
San Tan Valley Special Area Plan

Board of Supervisors

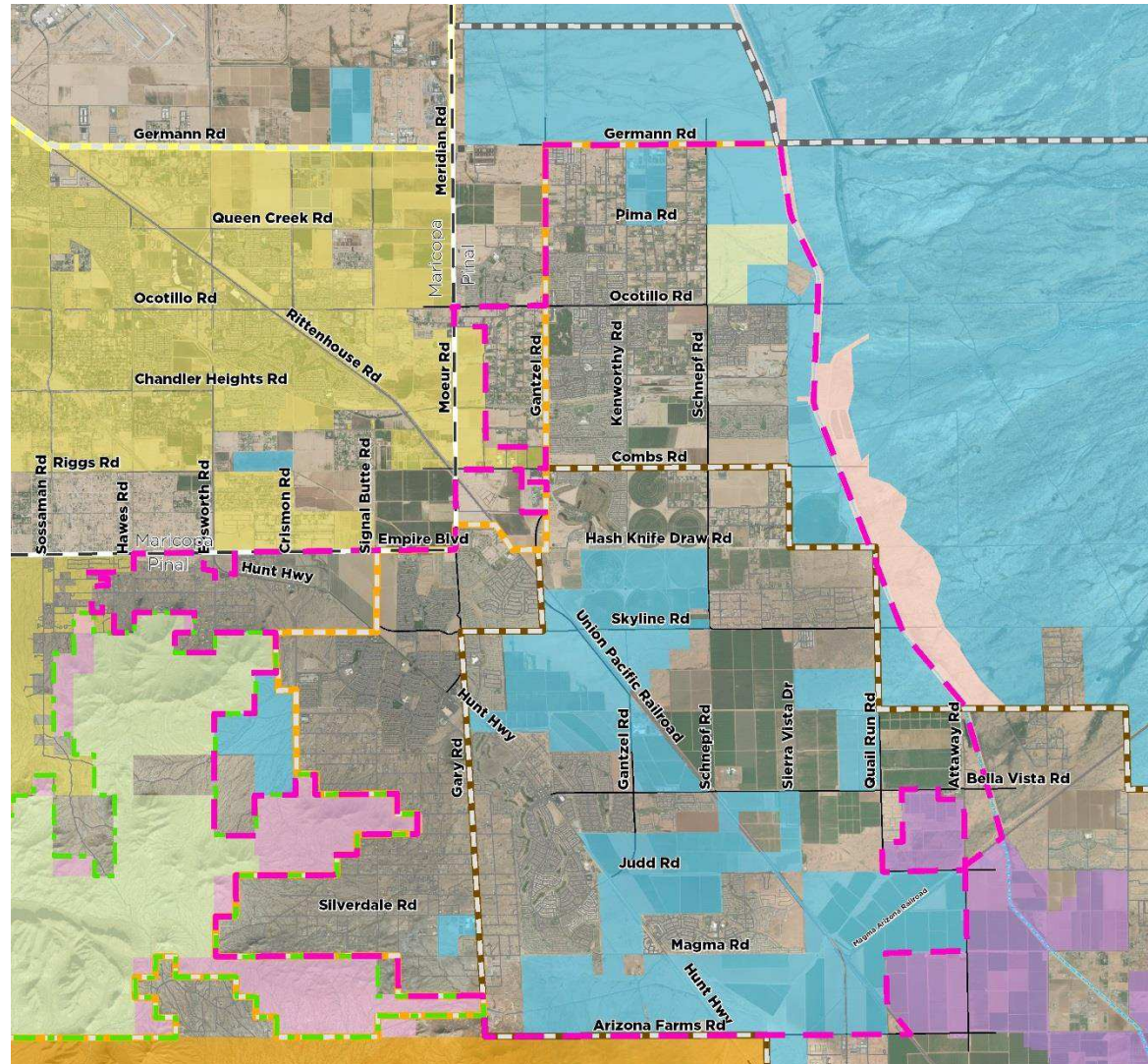
October 31, 2018
9:30AM








Michael Baker
INTERNATIONAL



Study Area Context



Legend

-  Study Area
-  Arterials
-  Streets
-  Railroad
-  CAP

Jurisdictional Boundaries

-  Mesa Planning Boundary
-  Apache Junction Planning Boundary
-  Queen Creek Planning Boundary
-  Florence Planning Boundary
-  Queen Creek Town Limits
-  Florence Town Limits
-  San Tan Mountain Regional Park

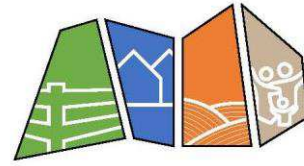
Land Ownership

-  County Land
-  BLM
-  State Trust
-  Gila River Indian Reservation
-  Bureau of Reclamation



| Owner | Acreage | Percent |
|-----------------------|------------------|----------------|
| Private | 31,642.11 | 69.97% |
| State Trust | 12,911.00 | 28.55% |
| BLM | 483.88 | 1.07% |
| Bureau of Reclamation | 185.41 | 0.41% |
| Total | 45,222.40 | 100.00% |

Comprehensive Plan



San Tan Valley
Special Area Plan

Figure 9: Comprehensive Plan



Primary Land Use Type

- Moderate Low Density Residential: 1-3.5 du/ac

Alternative Land Uses

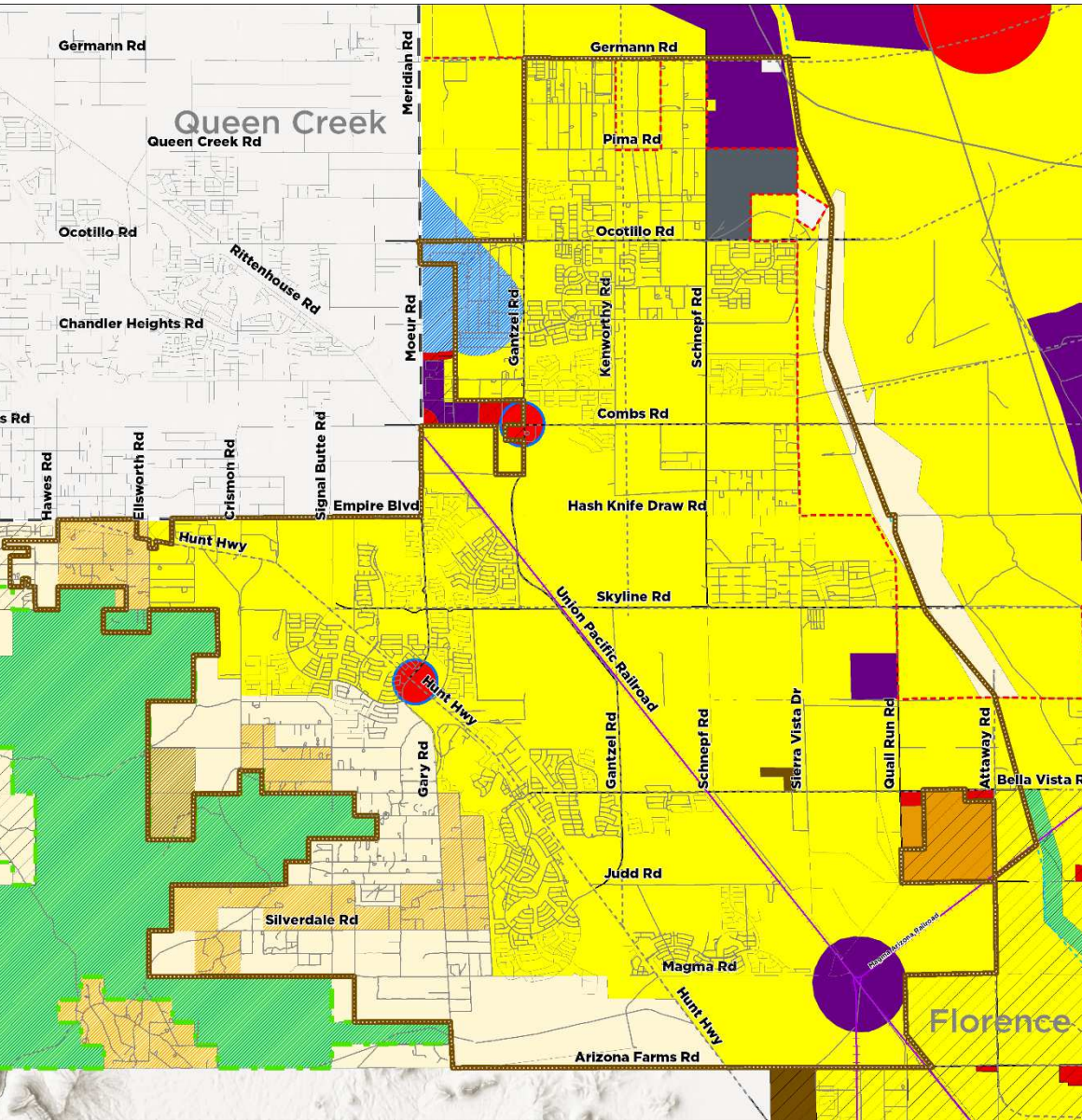
- Medium Density Residential: 3.5-8.0 du/ac
- High Density Residential: 8-24 du/ac
- Commercial
- Employment (office)
- Employment (light industrial)

Placement Requirements

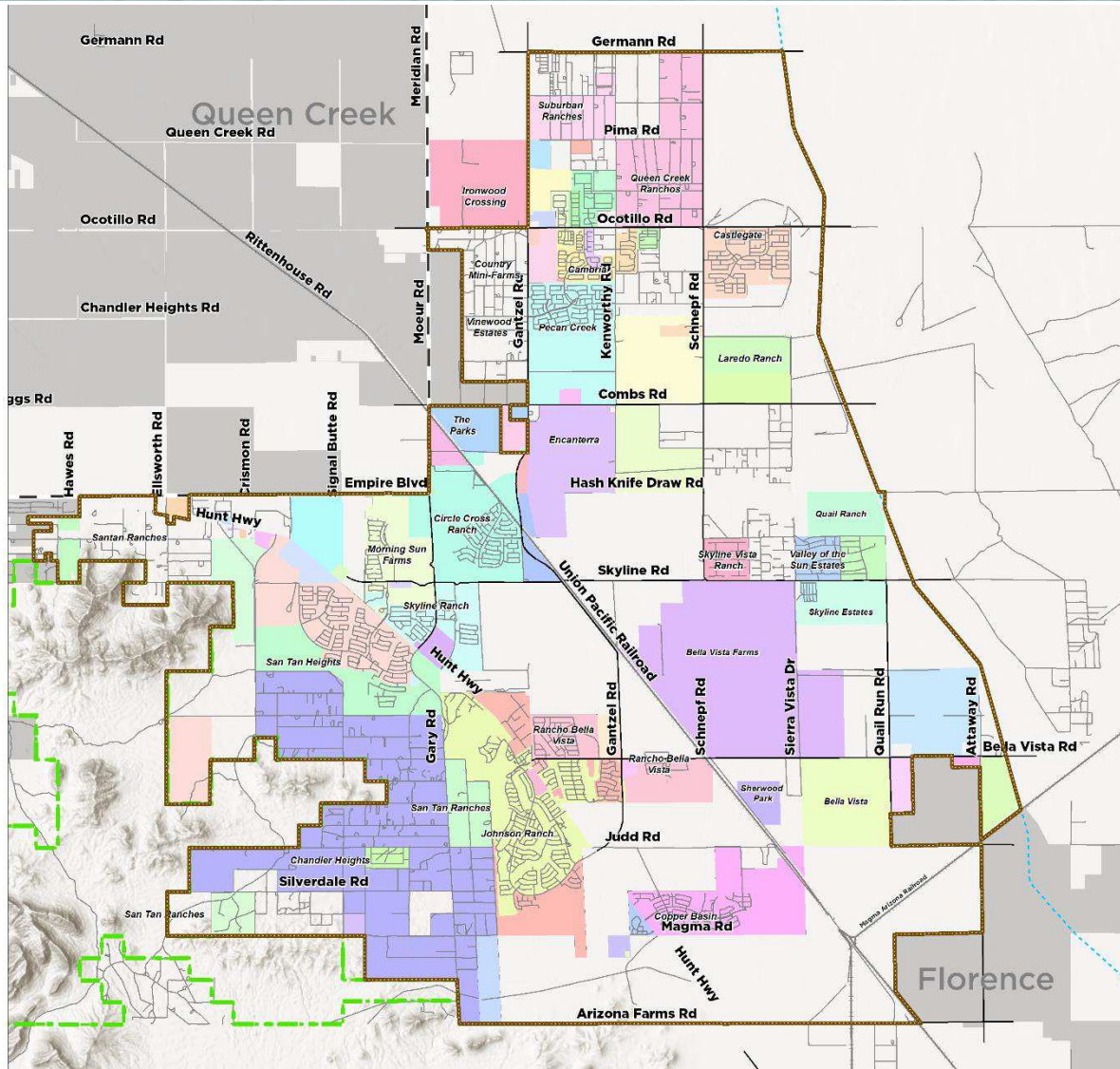
- Placement based on development size, proximity to specific roadway types (arterial, parkway, freeway), railroad, or located within a master planned community

Land Use Challenge








- Encourages sprawl
- Promotes auto oriented design
- Can increase trips=congestion
- Makes infrastructure planning more challenging



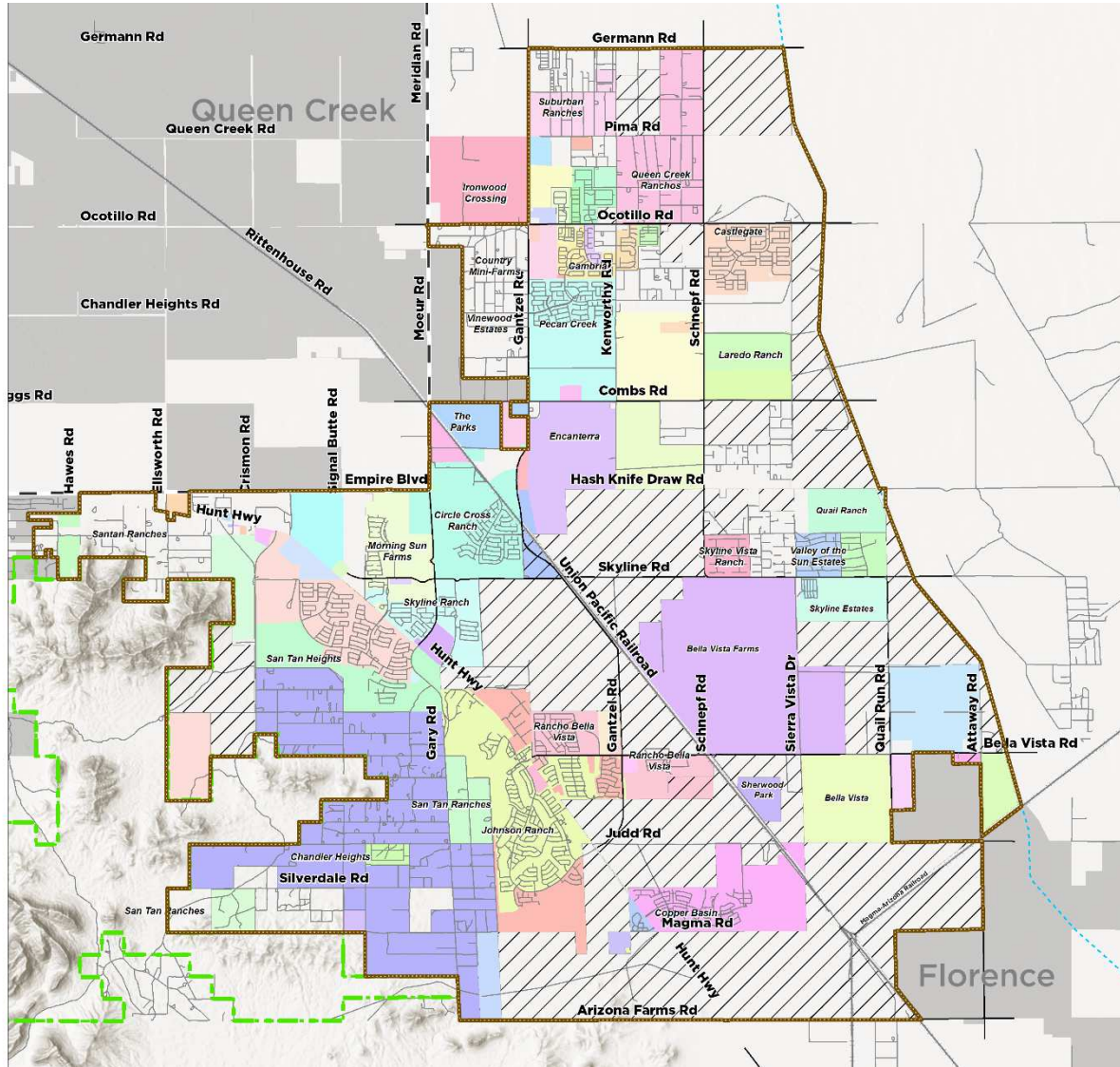
Approved Subdivisions



Legend

-  San Tan Valley Study
-  Arterials
-  Streets
-  Railroad
-  CAP Canal
-  San Tan Mountain Regional Park
-  Municipal Limits

Approved Subdivisions (Greenfield land)

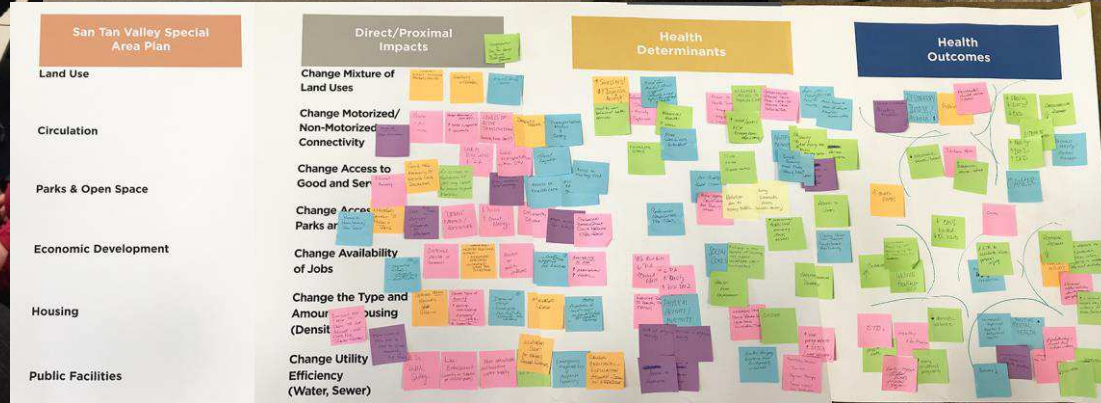


Legend

- San Tan Valley Study
- Arterials
- Streets
- Railroad
- CAP Canal
- San Tan Mountain Regional Park
- Municipal Limits

Existing Conditions and Public Feedback

- **The STV community wants a plan**
 - Community Open House
4 Meetings/600+ Participants
 - Technical Advisory Committee
6 Meetings
 - Transportation & Infrastructure
 - Business & Economic Development
 - Health Impact Assessment Committee
3 Meetings

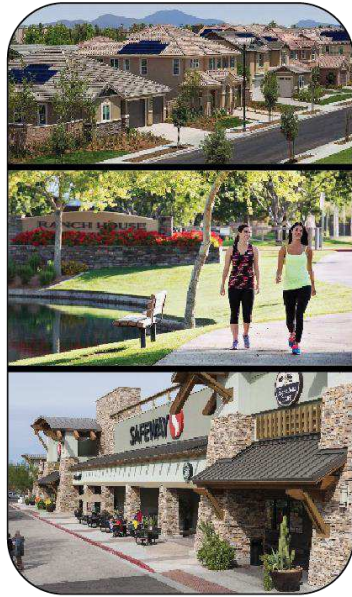


Place Types



Rural Living

- SF-Detached (Large Lot)
- Rural Commercial
- Parks
- Public Facilities



Suburban Neighborhood

- SF-Detached
- SF-Attached
- Neighborhood Commercial
- Parks
- Public Facilities



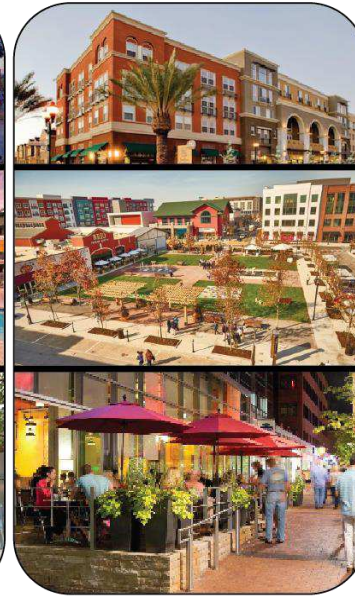
Urban Transitional

- SF-Detached
- SF-Attached
- Multi-Family
- Parks
- Public Facilities



Community Center

- Community Commercial
- SF-Attached
- Multi-Family
- Parks
- Public Facilities



Urban Center

- Vertical & Horizontal Mixed Use
- Regional Commercial
- Office
- SF-Attached
- Multi-Family
- Public Facilities



Suburban Office

- Office
- Light Assembly
- Service Commercial
- Public Facilities



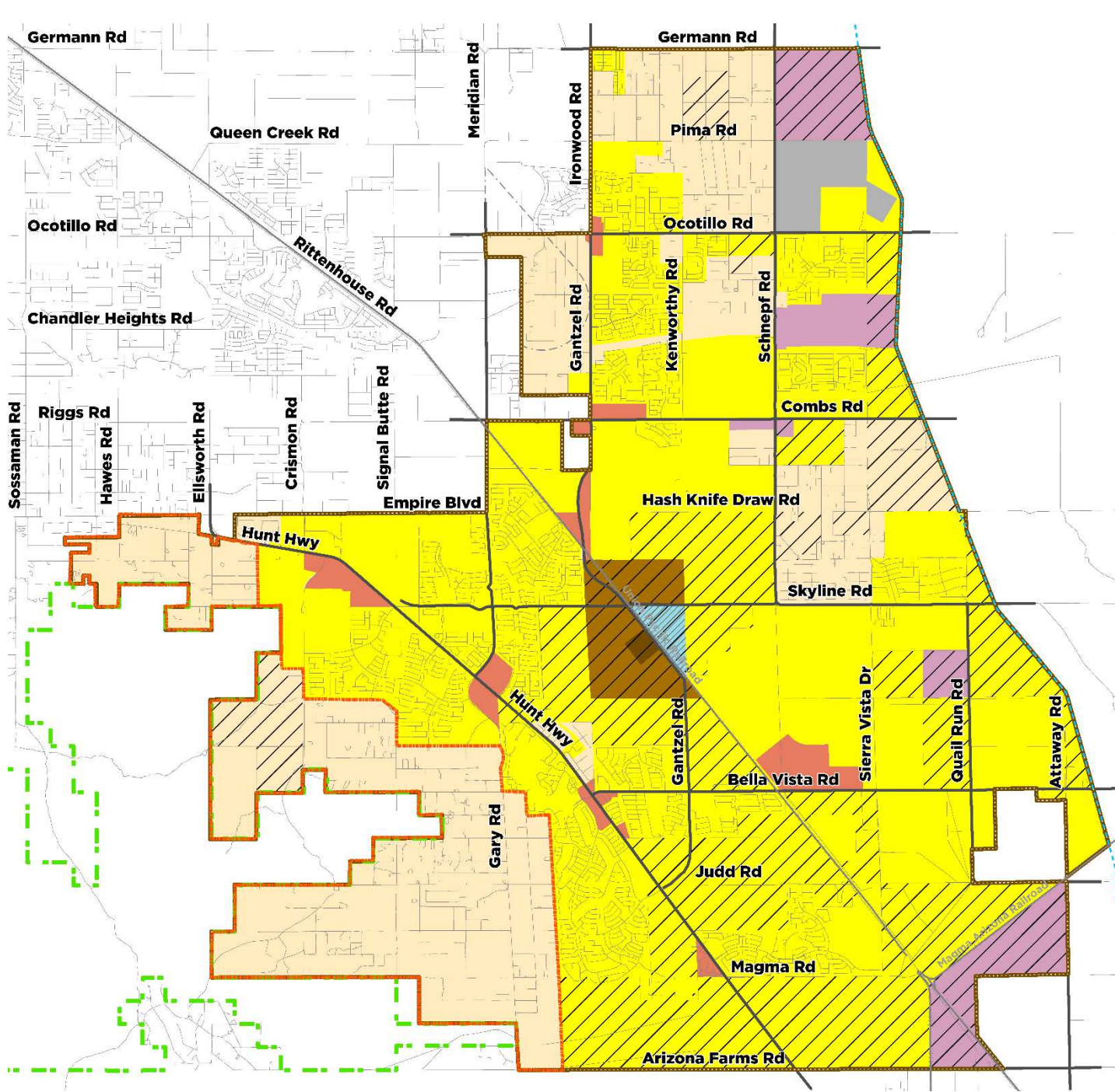
Employment Center

- Manufacturing
- Warehousing
- Office
- Public Facilities

Zoning Compatibility Matrix

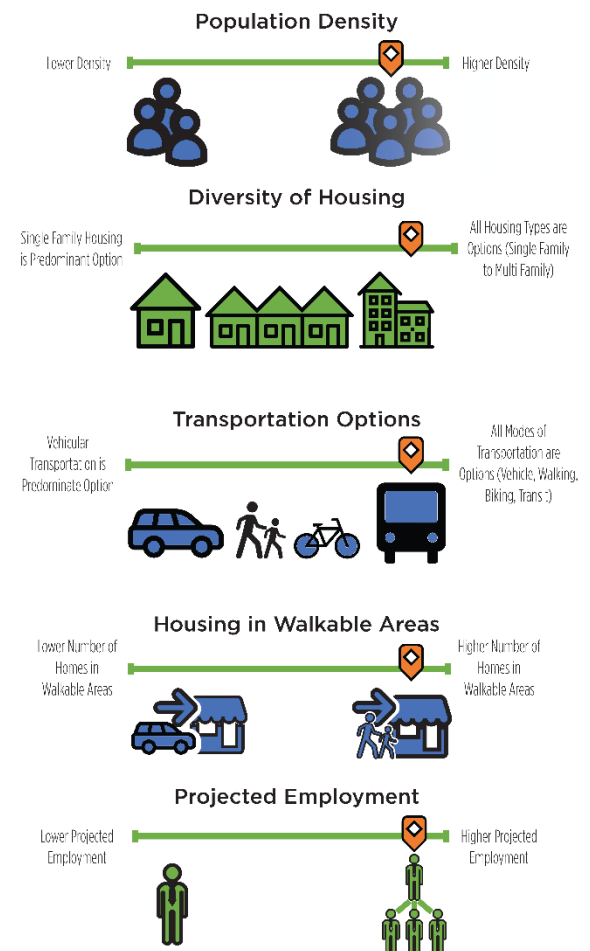
FIG 4.2 PLACE TYPE AND ZONING COMPATIBILITY TABLE- AS OF FEBRUARY 18, 2012

| | | PLACE TYPES | | | | | | | |
|--|-------------|--------------|-----------------------|-----------------------|------------------|------------|-----------------|-------------------|----------|
| | | RURAL LIVING | SUBURBAN NEIGHBORHOOD | SUBURBAN TRANSITIONAL | COMMUNITY CENTER | URBAN CORE | SUBURBAN OFFICE | EMPLOYMENT CENTER | MILITARY |
| ZONING DISTRICTS (As of February 18, 2012) | PERMITTED + | | | | | | | | |
| | CAR | + | | | | | | | |
| | SR | + | | | | | | | |
| | SH | + | | | | | | | |
| | GR | + | | | | | | | |
| | CR1-A | + | | | | | | | |
| | CR-1 | + | + | | | | | | |
| | CR-2 | | + | | | | | | |
| | CR-3 | | + | + | | | | | |
| | CR-4 | | | + | + | + | | | |
| | CR-5 | | | + | + | + | | | |
| | MH | | + | | | | | | |
| | RV | | + | | | | | | |
| | MHP | | + | | | | | | |
| | PM/RVP | | + | | | | | | |
| | TR | | | | | + | + | | |
| | CB-1 | | | | | + | + | + | |
| | CB-2 | | | | | + | + | | |
| CI-B | | | | | | | + | | |
| CI-1 | | | | | | | + | + | |
| CI-2 | | | | | | | + | + | |



Preferred Plan

Scenario Indicators

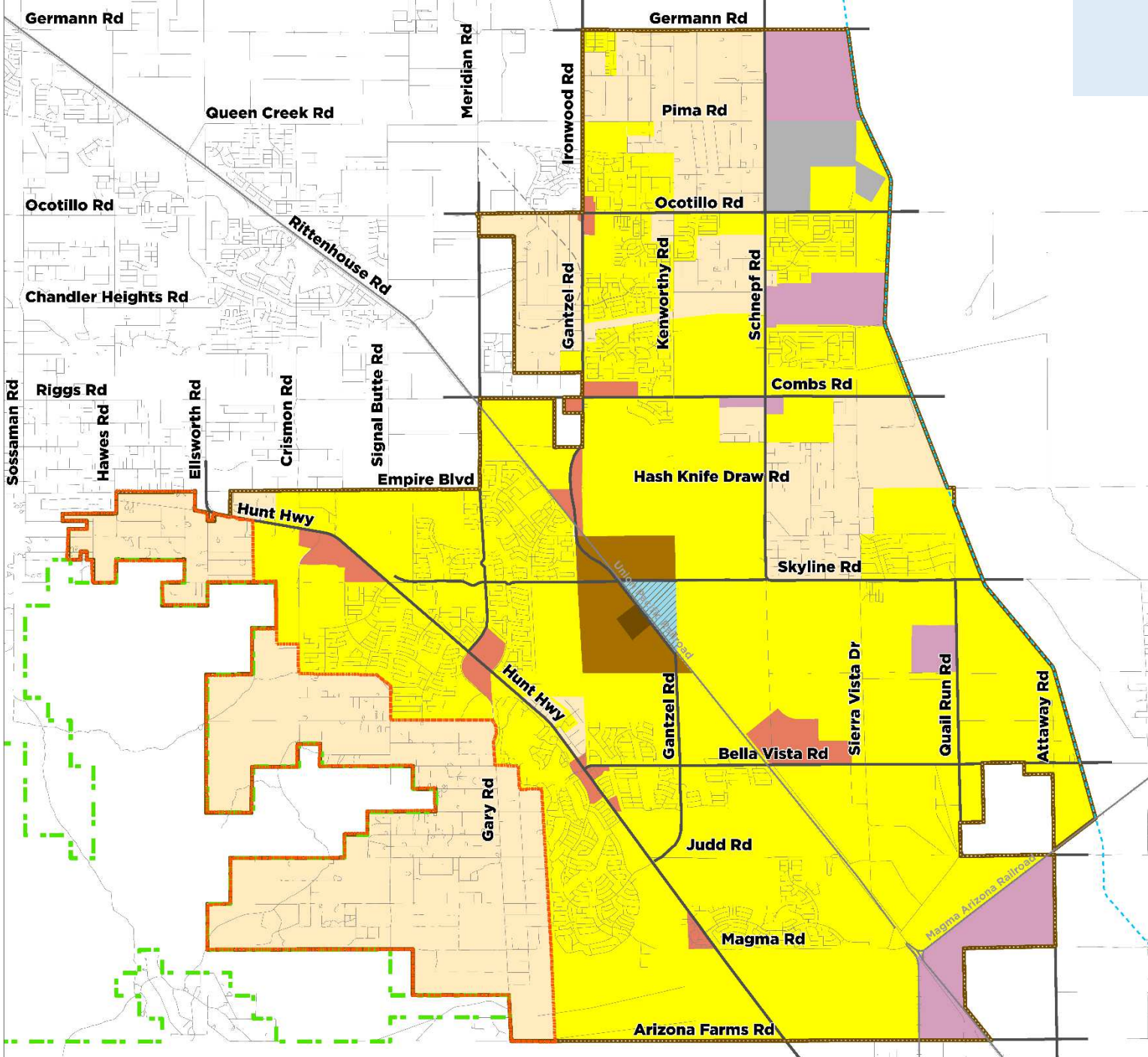


Health Indicators

| Health Indicator | Health Assessment Scenario C (at buildout) |
|---|--|
| Land Use Mix | |
| Number of Housing Units in Walkable/Bikeable Places | 23,042 |
| Projected Population within 1/4 mile of trails | 74,855 |
| Accessibility to Neighborhood Parks | |
| Accessibility to Community Parks | |
| Accessibility to Regional Parks | |
| Transportation Options | |
| Average Estimated Vehicle Miles Traveled | |

- Legend**
- San Tan Valley Study Area
 - San Tan Mountain Regional Park
 - San Tan Foothills Sub-Area
 - Greenfield
 - Noise Sensitive Area
 - CAP Canal
 - Railroad
 - Parkway/ Arterials
 - Local Streets
- Place Types**
- Rural Living
 - Suburban Neighborhood
 - Urban Transitional
 - Urban Center
 - Community Center
 - Suburban Office
 - Suburban Office/ Urban Center
 - Employment Center
 - Military

Preferred Plan

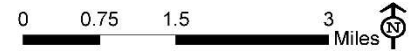


Legend

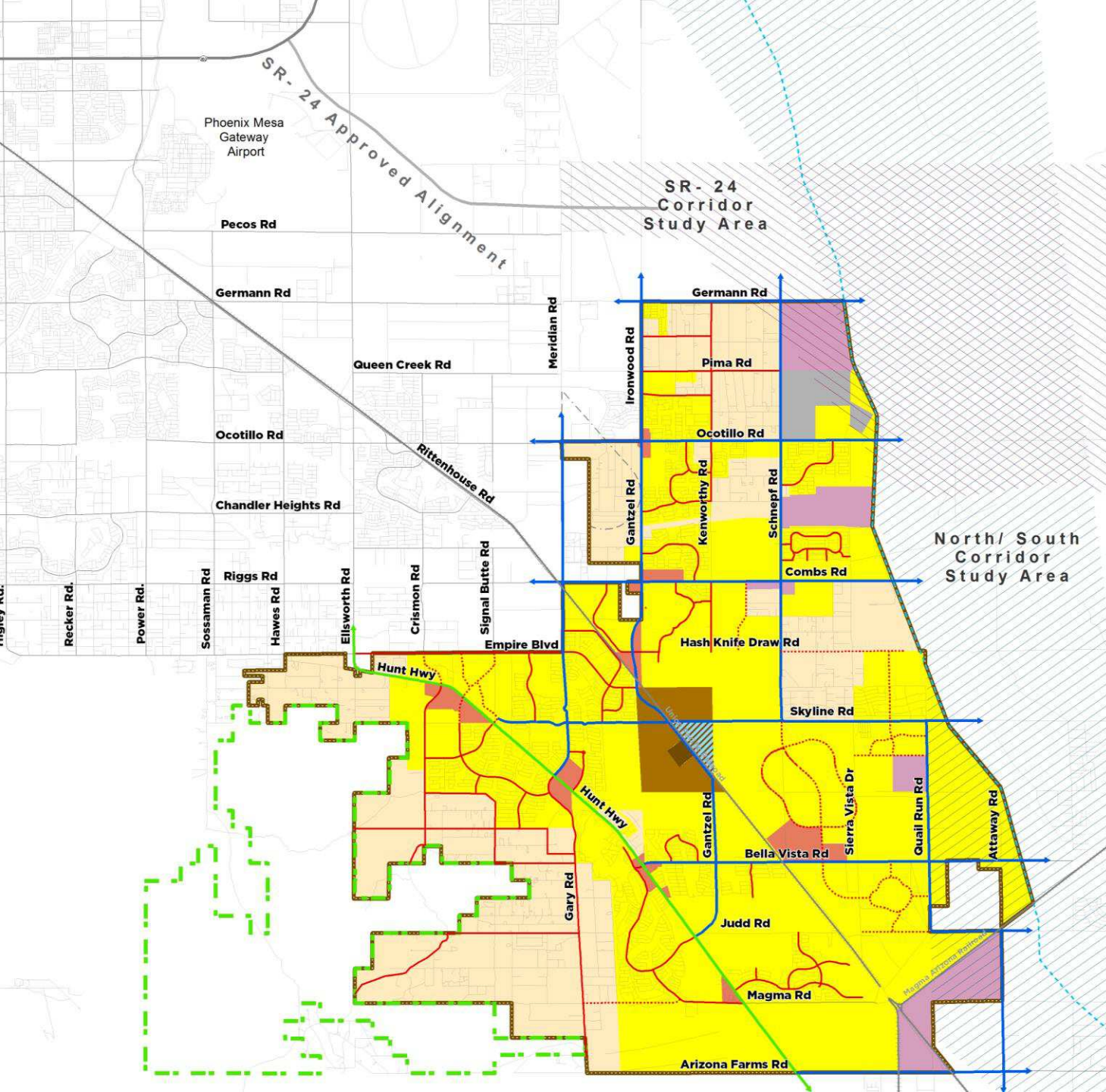
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- San Tan Mountain Regional Park
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- Local Streets

Place Types

- Rural Living
- Suburban Neighborhood
- Urban Transitional
- Urban Center
- Community Center
- Suburban Office
- Suburban Office/ Urban Center
- Employment Center
- Military



Circulation Plan



Legend

- San Tan Valley Study Area
- Noise Sensitive Area
- San Tan Mountain Regional Park
- CAP Canal
- Railroad
- Parkway (RSRM)
- Arterial (RSRM)
- Major/ Collector Streets (Existing)
- Major/ Collector Streets (Planned)
- Local Streets
- North/ South Corridor Study Area
- SR-24 Corridor Study Area

Place Types

- Rural Living
- Suburban Neighborhood
- Urban Transitional
- Urban Center
- Community Center
- Suburban Office
- Suburban Office/ Urban Center
- Employment Center
- Military



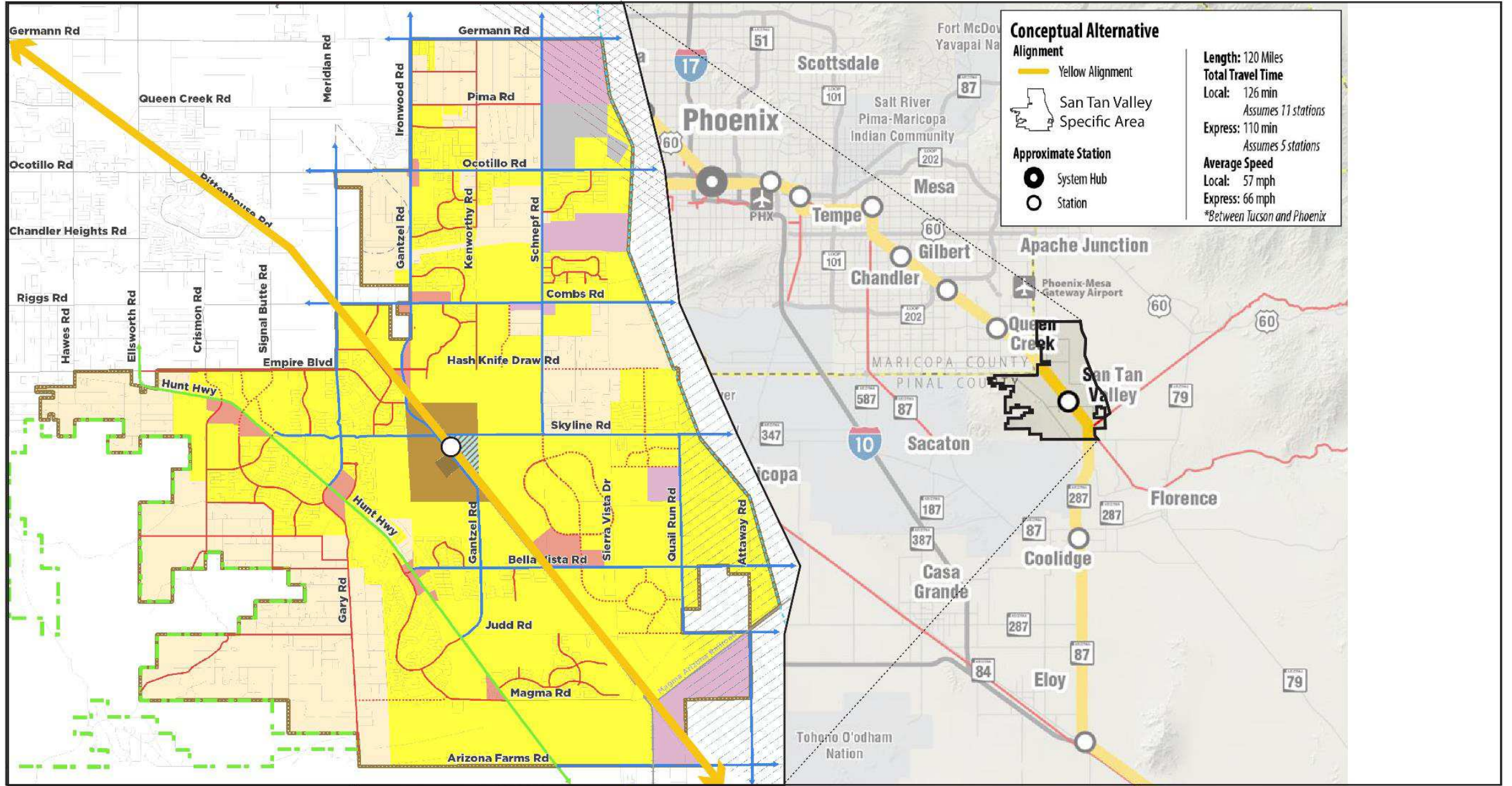
Discussion



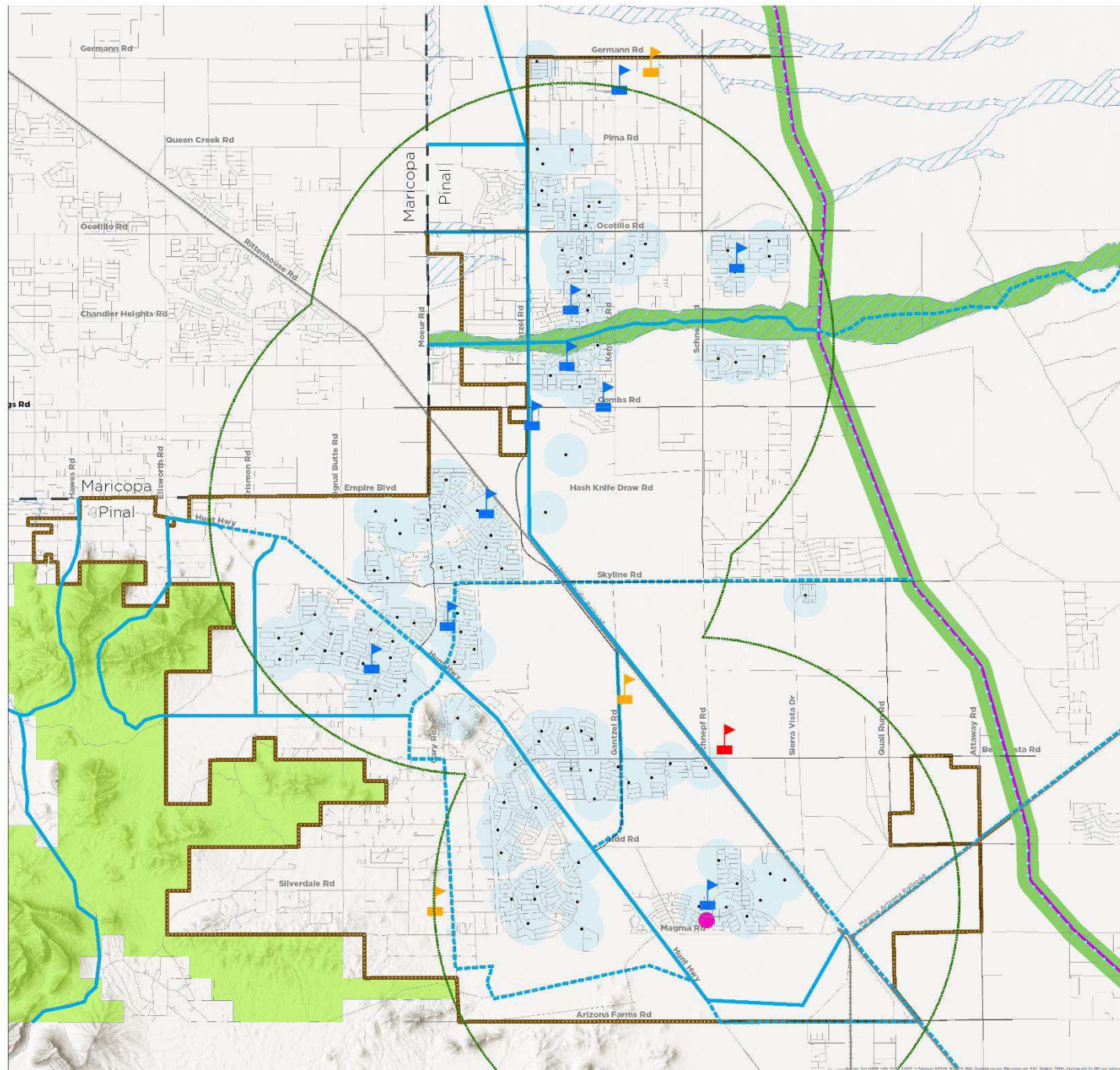
Questions & Responses



Commuter Rail Plan

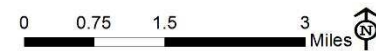


Open Space/Trails Plan



Legend

- San Tan Valley Study Area
- CAP Canal
- Adopted County Trail Corridor
- Existing/ Planned Multi-Use Trail Corridor
- Proposed Multi-Use Trail Corridor
- Proposed Open Space
- Local / Neighborhood Park (1/4 mile service area)
- Community Park (Proposed Service Area)
- YMCA
- K-8
- High School
- College



Focused Themes



Strengthen the Community

- Preserve and enhance existing neighborhood character
- Develop high quality places for residents to congregate and experience
- Foster more housing diversity



Broaden Economic Opportunity

- Enhance local spending
- Encourage investment in the local economy



Improve Transportation Systems

- Provide a full, viable range of multimodal transportation alternatives
- Guide new land development to create greater proximity and ease of access between people and their destinations



Live Healthy

- Connect open space and recreational amenities through multimodal network of trails and streetscapes
- Support development that promotes a healthy lifestyle (ballfields, walkability, health food options)

Existing Conditions and Public Feedback

- STV has its benefits to build on

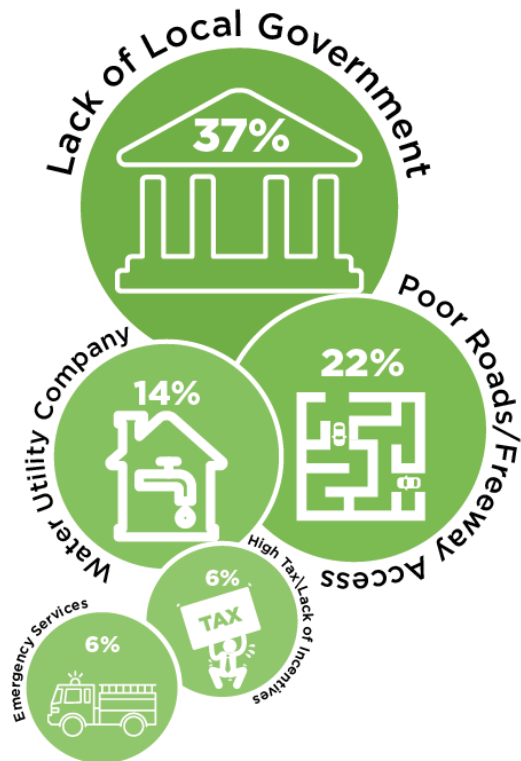


- STV also has its challenges to work on

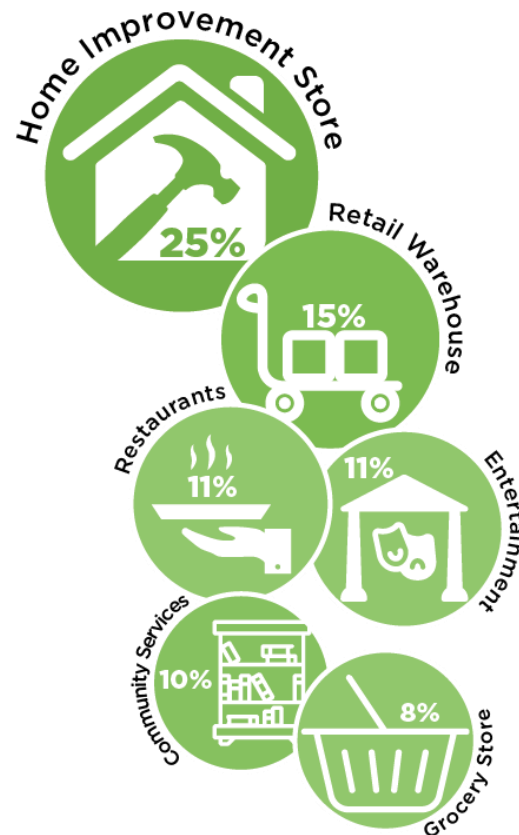


Existing Conditions and Public Feedback

- STV has perceived barriers to job growth

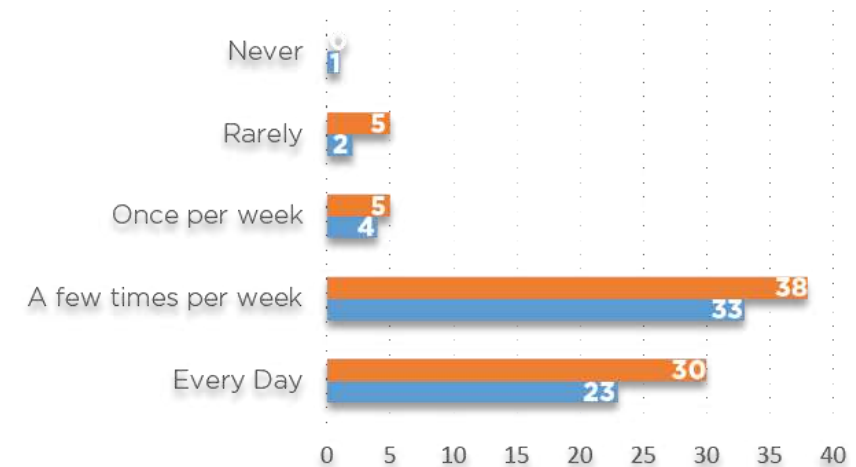


- STV is also perceived to be under served in some areas



- STV residents also lead a healthy lifestyle

How often do you engage in some type of leisure physical activity?



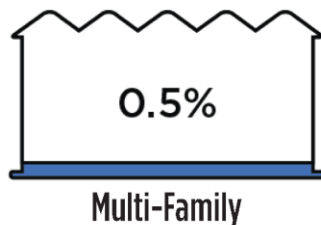
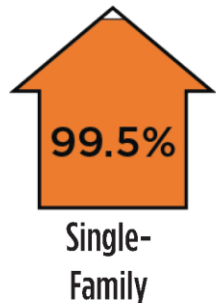
Existing Conditions and Public Feedback



STV is young and family oriented

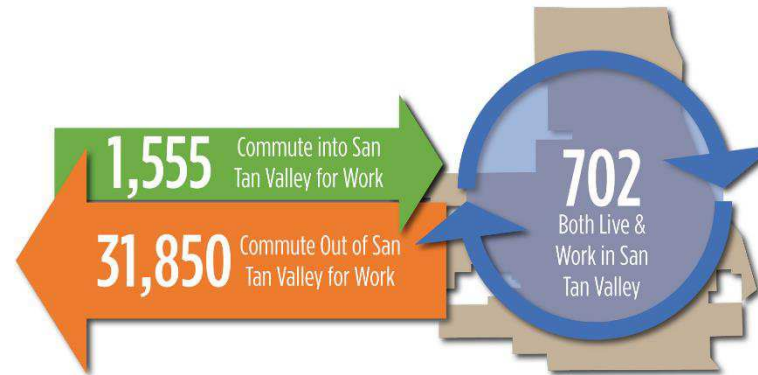
- Median Age – **29.7**
(35.4 Maricopa Co., 36.4 Pinal Co.)
- Average Household Size – **3.34**
(2.69 Maricopa Co.)

You can have any type of house you like... as long as its single-family



Source: ACS 2010-2014

Workforce is strong, jobs are low



Source: U.S. Census Bureau, OnTheMap, Application and LEHD, Origin-Destination Employment Statistics (Beginning of Quarter, Employment, 2nd Quarter of 2009-2014)

Jobs in STV
2,257- 3,850
(retail, food services, education and health care)

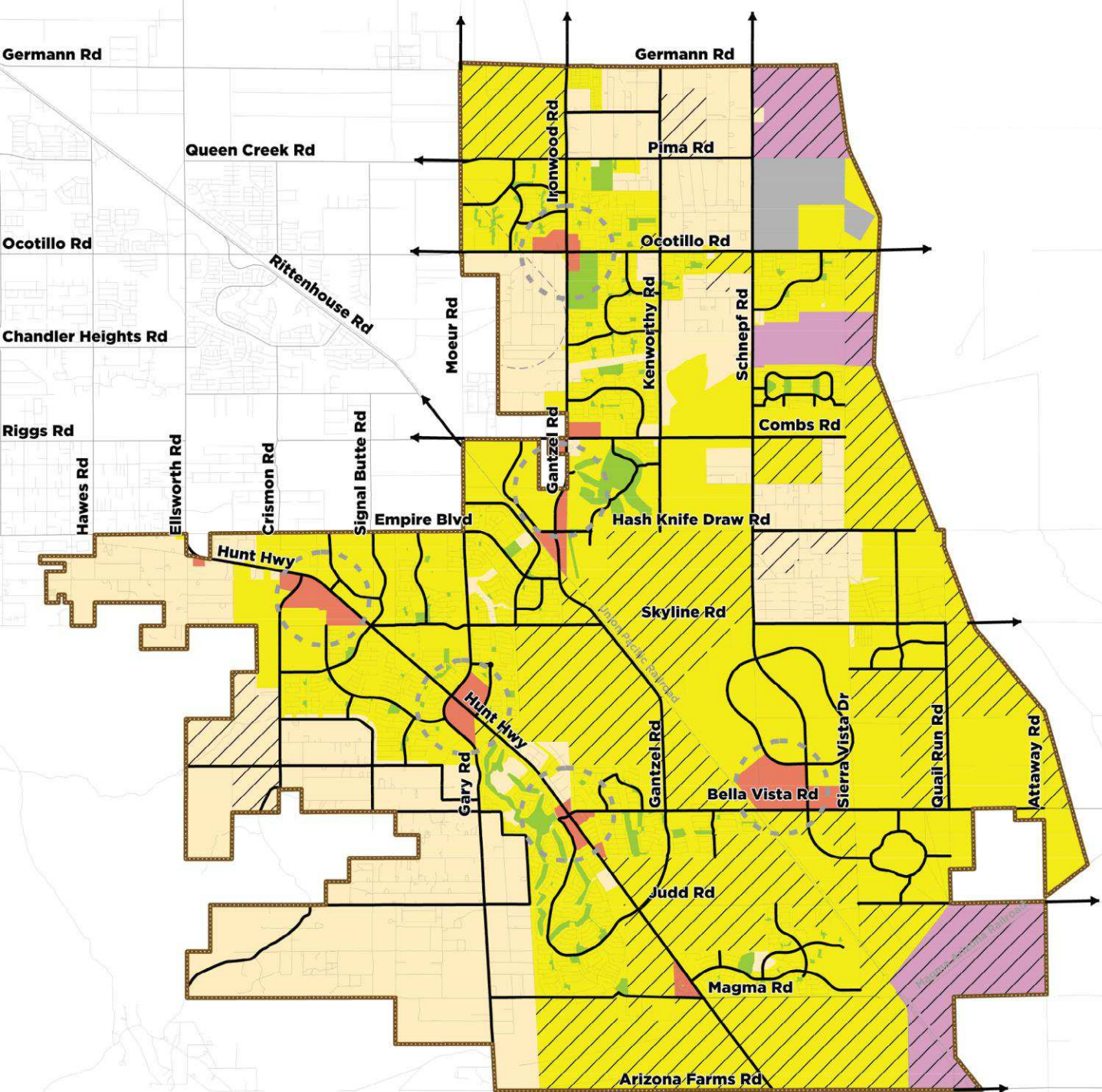
Retail trade leakage is occurring

- Estimated Potential Spending - **\$1.13 Billion**
- Estimated Trade Leakage – **\$900 Million**

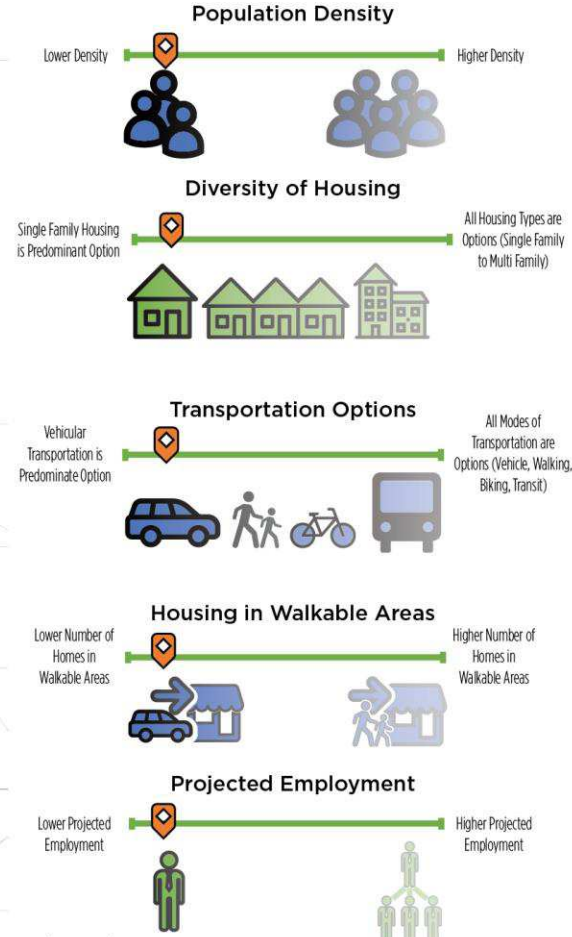
Built environment does not support health

- Walk Score – **11 (out of a range of 100)**
- Access to healthy food – **8.5% housing units within 0.5 miles of a grocery store**

Scenario A: Business as Usual



Scenario Indicators



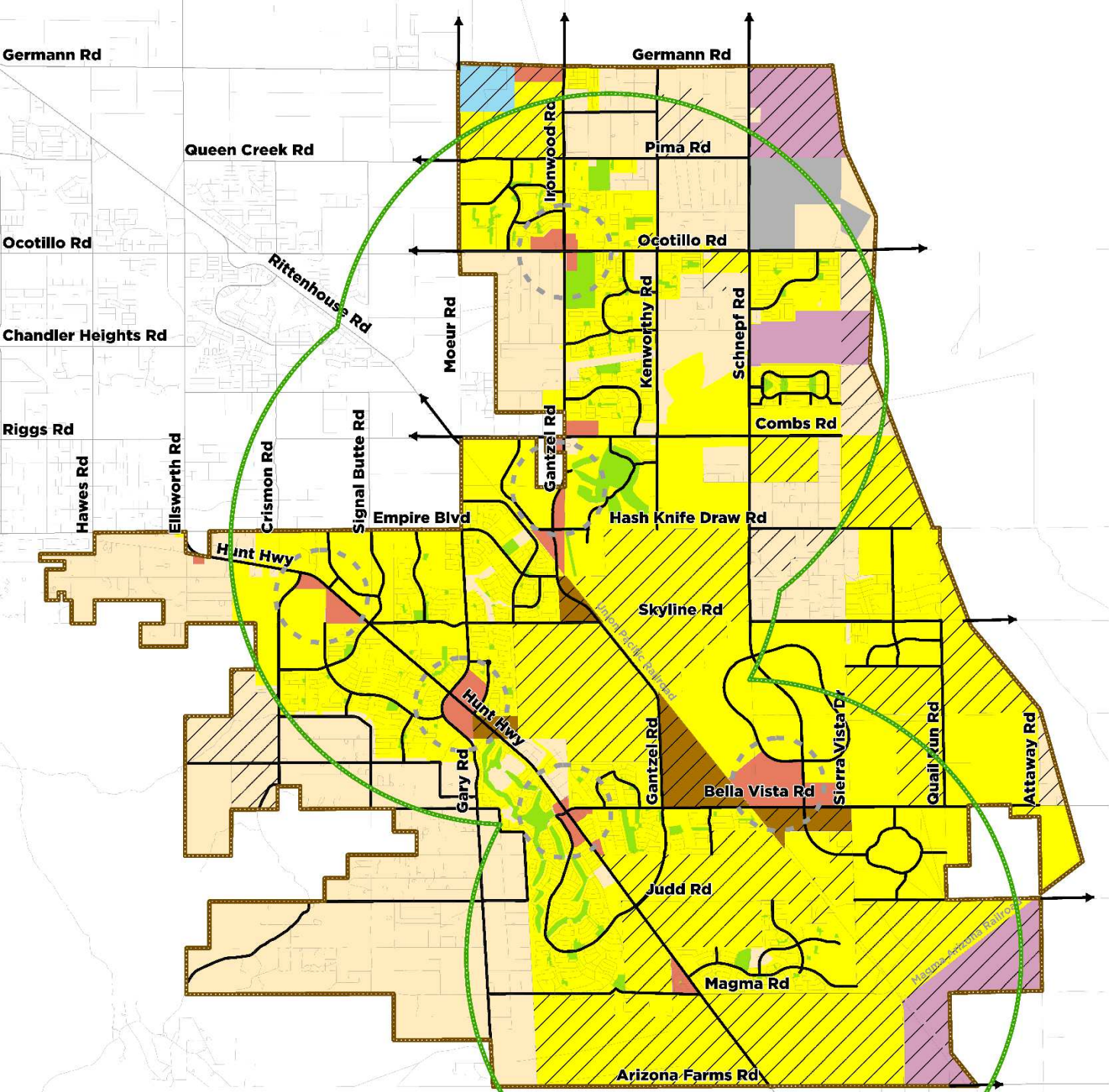
Legend

| | | |
|---------------------------|-----------------------|------------------------------------|
| San Tan Valley Study Area | Rural Living | Open Space |
| Arterials | Suburban Neighborhood | Undeveloped Greenfield |
| Streets | Community Center | Walkable/Bikeable Zone (0.5 Miles) |
| Railroad | Employment | |
| Noise Sensitive Area | Military | |

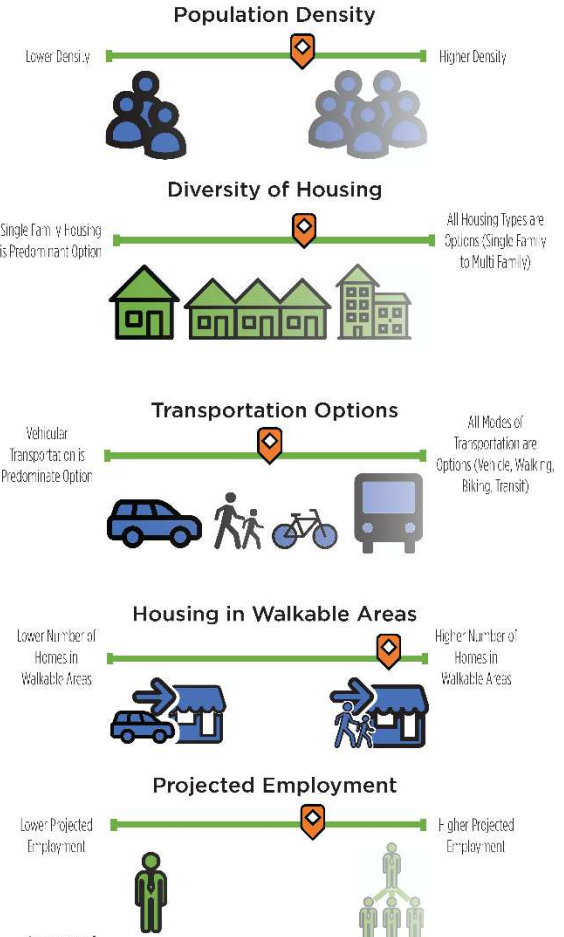
Health Indicators

| Health Indicator | Health Assessment Scenario A (at buildout) |
|---|--|
| Land Use Mix | |
| Number of Housing Units in Walkable/Bikeable Places | 7,385 |
| Projected Population within 1/4 mile of trails | 68,060 |
| Accessibility to Neighborhood Parks | |
| Accessibility to Community Parks | |
| Accessibility to Regional Parks | |
| Transportation Options | |
| Average Estimated Vehicle Miles Traveled | |

Scenario B: Community Nodes



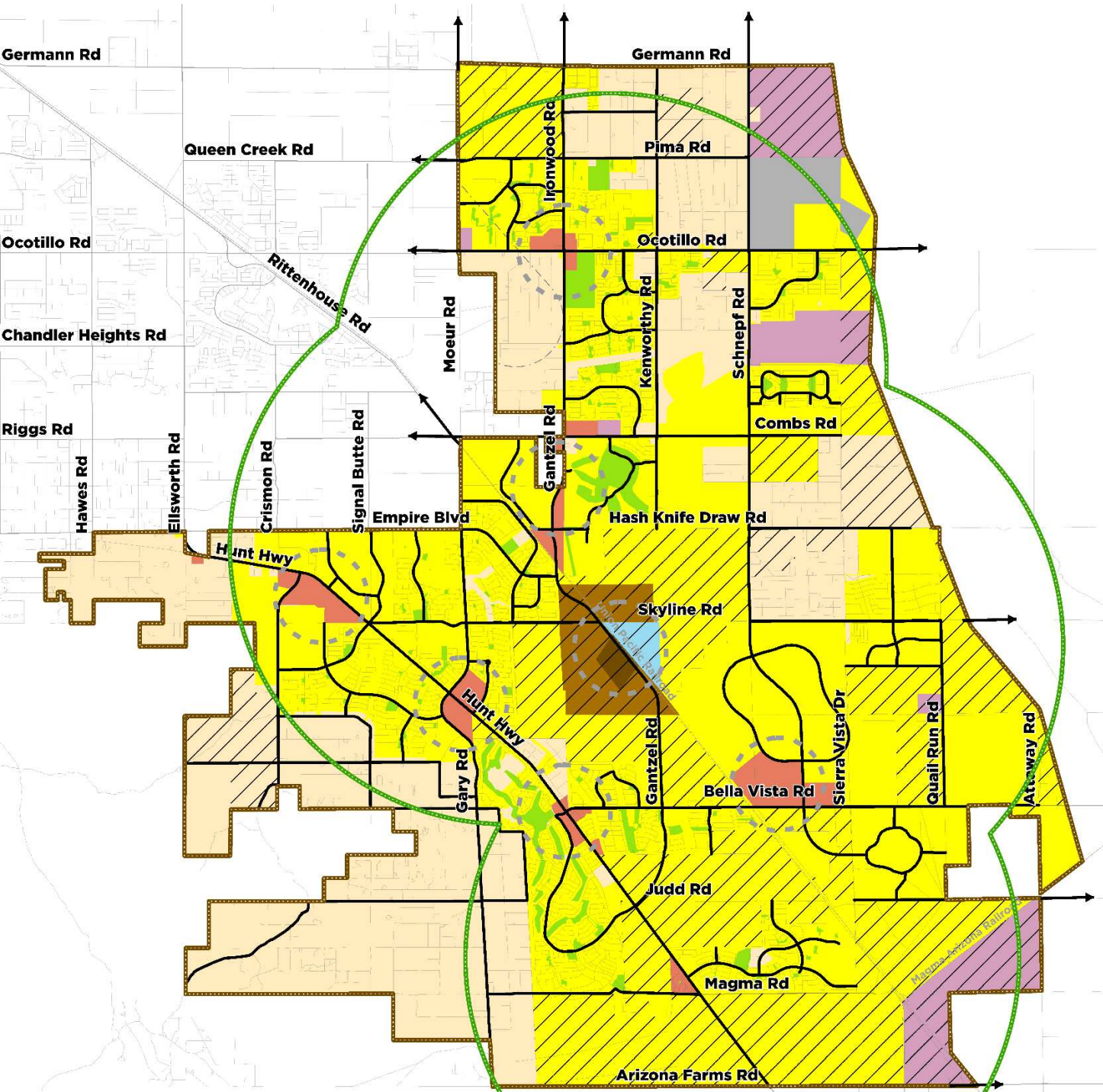
Scenario Indicators



Health Indicators

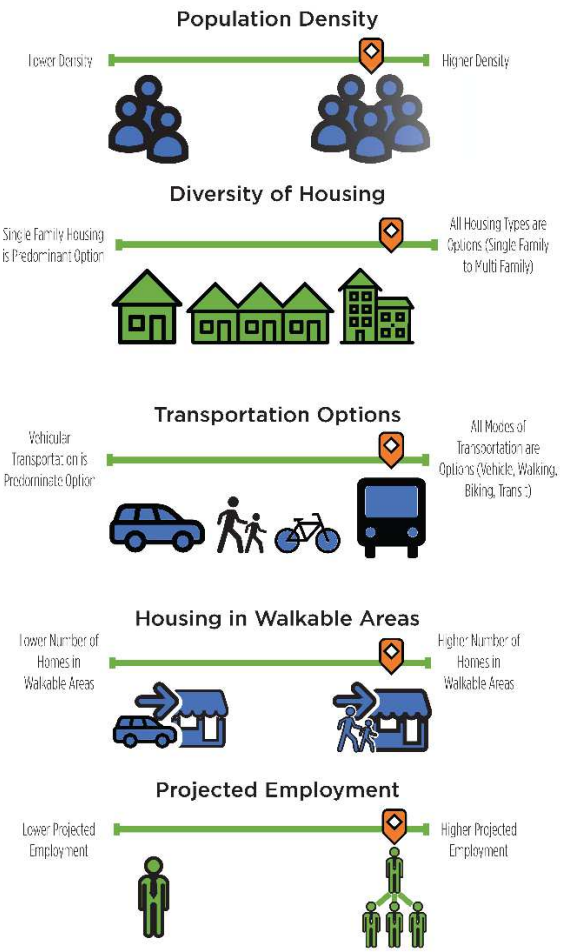
| Health Indicator | Health Assessment Scenario B (at buildout) |
|---|--|
| Land Use Mix | |
| Number of Housing Units in Walkable/Bikeable Places | 11,452 |
| Projected Population within 1/4 mile of trails | 74,345 |
| Accessibility to Neighborhood Parks | |
| Accessibility to Community Parks | |
| Accessibility to Regional Parks | |
| Transportation Options | |
| Average Estimated Vehicle Miles Traveled | |





Scenario C: Community Core

Scenario Indicators



Health Indicators

| Health Indicator | Health Assessment Scenario C (at buildout) |
|---|--|
| Land Use Mix | |
| Number of Housing Units in Walkable/Bikeable Places | 23,042 |
| Projected Population within 1/4 mile of trails | 74,855 |
| Accessibility to Neighborhood Parks | |
| Accessibility to Community Parks | |
| Accessibility to Regional Parks | |
| Transportation Options | |
| Average Estimated Vehicle Miles Traveled | |

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 - Urban Transitional
 - Urban Center
 - Community Center
 - Suburban Office
 - Employment Center
 - Military
 - Open Space
 - Undeveloped Greenfield
 - Walkable/Bikeable Zone (0.5 Miles)
 - Community Park Service Area (3 Miles)