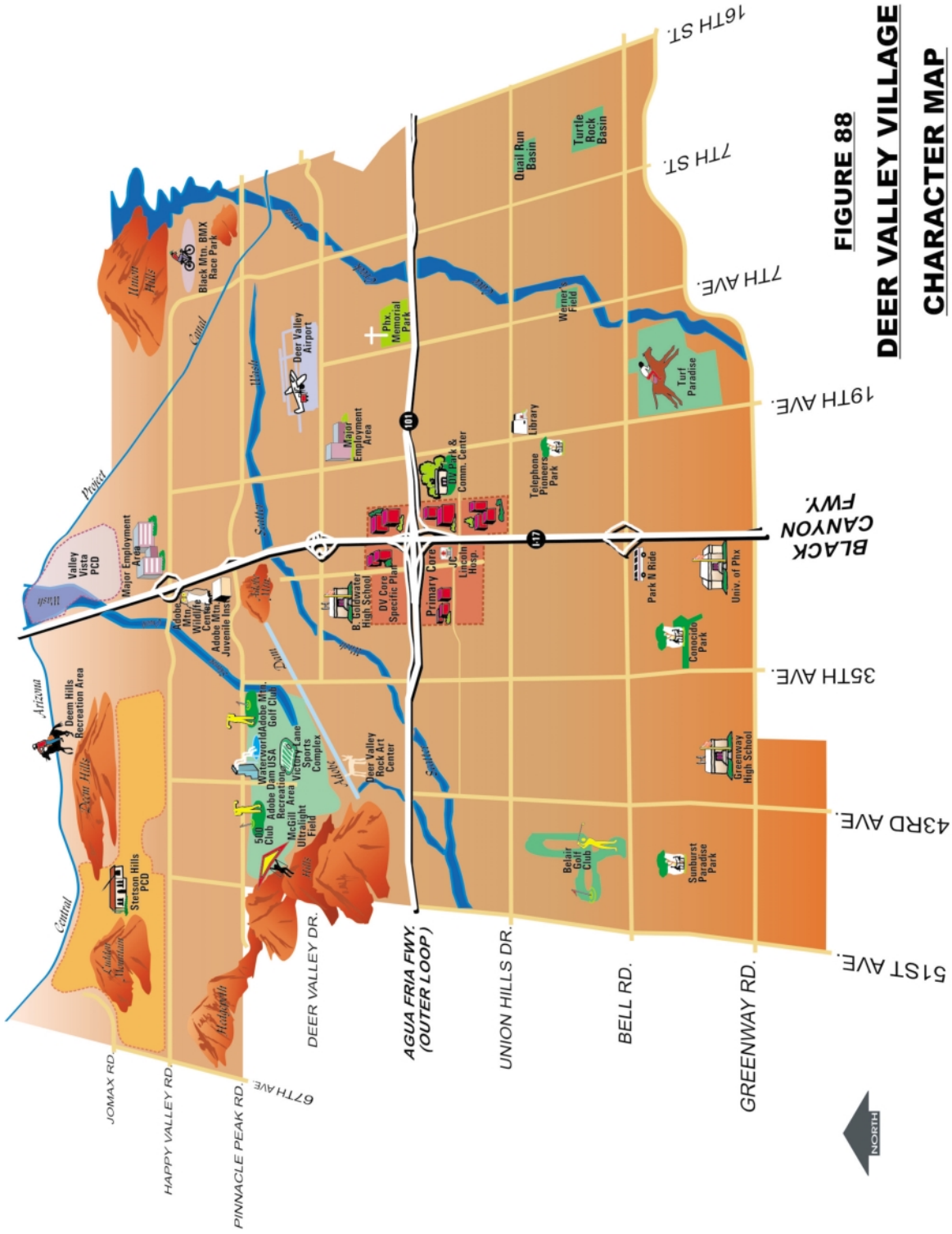


**FIGURE 87**

**CENTRAL CITY VILLAGE**

**CHARACTER MAP**





**FIGURE 88**  
**DEER VALLEY VILLAGE**  
**CHARACTER MAP**



**FIGURE 89**  
**DESERT VIEW VILLAGE CHARACTER MAP**

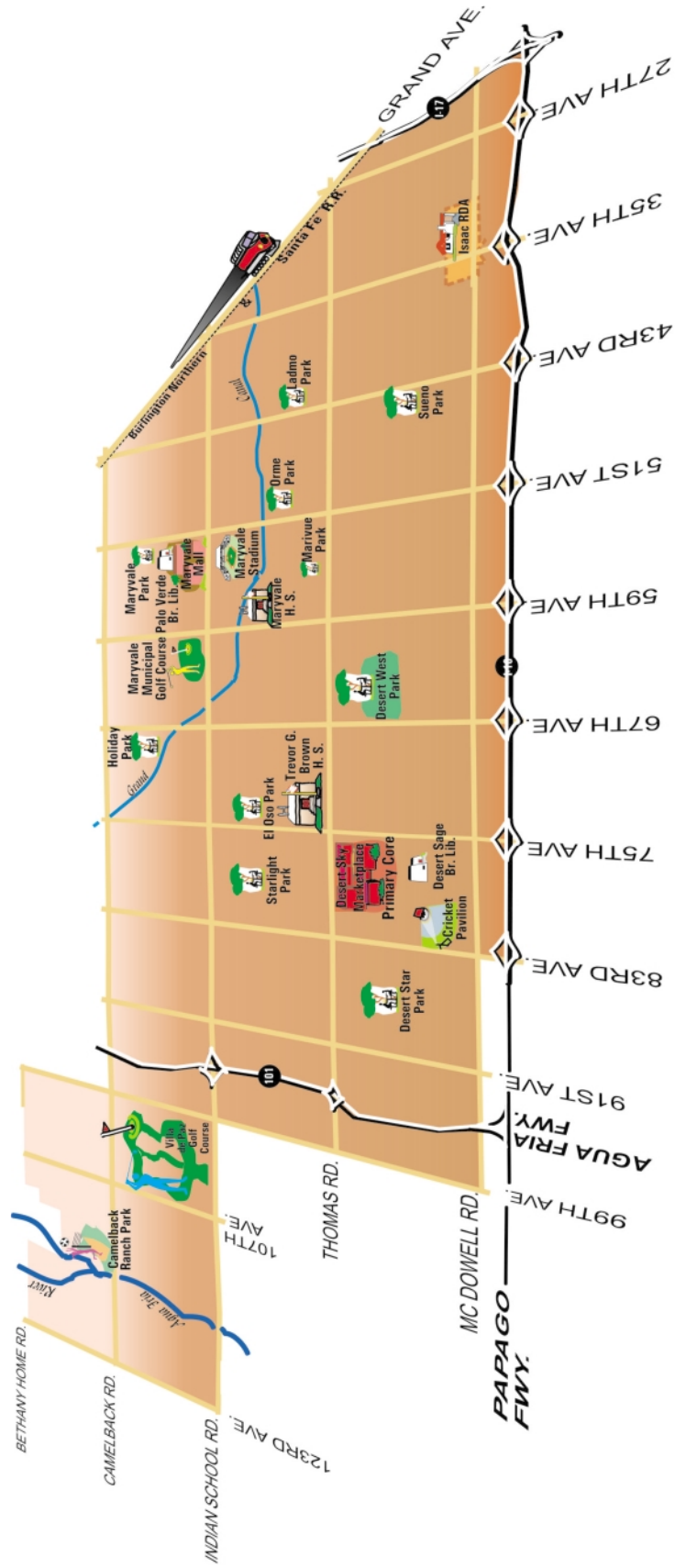




**FIGURE 91**  
**ESTRELLA VILLAGE CHARACTER MAP**

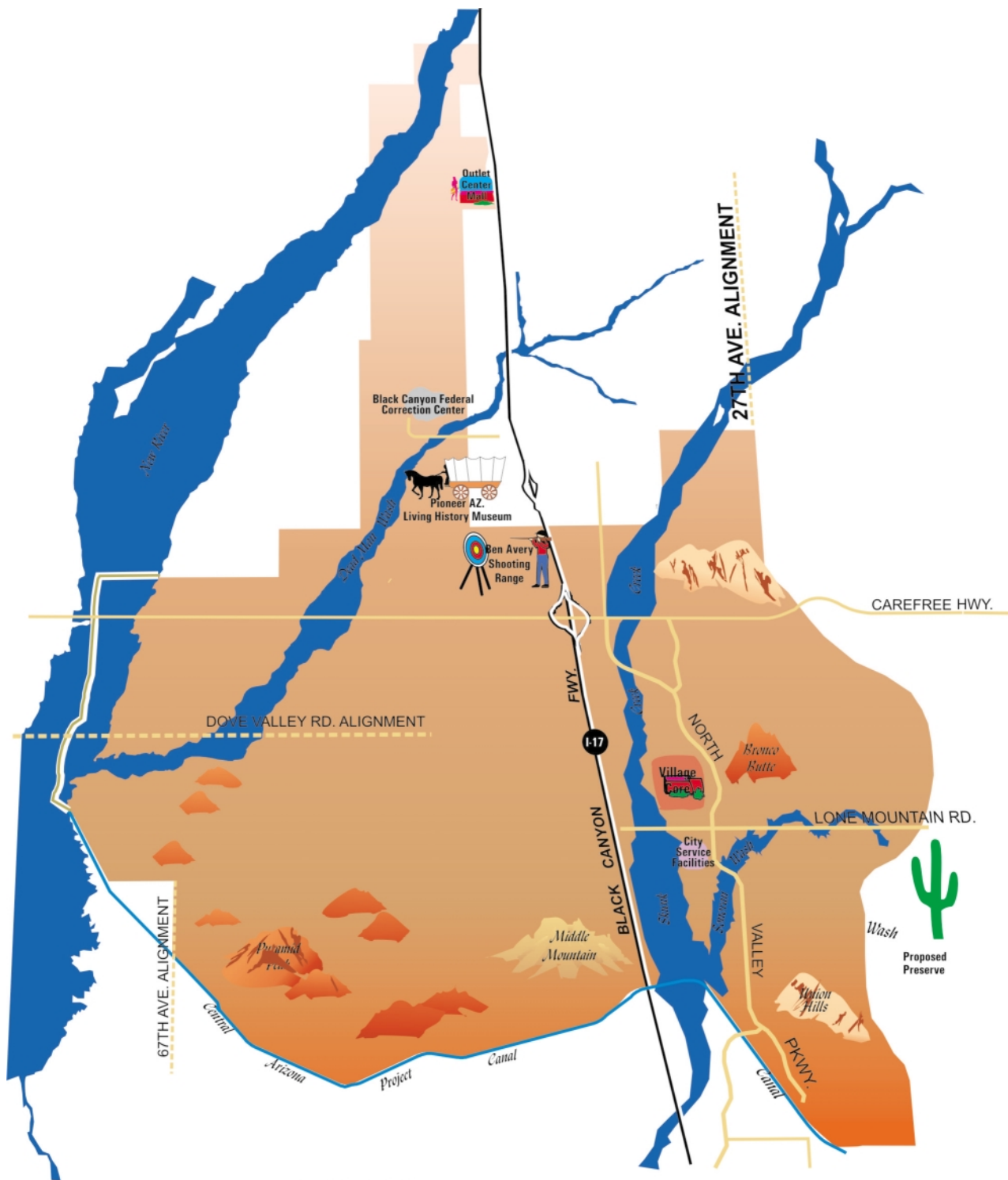


**FIGURE 92**  
**LAVEEN VILLAGE**  
**CHARACTER MAP**



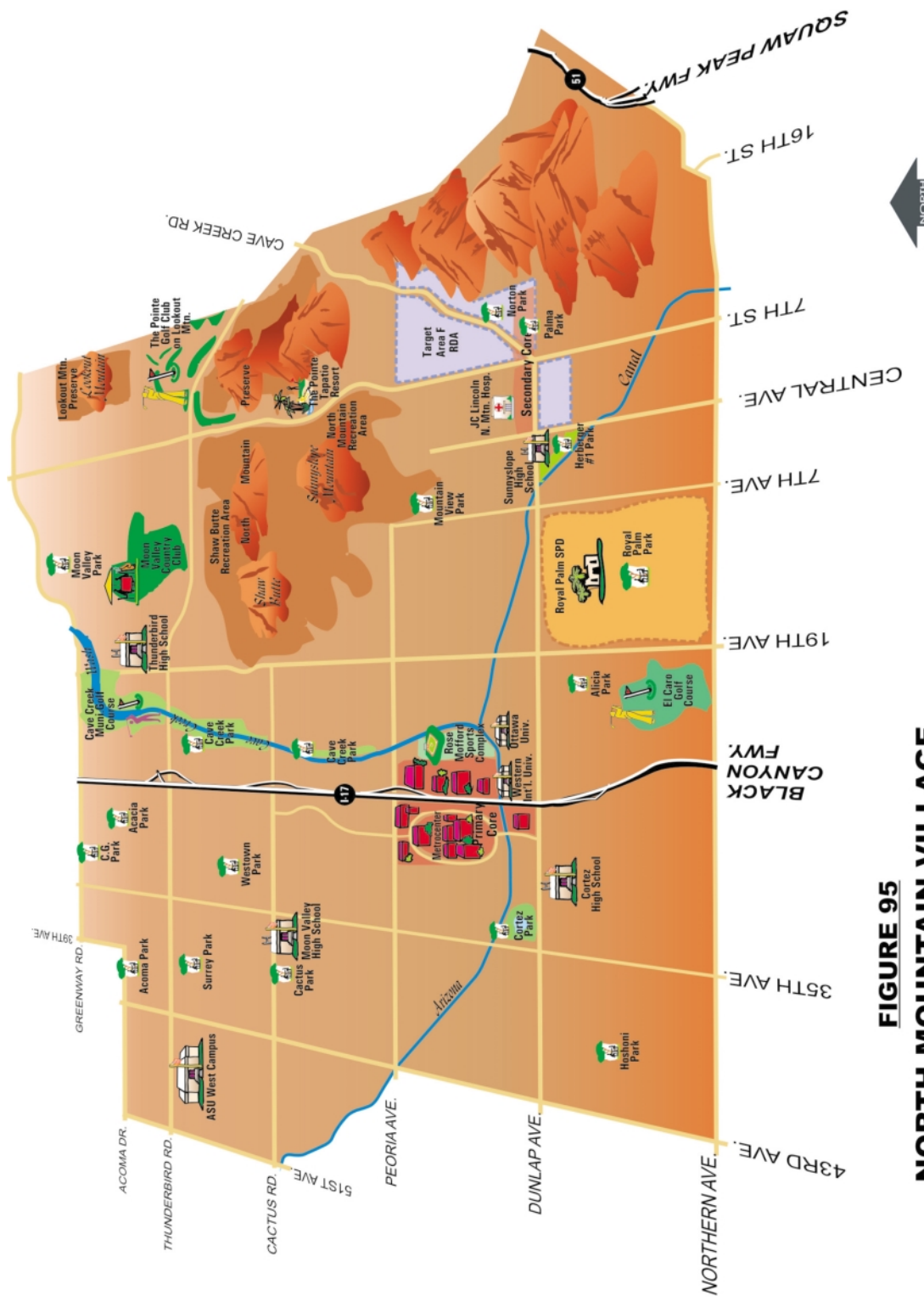
**FIGURE 93**  
**MARYVALE VILLAGE**  
**CHARACTER MAP**





**FIGURE 94**  
**NORTH GATEWAY VILLAGE**  
**CHARACTER MAP**



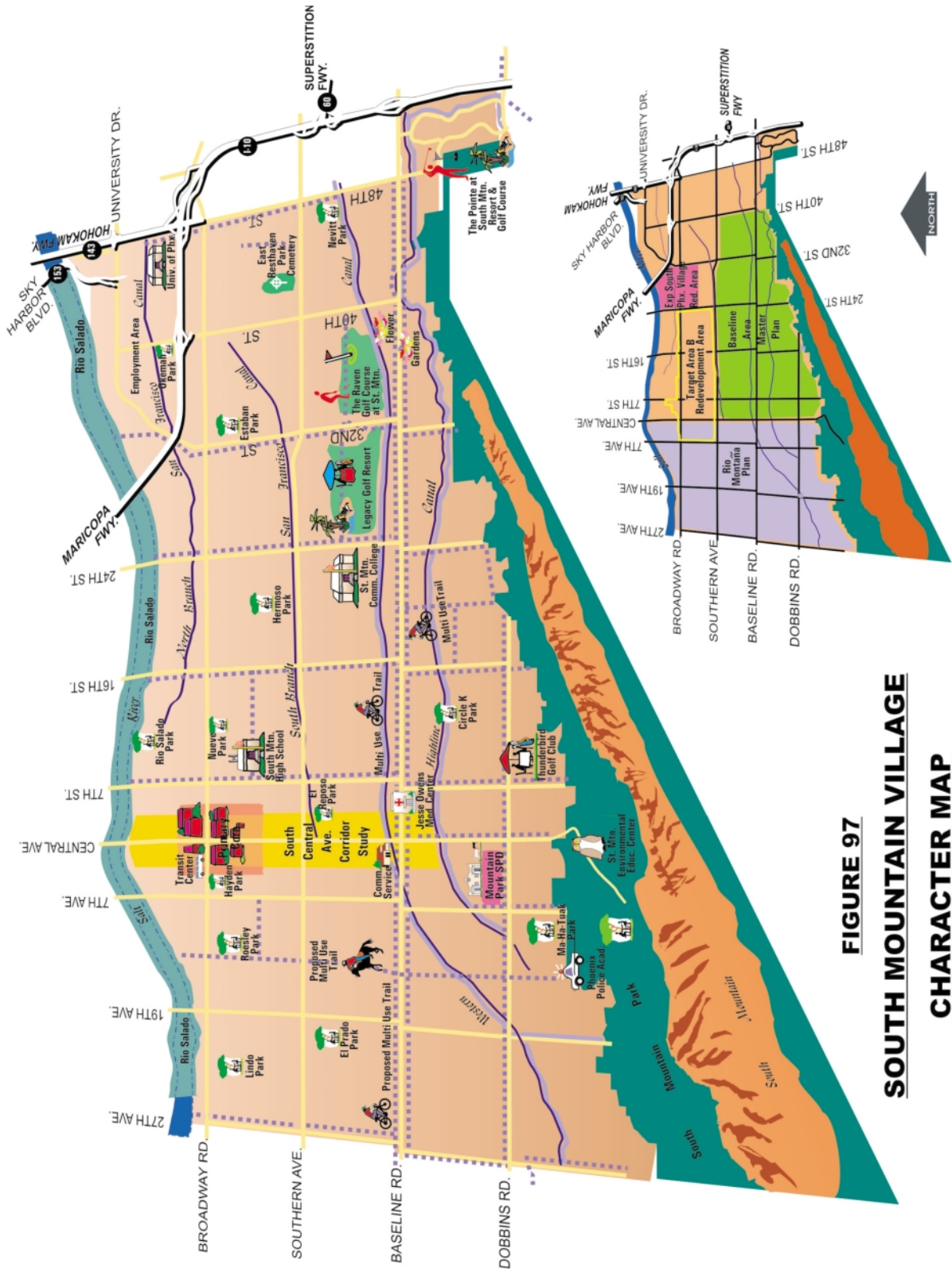


**FIGURE 95**  
**NORTH MOUNTAIN VILLAGE**  
**CHARACTER MAP**



**FIGURE 96**  
**PARADISE VALLEY VILLAGE**  
**CHARACTER MAP**





**FIGURE 97**  
**SOUTH MOUNTAIN VILLAGE**  
**CHARACTER MAP**

**GOAL 13 SOLAR ACCESS: MEASURES TO PROTECT SOLAR ACCESS RIGHTS SHOULD BE DEVELOPED.**

Accessibility to sunlight depends on land use, height and setback of buildings, control of vegetation, and site design and orientation. The amount of sunlight falling on solar devices or buildings can change due to construction of new buildings or maturation of vegetation. To assure energy efficiency, the city should consider adopting measures to protect and encourage energy-efficient solar access.

The Zoning Ordinance includes provisions for limiting building height, bulk and setbacks. Relating such limitations to lot and building orientations can assure solar access to those property owners wishing to take advantage of solar energy.

Developers have, for years, recognized the advantages of subdivision designs that allows homes to face north or south. (Homes with their widest dimensions facing east or west tend to have greater heat gain, especially during warm weather months, and consequently increased cooling costs.) Through the normal review process for subdivisions and site plans, the Development Services Department's Site Planning Division can assist developers in recognizing the best solar advantages. Additional considerations could include lot configurations to accommodate solar access. Modification of subdivision design standards should also be considered to allow flexibility in lot configurations where developers anticipate incorporating solar designs or solar energy devices in their buildings. Energy-efficient planning and design and green building techniques are goals covered in the Environmental Planning element, Goal 5.

**Policies:**

1. Increase public awareness of potential energy conservation by use of solar systems.

**Recommendation:**

- A. Distribute materials available on use of solar energy.
2. Study the need for measures to protect solar access rights and adopt ordinances if necessary.

**Recommendation:**

- A. Develop and promote solar access ordinances for property owners, builders and developers who are investing in solar energy systems, after researching the cost and property value implications for all affected property owners.