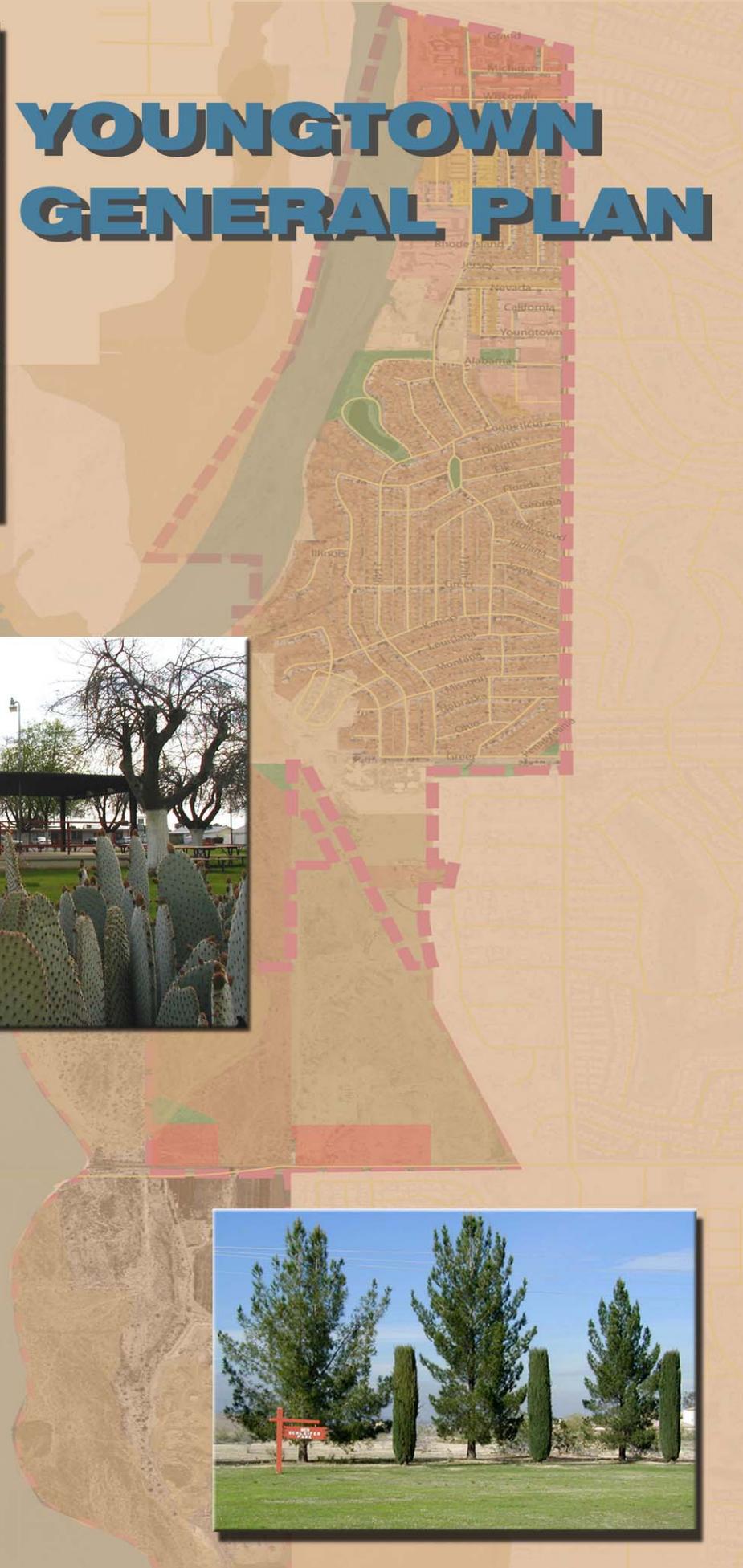


YOUNGTOWN GENERAL PLAN



YOUNGTOWN GENERAL PLAN

2003



Prepared for the Town of Youngtown by:

HDR Engineering, Inc.

2141 East Highland Avenue, Suite 250

Phoenix, AZ 85016

Phone: 602/508-6600 Fax: 602/508-6606

ACKNOWLEDGEMENTS

Youngtown Town Council

Bryan Hackbarth, Mayor

Janice Beck, Vice Mayor

Jack Durant

Fred Longley

Larry Oglesby

Lucille Rethford

Jim Trollen

Youngtown Staff

Mark Fooks, Town Manager

Shaunna Lee-Rice, Town Clerk

Jesse Mendez, Public Works Director

Dan Connelly, Chief of Police

Consultant

HDR Engineering, Inc.

RESOLUTION NO. XXXX-XX

page intentionally left blank for copy of resolution

TABLE OF CONTENTS

TABLE OF CONTENTS..... i

LIST OF MAPS iv

VISION..... v

1: INTRODUCTION 1

 Purpose of the General Plan..... 1

 General Plans and How They Are Used 1

 Public Participation..... 3

 How the Plan is Organized 3

 Amendments to the General Plan 4

2: CONTEXT 6

 Introduction..... 6

 History..... 6

 Today 6

 Youngtown..... 7

 Demographic Overview 7

3: LAND USE ELEMENT 12

 Introduction..... 12

 Existing Land Use..... 12

 Zoning..... 15

 Redevelopment Area..... 17

 Planning Issues..... 18

 Goals, Objectives and Policies..... 19

 Proposed Land Uses and Map..... 22

 Land Use Categories 23

4: CIRCULATION and TRANSPORTATION ELEMENT 26

Introduction..... 26

Current Situation..... 26

Street Class Definitions..... 27

Planning Issues..... 28

Goals, Objectives and Policies..... 29

5: WATER ELEMENT..... 34

 Introduction..... 34

 Current Situation..... 34

 Future Trends..... 36

 Planning Issues..... 36

 Goals, Objectives and Policies..... 36

6: OPEN SPACE and RECREATION ELEMENT..... 38

 Introduction..... 38

 Current Situation..... 38

 Planning Issues..... 40

 Goals, Objectives and Policies..... 41

7: ENVIRONMENTAL ELEMENT..... 43

 Introduction..... 43

 Current Situation..... 43

 Future Trends..... 45

 Planning Issues..... 45

 Goals, Objectives and Policies..... 45

8: GROWTH AREAS ELEMENT..... 48

 Introduction..... 48

 Current Situation..... 48

 Future Trends..... 48

 Growth Areas..... 49

 Planning Issues..... 49

Goals, Objectives and Policies..... 50

9: COST OF DEVELOPMENT ELEMENT 52

 Introduction..... 52

 Current Situation..... 52

 Future Trends 52

 Planning Issues..... 53

 Goals, Objectives and Policies..... 53

GLOSSARY 55

APPENDIX A..... 59

LIST OF MAPS

Figure 7: Land Use Map25
Figure 8: Circulation and Transportation Map33
Figure 9: Growth Areas Map51



VISION

Youngtown is a community of neighbors. We treasure our shared commitment to keep Youngtown a close-knit, safe, active community of all ages.

We are committed to preserving the heritage of Youngtown as the first senior citizen community in America. While our community now includes people of all ages, we envision a future where meeting the needs of our older residents remains as important as supporting the development of new facilities necessary for the long term stability and livability of Youngtown for all residents.

1: INTRODUCTION

Purpose of the General Plan

The General Plan (Plan) provides guidance for Town staff, citizens, and others doing business with our Town to help them achieve Youngtown's vision for future land use and development. The Plan contains seven elements: Land Use, Circulation and Transportation, Water, Open Space and Recreation, Environmental, Growth Areas and Cost of Development. Together, these elements will provide guidance, in the form of goals, objectives and policies, to help Youngtown staff and appointed and elected officials make decisions about future growth and development in their community. By their nature, these elements are intertwined and should be applied as a group. There are also several plans, prepared by outside entities, which could influence the planning of Youngtown. A list of these plans is shown in Table 1, Related Documents.

Table 1, Related Documents

Related Plans Adopted by Other Entities	
<i>Document Name</i>	<i>Related Youngtown General Plan Element(s)</i>
Flood Control District of Maricopa County Agua Fria Watercourse Master Plan	Land Use, Open Space
Maricopa Association of Governments West Valley Rivers Non-motorized Transportation Plan	Open Space
Maricopa Association of Governments Desert Spaces Plan	Open Space
Maricopa County Countywide Trails Plan	Open Space
Grand Avenue Northwest Corridor Study	Circulation, Environmental

In Arizona, all municipalities over 2,500 persons are required to have a General Plan to help guide future land use and development in their community. This General Plan, required by Arizona Revised Statute (A.R.S.) §9-461.05, is prepared in conformance with A.R.S. §9-461.06. While Youngtown's growth rate averaged 1.8% per year over the 1990 to 2000 time period, the Youngtown General Plan contains all the elements that are required for jurisdictions with a population between 2,500 and 10,000 people and a growth rate greater than 2% per year for the ten years prior to the last census (2000).

General Plans and How They Are Used

General Plans reflect the long-term development goals of the community and guide future growth. General Plans are comprehensive because they seek to coordinate all the systems of a city or town. They usually contain maps and goals, objectives and policies that help staff and citizens make decisions regarding future growth and the physical form of the community. Specifically, they are used to guide decisions

about specific types and intensities of land uses desired by a community and the open space, infrastructure, circulation systems and financing tools necessary to accomplish them.

A General Plan Is:

More than a land use map

A statement of policy

An expression of community intentions

A guide to decision making

A presentation of long-term perspectives

A way to improve quality of life

A legal mandate

A General Plan Is Not:

A rigid, static document

A zoning ordinance

A detailed policy of specific areas of the Town

A Capital Improvement Plan

A tool to promote special interests

A management plan

Town Staff and appointed and elected officials may use the Plan to guide and coordinate decisions about rezoning, future capital investment, open space, and development priorities. Citizens can use the Plan to better understand their Town and its future plans. Those wishing to develop projects within the Town can use the Plan to understand what types of developments are desired by the Town and where they should be located.

The General Plan does not change existing zoning. For example, if a property's zoning is not in conformance with the adopted plan, *the property may be developed according to its in-place zoning*. Any proposed zoning changes, however, must be consistent with and conform to the adopted plan. This does not mean the Plan is static. There are provisions under A.R.S. §9-461.06 for General Plan Major Amendments and a procedure for considering them. This process is further described at the end of this section, page 6.

The General Plan affects every resident and business in Youngtown. It provides guidance to the Town and to private development about the types and locations public facilities, private development, and infrastructure needs. The Plan elements are inter-related. All the General Plan elements should be considered collectively in any decision-making process. No single element or excerpted statement should be used to reach a particular conclusion.

Public Participation

Strong community participation is key to strong support for a community plan. A fundamental component of the planning process was involving the residents, businesses, and staff of Youngtown. The ideas and opinions of Youngtown residents, businesses, and staff were solicited in public meetings and interviews. Many of these ideas are addressed in the Plan. Two public meetings were held in developing the Plan process and to seek citizen input.

Arizona Law requires that each entity preparing a General Plan adopt written procedures to provide effective, early, and continuous public participation in the development and major amendment of General Plans from all geographic, ethnic and economic areas of the municipality. The procedures provide for: 1) the broad dissemination of proposals and alternatives; 2) the opportunity for written comments; 3) public hearings after effective notice; 4) open discussions, communications, programs, and information services; and, 5) consideration of public comments.

The Town of Youngtown adopted a public involvement policy on July 18, 2002 at a regular meeting of the Town Council. The complete text of the Youngtown Public Involvement Process can be found in Appendix A.



First Public Meeting January 16, 2003

How the Plan is Organized

The General Plan is organized into seven elements. Each of the Plan elements contains specific goals, objectives and policies that provide guidance to citizens and Town decision makers about future land use and development. Broadly defined, goals are the desired result, objectives are benchmarks toward achieving the goals, and policies are the action items that the Town can take to reach the objectives and the desired goals.

In compliance with A.R.S. §9-461.05, the General Plan Elements will achieve the following:

Table 2, Organization of Elements

Element	Focus
Land Use	Designates the general distribution, location and extent of land uses.
Circulation and Transportation	Map of the transportation system including transit.
Water	Currently available surface water, groundwater and effluent supplies, projections for future growth and need.
Open Space	Comprehensive inventory of open space, analysis of forecasted needs, and policies for the enhancement of open space and recreation activities.
Environmental	Protection of air and water quality and natural resources.
Growth Areas	Identification of areas appropriate for intense activity.
Cost of Development	Policies and strategies that Youngtown will use to require development to pay its fair share.

Amendments to the General Plan

A major amendment to the General Plan is any proposal that would result in a change to the Land Use Element that would substantially alter the Town’s planned mixture or balance of land uses. The following criteria are to be used to determine whether a proposed amendment to the Land Use Element would result in such a substantial change. A major amendment is any proposal that meets any one of these criteria:

1. Any request for rezoning for a development of more than forty (40) acres that is not in conformance with the General Plan Land Use Map.
2. Any change and/or elimination of a goal, objective or policy that would result in the change of these amendment procedures, the intensity or density of a General Plan Map land use category or would result in the modification, addition or deletion of a freeway, highway, or arterial road standard or alignment. It should be noted that a designation of a proposal as a “major amendment” essentially affects the processing of the proposal and does not directly relate to the merits of the proposal. By State Statute, the key procedural elements that apply to a major amendment proposal are: 1) all major General Plan amendments presented at a single Town Council hearing during the calendar year; and 2) a 2/3 majority vote of the Town Council is needed to approve them.

Any change that does not meet the above criteria defining “major” amendments shall be considered a minor amendment that can be considered by the Town staff, Planning and Zoning Commission, and Town Council in accordance with the regularly scheduled process as prescribed by the Arizona Revised Statutes. Amendments to this Plan may be initiated by the Town and/or may be requested by private individuals and/or agencies in accordance with the procedures set forth in Arizona State Law.

Text amendments to this Plan shall be considered major amendments if they are in conflict with, eliminate, alter, and/or misconstrue the intent of any goal or objective. Text changes that change a policy or policies may be considered minor amendments if the goals and objectives are not directly affected.

The Town Council shall not approve any rezoning requiring a General Plan amendment until a Town Council action has been taken on the General Plan amendment.

2: CONTEXT

Introduction

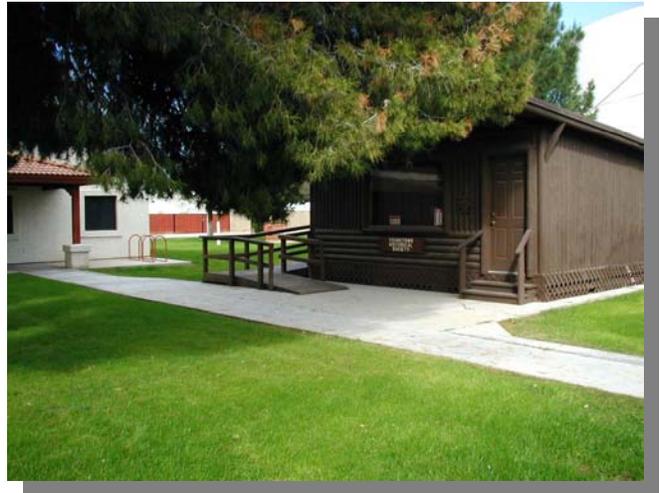
This section covers Youngtown's history, setting, and growth. Occurring within these contexts are the historical, economic, population and environmental influences that may affect the future growth and development of Youngtown.

History

The Northwest Valley is bordered by Yavapai County to the north, greater Phoenix to the east and south and unincorporated land to the west of Buckeye. The Harquahala Mountains are in north Peoria and the White Tank Mountains are to the west. Other than these two ranges, the Northwest Valley terrain is predominantly flat.

Like many of the other communities in the Northwest Valley, the area around Youngtown began as agricultural, specifically a dairy farm. In 1954, Ben Schleifer, real estate broker and Clarence Suggs, banker, purchased 320 acres of farmland. Working with developer Elmer Johns, Schleifer and Suggs designed the country's first master-planned retirement community. In November of 2004, Youngtown will celebrate its 50th Anniversary.

In 1960 the Town was incorporated and became the first municipality to establish age restrictions. The age restrictions were challenged in 1998 and the restriction was lifted. Since that time, many younger families have begun to move into the Town. With these new residents have come demands for new services and facilities.



Youngtown Historical Society

Today

Youngtown is part of the growing Northwest Valley that includes El Mirage, Surprise, Sun City, and Peoria. All of these communities were initially agricultural communities and all are experiencing rapid growth. Over the 1990 to 2000 decade, population in the adjacent cities of Peoria, El Mirage and Surprise increased 129%, from approximately 65,000 to 150,000. Youngtown's 18% population growth accounted for less than one percent of the total number of new residents in the Northwest Valley over this time period.

Youngtown

Situated in the center of the Northwest Valley, Youngtown is bordered by the Agua Fria River and the City of El Mirage on the west, Sun City to the north and east, and Peoria to the south. The elevation is approximately 1,150 feet. Youngtown's incorporated area is 1.5¹ square miles, and reflects a recent annexation of approximately 294 acres of vacant land between Peoria and Olive Avenues. Prior to the annexation, the Town had less than 100 acres of vacant, developable land.

The Town's General Plan Planning Area includes the incorporated area and the potential future annexation, totaling 2.2 square miles. The character of the Planning Area is flat with the exception of the Agua Fria riverbed, which forms a deep cut on the north end of Town that gradually lessens as one moves to the south. Because of the slight elevation on the river's east bank, there are distant views of the White Tanks Mountains from the river's edge. Youngtown has approximately 1/2 mile of frontage on Grand Avenue (State Route 60). Grand Avenue connects Youngtown to the SR 101, 2.5 miles east, and will connect to the future SR 303, five miles to the west. The Agua Fria River corridor is planned as a major regional recreation corridor.

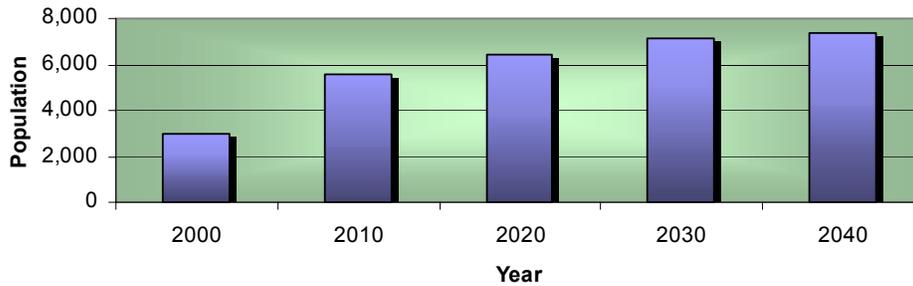
Luke Air Force Base (Luke AFB) is located three miles to the southwest. Youngtown lies outside the 65 DNL noise contours of the airport. Youngtown, however, does have territory in the vicinity of Luke AFB, defined as ten miles to the north, south and west and four miles to the east parallel from the center of the main runway of a military airport.

Demographic Overview

As of the 2000 Census, the Town of Youngtown had 3,010 residents, an 18.4% increase from the 1990 census population of 2,542. The Arizona Department of Economic Security estimates the 2003 population at 3,295 persons and by 2020 the Town is projected to have 6,395 residents (see Figure 1, Population Growth 2000-2040).

¹ League of Arizona Cities and Towns. Local Government Directory. January 2003.

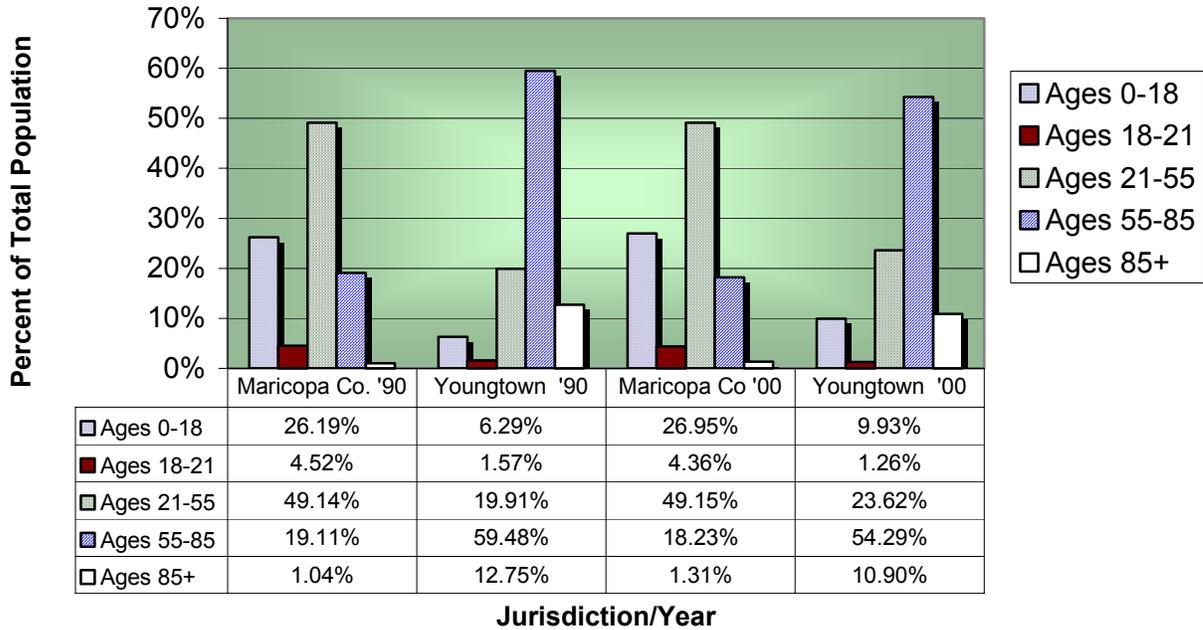
FIGURE 1
Population Growth 2000-2040



Source: US Census 2000 and Maricopa Association of Governments

While Youngtown has not been one of the fastest growing communities in Arizona, it has undergone significant changes due to the removal of the Town's age restrictions in 1998. Census figures indicate that the majority of the population increase in Youngtown can be accounted for by households with a head of household under 55 years old. Between 1990 and 2000, the years for which this data is available from the 2000 U.S. census, the percent of Youngtown residents under age 55 increased to 35% (from 27.7%) of the total population. This represents a 48% increase in the number of residents under age 55. This indicates that as older residents moved out of Youngtown, they were disproportionately replaced with residents under 55 years of age. It is difficult to ascertain exactly when this demographic shift occurred (over the decade or since the removal of the age restrictions). However, as Figure 2, Total Population by Age, shows, it is likely that as this trend continues, Youngtown will more closely resemble the age distribution of the County as a whole.

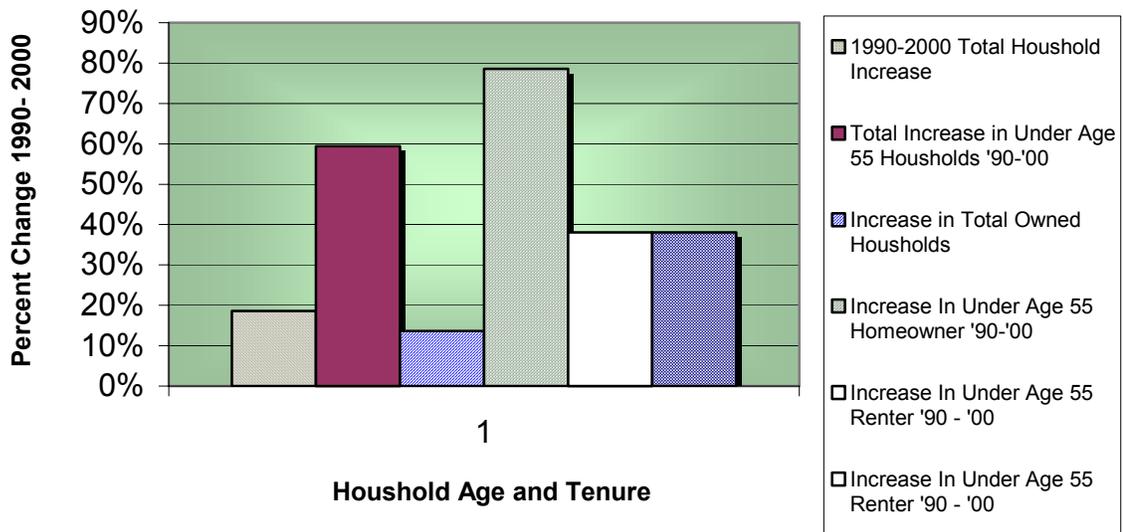
FIGURE 2
Total Population by Age



Source: Maricopa Association of Governments

The shift in demographics has also had an impact in the number of homeowners in Youngtown younger than 55 years old. The total number of homeowners in Youngtown increased 18.63% from 1990 to 2000, reflecting the rate of overall population growth. However, the number of household heads under 55 years old increased 78% in the same decade, indicating that household heads under 55 years old replaced, at a disproportionate rate, household heads over 55 years old. The same is true with renters and owners. Owned households increased 13% from 1990 to 2000. Owned households with household heads less than 55 years old increased 78% over the same time period. This indicates that rental homes converted to owner homes and many of these converted units were occupied by heads of households under 55 years of age (see Figure 3, Households by Age 1990-2000). Rental homes show another interesting change. From 1990 to 2000, the total number of rental homes increased 38%, and the total number of rental homes with heads of households under 55 also increased 38%, indicating that new rentals were, one for one, occupied by renters with heads of households 55 years old or younger.

FIGURE 3
Housholds by Age 1990-2000



Source: US Census 2000 and MAG

The 1999 median household income (US Census 2000) in Youngtown increased to \$23,164 from \$15,819 in 1989 (US Census 1990). In 1989, Youngtown median income was 49% of Maricopa County median income; in 1999 it was 51% of the Maricopa County median income. The 1989 to 1999 increase in Youngtown median income is also comparable with that of Maricopa County; a 46% increase for Youngtown residents as compared to 47% for County residents.

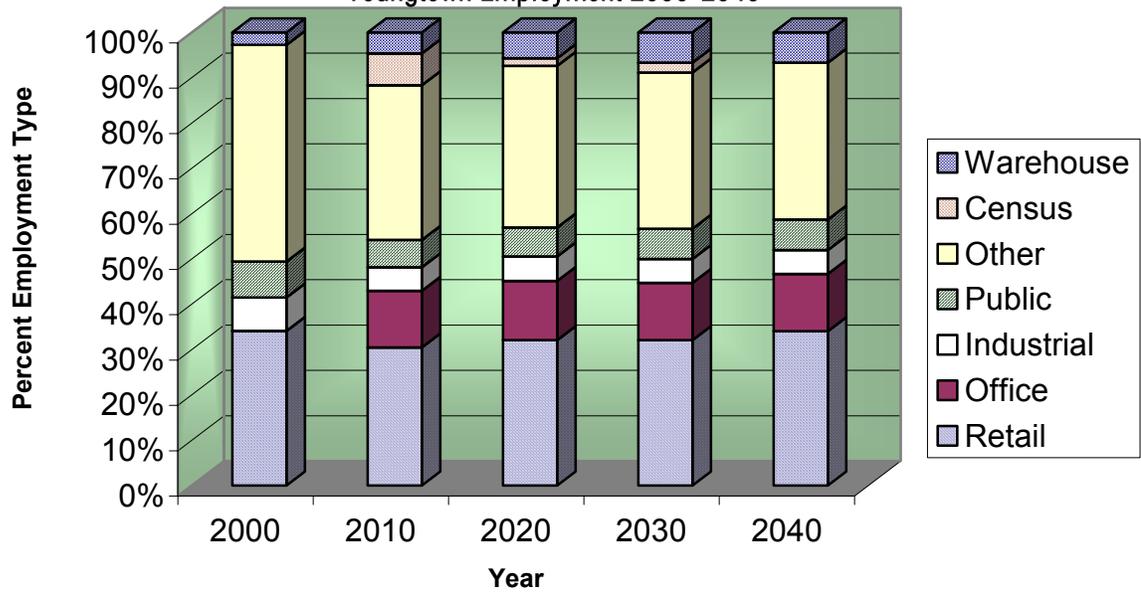
According to the Maricopa Association of Governments Draft 2000-2040 population projections, Youngtown’s future employment is projected to increase approximately 35% between 2000 and 2020 (see Table 3, Youngtown Employment). While other employment, which includes health services, is projected to decline somewhat as a share of total Youngtown employment, it remains the largest employment group throughout the projection period. Retail employment is projected to grow 40% during the time period of 2000 to 2040. Employment growth in this category represents one-third of all employment growth projected for Youngtown. The largest employment growth category is office employment, projected to grow from zero in 2000 to 216 employees in 2040 (see Figure 4, Youngtown Employment 2000-2040).

Table 3, Youngtown Employment

Year	Retail	Office	Industrial	Public	Other	Census	Warehouse	Total
2000	418	0	90	97	585	0	34	1,224
2010	526	216	90	104	589	121	80	1,726
2020	531	216	90	106	590	28	94	1,655
2030	550	216	90	115	590	38	114	1,713
2040	581	216	90	115	590	0	114	1,706

Source: Maricopa Association of Governments

FIGURE 4
Youngtown Employment 2000-2040



Source: Maricopa Association of Governments

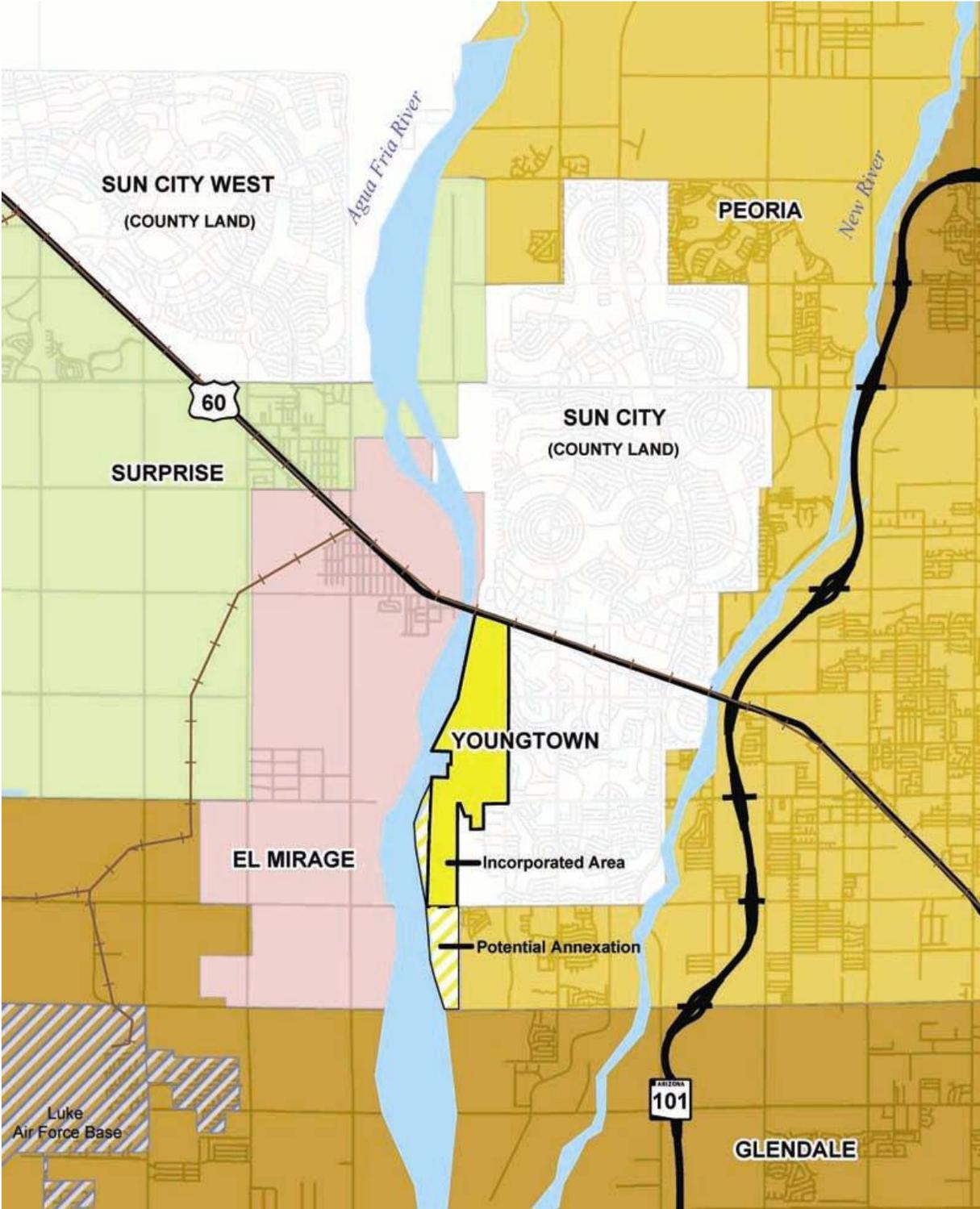
3: LAND USE ELEMENT

Introduction

The Land Use Element describes, through policies and a land use map, the locations and types of land uses and land use intensities desired by Youngtown. By law, all rezoning must be consistent with and conform to the General Plan. The Land Use Map guides rezoning decisions and does not change existing zoning. This Land Use Element is prepared in accordance with A.R.S. §9-461.05

Existing Land Use

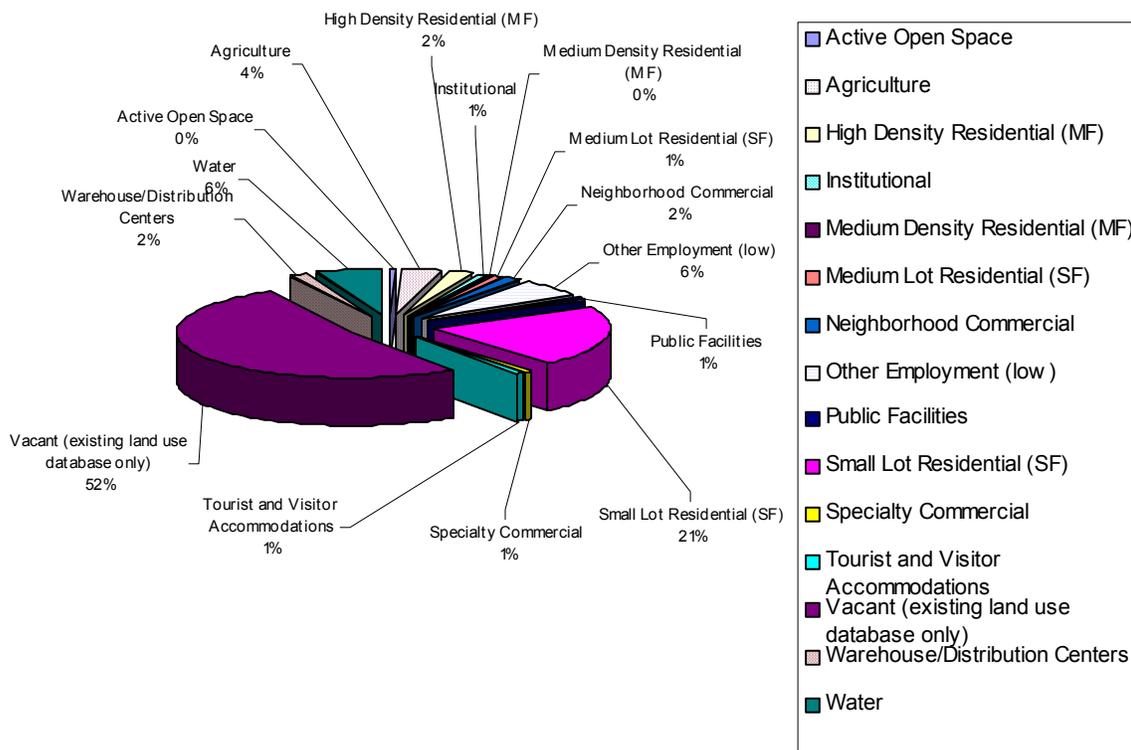
The current incorporated area of the Town of Youngtown is 1.5 square miles and extends from Grand Avenue on the north to Olive Avenue on the south (see Area Map, next page). The Town's western boundary is generally the west edge of the Agua Fria River Floodway; the eastern boundary is 111th Avenue from Grand to Peoria and 114th Avenue from Peoria to Olive. The Planning Area addressed by this Plan includes the incorporated area and the potential future annexation area. The potential annexation is the mostly vacant, unincorporated area bounded by Olive Avenue on the north, Northern Avenue on the south, the east side of the Agua Fria River floodway on the west and approximately 117th Avenue from Peoria to Olive and 115th Avenue from Olive to Northern. The Planning Area (which includes the incorporated area and the potential annexation) is a total of 2.2 square miles. A 160-acre subdivision is planned within the incorporated area of Youngtown. It is important to note the majority of vacant, developable land in Youngtown is located within the southern portion of the Planning Area, south of Peoria Avenue.



Approximately 52% of the Planning Area is vacant and developable. This includes the 160-acre subdivision between Peoria and Olive Avenues, west of 115th Avenue, which is beginning construction. Once this project is constructed, approximately 43% of the Planning Area will still be vacant. Currently, all of the land within the unincorporated portion of the Planning Area is vacant and accounts for 40% of the total 52% vacant land in the Planning Area. The vacant land estimate includes land within the 100-year floodplain of the Agua Fria River.

Residential uses of all densities occupy 356 acres or 26% of the Planning Area. Commercial uses, including agriculture, churches and institutional uses, account for 12%, or 166 acres of the Planning Area. The balance of the Planning Area includes open space (approximately .5% or seven acres), the Agua Fria floodway (approximately 7%, or sixty-five acres), and public facilities (approximately 1%, or two acres). Existing land use and the distribution of land use is shown in Figure 5, Existing Land Use and Table 4, Youngtown Existing Land Use.

FIGURE 5
Town of Youngtown Planning Area
Existing Land Use



Source: Maricopa Association of Governments.

Table 4, Youngtown Existing Land Use

Existing Land Use	Description	Planning Area		Incorporated Area	
		Acres	Percent	Acres	Percent
Active Open Space	Includes parks	6.8	0.5%	6.8	0.71%
Agriculture		52.7	3.8%	0	0.00%
High Density Residential (MF)	10-15 DU per acre	29.0	2.1%	29	3.03%
Institutional	Includes hospitals, churches	14.3	1.0%	14.3	1.49%
Medium Density Residential (MF)	5-10 DU per acre	5.7	0.4%	4.7	0.49%
Medium Lot Residential (SF)	2-4 DU per acre	11.7	0.8%	11.7	1.22%
Neighborhood Commercial	50,000 to 100,000 square feet	22.6	1.6%	22.6	2.36%
Other Employment (low)	Proving grounds, land fills	85.7	6.2%	0	0.00%
Public Facilities	Includes community centers, power sub-stations, libraries, city halls, police and fire stations and other government facilities	12.1	0.9%	13.4	1.40%
Small Lot Residential (SF)	4-6 DU per acre	296.6	21.4%	296.6	30.94%
Specialty Commercial	<=50,000 square feet	11.7	0.8%	11.7	1.22%
Tourist and Visitor Accommodations	Hotels, motels and resorts	9.2	0.7%	9.2	0.96%
Vacant (existing land use database only)		718.7	51.9%	433.6	45.23%
Warehouse/Distribution Centers		22.8	1.6%	22.8	2.38%
Water		85.0	6.1%	82.2	8.58%
Total		1,384.4	100.0%	959.0	100.0%
Total Area (square miles)		2.2	sq. mi.	1.5	sq. mi.

Zoning

Approximately 44% of incorporated Youngtown is zoned R-3, which permits single family dwelling units on a minimum 6,000 square foot lot. R is the next largest zoning category, with 25% of all zoned land. Rural zoning permits a variety of institutional uses including medical, churches, golf courses, community facilities and clubs. The bulk of these uses are located east of 112th Avenue between Nevada and Tennessee Streets. The third largest zoning category is R-43, which comprises 17% of all uses. Commercial zoning, important to the Town's revenue base, comprises 11% of all zoning and includes 41 acres of undeveloped commercial zoning on the north side of Olive Avenue at 115th and 117th Avenues. An opportunity exists to intensify and consolidate scattered commercial uses at Grand Avenue, which could enable development of 113th Avenue into a Gateway Street for the community. Three percent of the Town's zoning, R-2 and R-1, is, respectively, two-family homes or multi-family apartments. The Zoning

Map designations are summarized below in Figure 6, Acres of Zoning by Zoning Category and Table 5, Current Zoning.

FIGURE 6
Acres of Zoning by Zoning Category

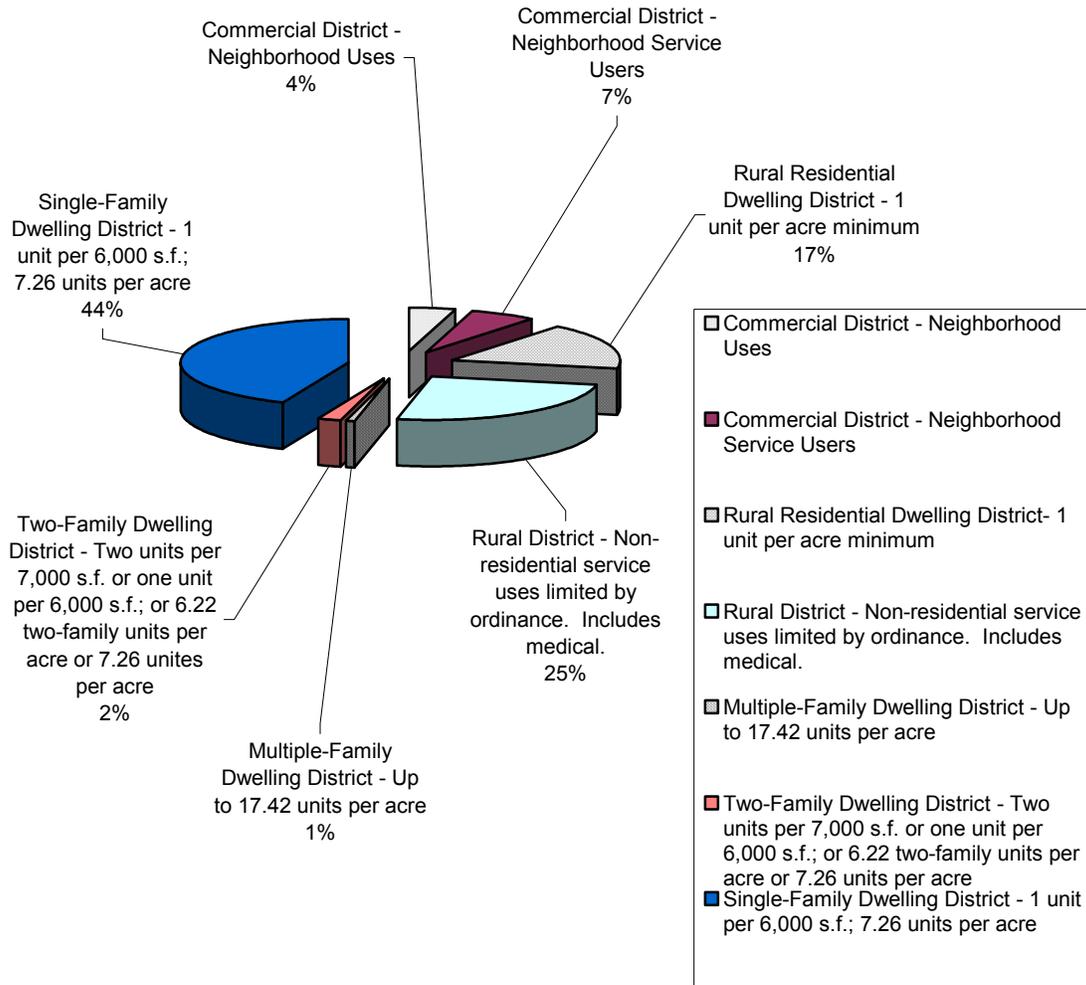


Table 5, Current Zoning

Zoning Category Description	Category	Acres	Percent
Commercial District - Neighborhood Uses	C-1	36.5	4%
Commercial District - Neighborhood Service Uses	C-2	53.4	7%
Rural Residential Dwelling District - 1 unit per acre minimum	R-43	139.8	17%
Rural District - Non-residential service uses limited by ordinance. Includes medical.	R	208.4	25%
Multiple-Family Dwelling District- Up to 17.42 units per acre	R-1	6.8	1%
Two-Family Dwelling District - Two units per 7,000 s.f., or one unit per 6,000 s.f.; or 6.22 two family units per acre or 7.26 units per acre	R-2	17.5	2%
PAD and Single-Family Dwelling District - 1 unit per 6,000 feet; 7.26 dwelling units acre	R-3	358.2	44%
Totals		820.6	100%

Vacant zoned land within the incorporated area offers the potential for up to approximately 2,324² new dwelling units, 23,500³ square feet of commercial/retail space and one million square feet of hospital, health care or community oriented facilities or up to a 96-acre golf course. An additional 425 unincorporated acres within the Planning Area is currently zoned R-43. Under this zoning, an additional 425 units could be constructed. If this property were rezoned to reflect existing development patterns of the Agua Fria Ranch project (4.89 units to the net acre) it could result in the construction of up to 2,078 additional dwelling units. Table 6, Vacant Land Zoning summarizes this information.

Redevelopment Area

In 2000, under Resolution 00-09, the Town Council established a Redevelopment area to target certain areas of Town for development and preservation. In May of 2003, under Resolution 03-15, the area was expanded. The addition is considered to have a predominance of defective and inadequate street layout; a faulty lot layout in relation to size, adequacy, and accessibility or usefulness deterioration of site; and improper subdivision and obsolete platting. The purpose of the

² Town of Youngtown Zoning Ordinance, April 17, 2003.

³ Based on an industry standard of 1.5 FAR.

resolutions is to increase growth in this area of Youngtown and to promote future development and vitality. The Youngtown Redevelopment Area is necessary to preserve and advance the public health, safety, morals or welfare of Youngtown residents.

Table 6, Vacant Land Zoning

	Zoning	Total Acres	Maximum Potential Development
Commercial District - Neighborhood Uses	C-1 *	1.1	23,522.4
Commercial District - Neighborhood Service Uses	C-2 *	0.00	0.0
Rural Residential Dwelling District - 1 unit per acre minimum	R-43	129.8	129.7
Rural District - Non-residential service uses limited by ordinance. Includes medical.	R +	96.9	1,055,371.6
Multiple-Family Dwelling District- Up to 17.42 units per acre	R-1		0.0
Two-Family Dwelling District - Two units per 7,000 s.f., or one unit per 6,000 s.f.; or 6.22 two family units per acre or 7.26 units per acre	R-2	153.4	1,113 to 954
Single-Family Dwelling District - 1 unit per 6,000 feet; 7.26 dwelling units acre	R-3	149.0	1,081.8
Acres total		530.1	
Potential Residential Units Total			2,166 to 2,324
Potential Commercial Square Feet Total			1,078,894

* Assumes .5 FAR

+ Assumes .25 FAR

Planning Issues

- The majority of Youngtown's opportunity for growth is located south of Peoria Avenue in unserved floodplain or land adjacent to it.
- Because Youngtown is no longer age-restricted, new development will likely include amenities and services not provided in other parts of Town. As existing, older neighborhoods become populated with non-retirement residents, it is likely that these individuals will demand the types of services provided in newer communities.
- The median household income of Youngtown residents is substantially below that of Maricopa County as a whole. While the Town's median income may improve somewhat with the construction and sale of new houses in the newly annexed area south of Olive Road and as new residents move into existing homes, additional new housing may help bring Youngtown

residents median income closer to that of Maricopa County residents.

- Limited commercial zoning exists within the Town. While undeveloped commercial zoned land exists on the north side of Olive Avenue at 115th and 117th Avenues, additional commercial uses could be considered within the unincorporated Planning Area.
- The commercially zoned land south of Peoria Avenue, on the west side of 115th Avenue, includes approximately ten acres that could be consolidated and intensified.
- An opportunity exists along 113th Avenue, from Grand Avenue to Alabama, and along Alabama, from 113th Avenue to 111th Avenue, to create an identifying gateway to the Town.

Goals, Objectives and Policies

GOAL 1: CURRENT AND FUTURE RESIDENTS ENJOY YOUNGTOWN’S “SMALL TOWN” AMBIANCE.

Objective 1.1: Encourage development that enhances the existing community by providing the appropriate “small town” scale and character.

Policy 1.1.1: Develop design standards or guidelines that define the elements of Youngtown’s “small town” character such as roadway width, architectural character, building size, common areas, and elevations.

Policy 1.1.2: Discourage the construction of gated communities, walled subdivisions, and other development that is physically separated from the community by a barrier of any type.

GOAL 2: CONFLICTS BETWEEN LAND USES ARE MINIMIZED.

Objective 2.1: Provide a compatible mix of land uses.

Policy 2.1.1: Locate higher density residential near commercial and employment land uses and near transit stations and routes.

Objective 2.2: Buffer or screen residential uses from adjacent incompatible uses and utility corridors.

- Policy 2.2.1: Revise the zoning ordinance to require appropriate open space and/or buffers between residential and non-residential uses.
- Policy 2.2.2: Revise the zoning ordinance to require appropriate open space and/or buffers between low-density residential and high-density residential development.
- Policy 2.2.3: Revise the zoning ordinance to require appropriate open space and/or buffering between residential land uses and utility corridors.

GOAL 3: THE SAFETY OF NEIGHBORHOODS IS PROTECTED AND PRESERVED.

Objective 3.1: Residents participate in keeping their neighborhoods safe.

- Policy 3.1.1: Support the formation of block watch organizations.

GOAL 4: A RANGE OF HOUSING INTENSITIES AND DENSITIES IS AVAILABLE AND CONTRIBUTES TO YOUNGTOWN'S RESIDENTIAL DIVERSITY AND STABILITY.

Objective 4.1: Encourage the development of a range of housing densities and intensities.

- Policy 4.1.1: Encourage a minimum of three lot sizes in all new subdivisions 40 acres or larger.

Objective 4.2: Understand the changing population dynamics of Youngtown to better provide housing and services.

- Policy 4.2.1: Consider participating in the decennial Census surveys or conduct an independent door-to-door survey in Youngtown to determine the actual rate of recent population growth in the Town including average household size and age of population.

GOAL 5: PARTICIPATE IN REGIONAL PLANNING ISSUES.

Objective 5.1: Cooperate with MAG and surrounding communities (El Mirage, Peoria, Sun City) on issues of regional importance.

- Policy 5.1.1: Work with El Mirage and Maricopa County to successfully annex unincorporated land south of Youngtown and east of the Agua Fria River Floodway.
- Policy 5.1.2: Participate in the Maricopa Association of Governments Enhanced Notification Program and MAG Planning Technical Advisory Committees.
- Policy 5.1.3: Coordinate with El Mirage, Peoria, and Sun City regarding land use along communal borders on issues such as buffering, screening, and compatible land uses.
- Policy 5.1.4: Work with El Mirage to identify reuse opportunities for the El Mirage landfill.

GOAL 6: IMPROVE THE QUALITY OF EXISTING NEIGHBORHOODS AND PROPERTIES.

Objective 6.1: Promote a high level of property maintenance.

- Policy 6.1.1: Develop and enforce a property maintenance ordinance.

Objective 6.2: Establish Redevelopment Areas where needed to promote growth and vitality in Youngtown.

- Policy 6.2.1: Pass Resolution 03-15 to expand the current Redevelopment Area established under Resolution 00-09.

Objective 6.2: Work with the Arizona Department of Housing and federal entities to identify and secure funds for housing renovation and neighborhood improvement.

- Policy 6.2.1: Work with the Arizona Department of Housing to secure housing rehabilitation funds.
- Policy 6.2.2: Work with the Arizona Department of Housing to secure Community Revitalization (Community Development Block Grant) funds to assist in the improvement of Youngtown neighborhoods.

Objective 6.3: Establish a Gateway into Youngtown along 113th Avenue and Alabama.

- Policy 6.3.1: Develop guidelines that promote quality development along these corridors including generous setbacks and parking lot screening.

Policy 6.3.1: Develop landscape standards that will create a consistent streetscape along these corridors including site amenities that reflect the Town’s desired ‘small town’ character.

GOAL 7: ENSURE THAT TOWN PLANNING DOCUMENTS ARE CURRENT AND CAN EFFECTIVELY ACHIEVE THE DESIRED TYPE OF GROWTH AND AESTHETICS.

Objective 7.1: Bring the zoning ordinance and other development related documents into conformance with the updated General Plan.

Policy 7.1.1: Revise and update the zoning ordinance.

Policy 7.1.2: Revise and update the sign ordinance. Include the requirement that all town signs and all signs located in the public right-of-way have a standardized design and format, per the sign ordinance.

Objective 7.2: Promote aesthetically designed developments.

Policy 7.2.1: Develop design standards or guidelines for all types of new and renovated developments (residential, commercial, employment).

Proposed Land Uses and Map

Table 7, Land Use and Projected Build-out Population, lists the acres for each land use included in the Land Use Element, the target densities and projected population at build-out.

Table 7, Land Use and Projected Build-out Population

Land Use	Total Area in Acres	% of Total	Target Density per Acre	Projected Dwelling Units at Build-out
Low Density Residential	145	10.5	Max. 1 du/acre	145
Medium Density Residential	738	53.5	1 to 7 du/acre	738 to 5,166
Medium to High Density Residential	13	1	7 to 12 du/acre	91 to 156
High Density Residential	9	.5	7 to 20 du/acre	63 to 180
Institutional/Public	24	1.5		
Commercial	129	9		
Town Core Commercial	60	4.5		
Open Space	266	19.5	Max. 1 du/acre	266
	1384	100		1,303 to 5,913

The Land Use Map, Figure 7, graphically represents the locations of the land uses listed in Table 7. The Map fulfills the requirements of

A.R.S. §9-461.05 to designate the proposed distribution, location, and extent of such uses on the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses, as may be appropriate. **The Land Use Map is not a zoning map and does not change zoning.**

The land uses shown are intended to portray the overall character of development for the Town and generally reflect existing and planned uses larger than ten acres. The map includes the location of all existing public facilities at the time of plan adoption. Public facilities include parks, schools, police and fire stations, and administrative buildings.

Land Use Categories

Low Density Residential (Max. 1 DU/acre)

This designation is typified by lots 20,000 square feet and greater. Preferred locations are those areas adjacent to rural or large lot subdivisions.

Medium Density Residential (0 to 7 DU/acre)

This designation is the predominant land use in the incorporated and annexed areas of Town. Lots range from 6,000 square feet (minimum) to over 12,000 square feet. Larger lots can be included as part of this category.

Medium to High Density Residential (7 to 12 DU/acre)

This designation is created to allow for alternative designs in various non-traditional detached and attached homes. Lot size and/or density shall be determined by quality, function, and diversity. This land use designation can be considered for in-fill parcels, areas located between land uses of different intensities where a transitional use or density gradation is advisable. Projects with densities up to 12 units per acre may be located along arterial roads, adjacent to employment and commercial areas, regional parks or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justifications warrant approval. This category may include townhomes, condominiums, and other products built at similar intensities.

High Density Residential (7 to 18 DU/acre)

This designation is the highest density category. Apartments or condominiums up to 18 dwelling units per acre may be located adjacent to arterial roads, freeways, or employment and commercial areas. Densities exceeding 18 dwellings per acre can be considered in the Town Core or for projects that provide elderly care with assisted living com-

ponents. Quality and infrastructure capability will be the primary determinants of density.

Institutional and Public

This designation allows commercial offices, commercial services, health care, public facilities, and institutional uses.

Commercial

This designation allows neighborhood or community shopping facilities. This land use category includes parcels that range in size from 10 to 20 acres with 30,000 to 140,000 square feet of building area. This land use is most appropriate at the intersections of major arterials and other strategically situated areas. Consideration shall be given to providing pedestrian access to these centers and internal vehicular access from within adjacent neighborhoods to minimize the need for local vehicular traffic to enter arterial streets to enter the center. This land use commonly abuts residential areas. Buffers, transitional uses, attention to building size and height, and truck delivery movement should be considered in site design in order to provide compatibility and convenient access.

Town Core

This designation allows neighborhood or community shopping facilities, commercial services, health care, public facilities, institutional uses, and medium-high to high density residential. These are places designed to be pedestrian friendly activity areas that support a mix of retail and commercial services uses and attract visitors. It could include restaurants, retail shops, entertainment and recreational uses, offices, and plazas. It could also include higher density residential projects as part of an approved, mixed-use area plan and projects that provide elderly care with assisted living components.

Open Space (Max. 1 DU/acre)

This designation provides for open space within Youngtown. The priority location for open space is along the Agua Fria River. This designation also allows for low density residential at a maximum of one unit per acre.



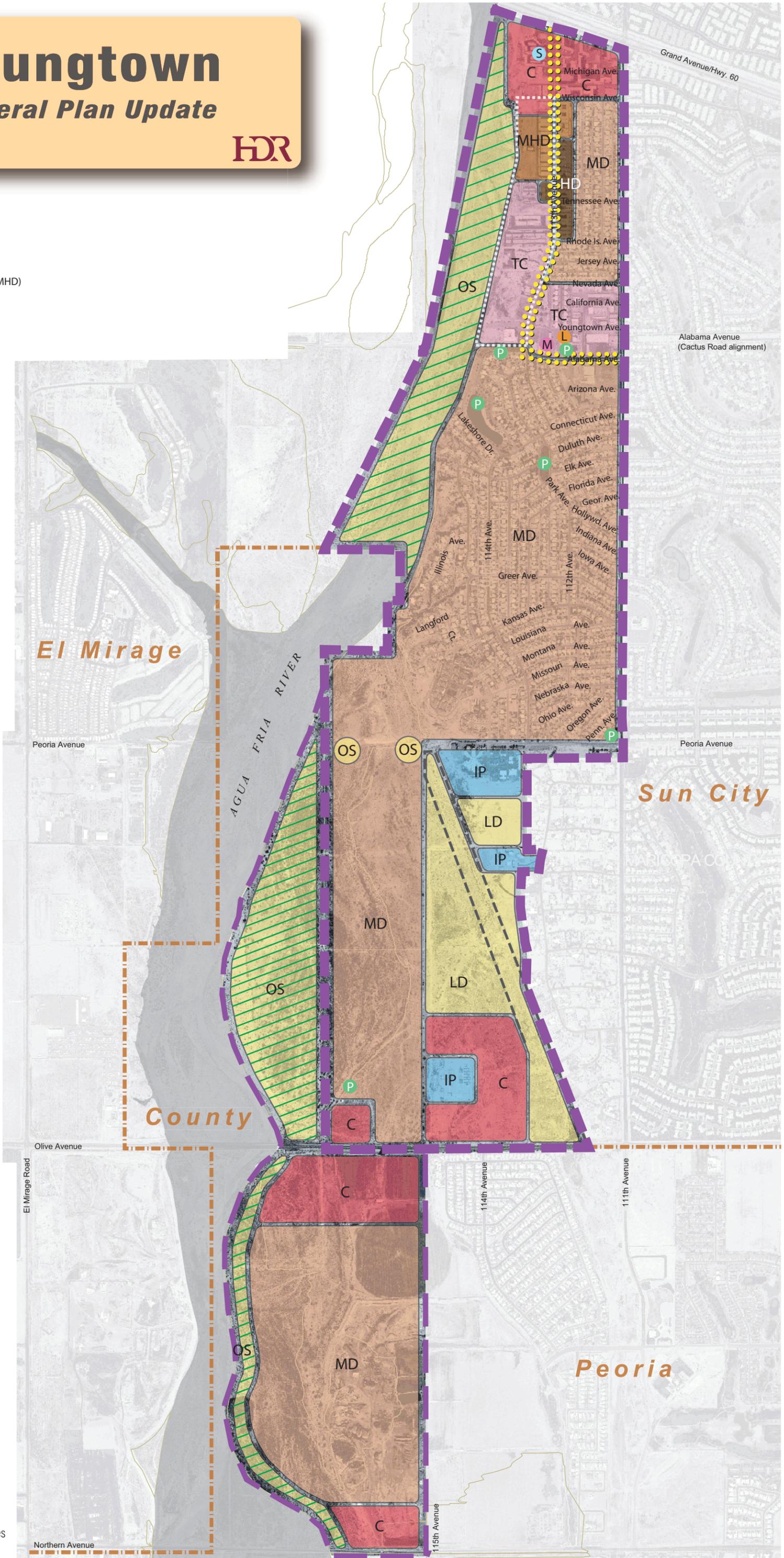
Youngtown

General Plan Update



LEGEND

- Low Density Residential (LD)
Max. 1 du/ac.
- Medium Density Residential (MD)
Min. 0-7 du/ac.
- Medium to High Density Residential (MHD)
7 to 12 du/ac.
- High Density Residential (HD)
7 to 20 du/ac.
- Institutional/Public (IP)
- Commercial (C)
- Town Core (TC)
- Open Space (OS)
Max. 1 du/ac.
- Town Boundary
- Potential Annexation
- Redevelopment Area
- Power Line Easement
- Gateway
- L Library
- M Municipal Bldgs
- P Park
- S School



Land Use Map
Figure 7 September 24, 2003



4: CIRCULATION and TRANSPORTATION ELEMENT

Introduction

The Circulation and Transportation Element includes goals, objectives, and policies for vehicular and pedestrian mobility throughout Youngtown and between Youngtown and adjacent communities. The purpose of this element is to provide decision-making guidance to enhance access to jobs, schools, and recreation areas for all Town residents, businesses and visitors, as well as facilitate regional travel. This element is prepared in conformance with A.R.S. §9-461.05.



A Typical Youngtown Residential Street

Current Situation

Roads

Youngtown's origin as a master planned retirement community has resulted in a municipal street pattern that is distinct and unique from other jurisdictions within the County. Grand Avenue forms the northern border of the Town. It travels northwest/southeast and is a Road of Regional Significance⁴. Access to the Town from Grand Avenue is via signalized turns at 111th Avenue and 113th Avenue and must be maintained, as it is a fundamental factor in the viability of its commercial frontage on Grand Avenue.

On the northeast side of Grand Avenue there is a freight rail line maintained by the Santa Fe Railroad. The Town is supportive of using these tracks for commuter rail.

One-hundred-eleventh Avenue (111th), which forms the eastern border of Youngtown, is the major north-south arterial accessible to the Town. It is also a public transportation route, providing Youngtown residents access to the jurisdictions within metropolitan Phoenix and destinations including Metrocenter, the Sunnyslope Transit Center, Paradise Valley Mall, and the Mayo Clinic in Scottsdale. Residents use this bus route for employment, health, shopping and recreation purposes.

It is planned to extend Peoria Avenue to provide access to Agua Fria Ranch, located between Peoria and Olive Avenues, west of the 115th Avenue alignment. Even though no plans exist to extend Peoria Ave-

⁴ Maricopa Association of Governments Roads of Regional Significance (RRS)

nue over the Agua Fria River, it should be considered. Olive Avenue forms the southern border of the Town's incorporated area. It is a Road of Regional Significance and provides all-weather access across the Agua Fria River. This road is fundamental to the planned commercial and residential development at the Town's southern end.

Within the incorporated area of the Town, 113th Avenue/114th Avenue functions as a major collector street providing through-access between Grand and Peoria Avenues. The balance of the Town's streets are local, with the exception of Peoria Avenue.

The planned SR 303 will be located approximately five miles west of Youngtown and SR 101 is located approximately two and one half miles east of Youngtown. These state roads afford Youngtown residents regional access.

Currently, the Town is working to add sidewalks. With 1995 CDBG grants, sidewalks have been built on 111th Avenue, from Peoria Avenue to Arizona Avenue. In 2003, another CDBG grant will complete the sidewalk from Arizona Avenue to Grand Avenue, along with the installation of eight bus shelters between Peoria and Grand Avenues. The Town is planning sidewalks along 113th Avenue from Grand Avenue to Maricopa Lake Park in FY 2003 and 2004. Additional sidewalks are planned in future years. Additionally, the Town is participating in the Grand Avenue Northwest Corridor Study. The purpose of the study is to improve air quality by decreasing congestion on Grand Avenue, redesigning it to accommodate projected traffic increases, and minimize delays to other traffic caused by Grand Avenue interchanges.

The development of the Agua Fria Ranch will introduce a second collector street, the Agua Fria Parkway, into the Town. This street will provide access to Peoria and Olive Avenues for development within the Agua Fria Ranch subdivision. Additionally, the Town has had conversations with commercial property owners regarding extending 114th Avenue north to the power line easement to provide access to unsubdivided land north of Olive and east of 115th Avenues.

Street Class Definitions

The following definitions apply to roadways within Youngtown⁵:

Local Roads

Local roads are two lanes, undivided roads with intersections at grade and frequent driveway access. They provide traffic movements be-

⁵ From Maricopa County Roadway Design Manual, Adopted November 3, 1993. Maricopa County Department of Transportation.

tween adjacent lands and other roads of higher classification. These roads are intended to provide traffic movements over relatively short distances.

Collector Roads

These roads are intended to provide land access and traffic circulation between local and arterial roads. They may have more than ten uncontrolled access points per mile on one side, development may face directly onto the road, and they may service local residential, neighborhood, commercial and industrial areas.

Arterial Roads

These roads provide major circulation movements at higher speeds and do not penetrate neighborhoods. They put more emphasis on traffic movement than land access. They are generally divided four or six lane roadways, with two to three lanes striped in each direction and medians and turn lanes where applicable.

Roads of Regional Significance

Roads of Regional Significance are roads that are identified by the Maricopa Association of Governments as part of a conceptual system of streets and roads upgraded to improve mobility into and out of the region. Roads of Regional significance include Gateway and Urban routes. Urban routes are designed to complement the freeway system and are spaced three to six miles apart. Gateway routes provide access into and out of the region.

Design criteria for these roadways is shown in Table 8, Roadway Level of Service and Service Volumes. Also refer to Figure 8, Circulation and Transportation Map.

Table 8, Roadway Level of Service and Service Volumes

Road Classification	Desired Level of Service	Average Daily Traffic per Lane	2-way Average Daily Traffic Range	# of Through Lanes	Maximum Roadway Length
Local Road	A	350	50-700	2	1,000 Feet
Collector Road	B	2,500		2	½ Mile
Arterial Road	D	7,500	18,000-45,000	6	No maximum

Source: From Maricopa County Roadway Design Manual, Adopted November 3, 1993. Maricopa County Department of Transportation.

Planning Issues

- Many streets have no sidewalks. As the Town’s population shifts towards families with children, sidewalks are important to serve those younger and older residents who cannot drive.

- Grand Avenue continues to be the primary regional connection for Youngtown. Access and egress to Youngtown from Grand Avenue should be preserved.
- The MAG Regional Transportation Plan and the Town of Youngtown support a north/south arterial improvement of El Mirage Road, which parallels the boundary of Youngtown on the opposite side of the Agua Fria River.
- Once SR 303 is constructed, it will provide another nearby regional access to Youngtown residents. As the demographics of the community shift away from retirement residents, this access will become more important to Youngtown residents. Connections to SR 303 via Olive Avenue should be enhanced.
- Public transportation is important to Youngtown’s residents; who have a median household income below that of Maricopa County and are generally older than the median age County resident. Existing public transportation services should be maintained and enhanced.
- The redesign of Grand Avenue needs to be monitored to ensure that pedestrian and other access to, from and across it is maintained.

Goals, Objectives and Policies

GOAL 1: MAINTAIN TOWN ROAD CONDITIONS FOR SAFE, CONVENIENT TRAVEL.

Objective 1.1: Prioritize street construction projects.

Policy 1.1.1: Prepare an annual assessment of needed roadway improvements and publish a priority list and construction schedule.

Policy 1.1.2: Conduct periodic traffic safety audits on major streets to determine if traffic control measures need to be modified.

Policy 1.1.3: Conduct regular reviews of non-motorized transportation facilities for safety issues.

Objective 1.2: Identify accepted levels of service for road types.

Policy 1.2.1: Identify roadways that need to be brought into compliance with level of service and add them to the annual priority list.

Objective 1.3: Enhance traffic movement at Grand Avenue.

- Policy 1.3.1: Review traffic signal timing and phasing to enhance traffic movement from Grand Avenue.
- Policy 1.3.2: Continue to participate in the Grand Avenue Northwest Corridor Study.
- Policy 1.3.3: Continue to work with commercial landowners and the City of Peoria to extend 114th Avenue north into Youngtown.
- Policy 1.3.4: Consider additional east-west access from 115th Avenue to the Agua Fria Parkway south of Olive Avenue and to 114th Avenue north of Olive Avenue.

Objective 1.4: Ensure adequate funding to address long-term transportation needs.

- Policy 1.4.1: Require new development to pay for the costs of future transportation improvements that will occur within the development boundaries.
- Policy 1.4.2: Apply for TEA-21 Enhancement Funds to acquire right of way and build non-motorized transportation facilities.
- Policy 1.4.3: Coordinate with other jurisdictions to get the most out of federal, state and county roadway funding.
- Policy 1.4.4: Pursue state and federal grants for transportation enhancement projects.

Objective 1.5: Promote ADA compliance throughout Youngtown circulation system.

- Policy 1.5.1: Seek funding to upgrade the accessibility of non-vehicular routes.

GOAL 2: PROMOTE IMPROVED, NON-VEHICULAR CIRCULATION WITHIN YOUNGTOWN AND BETWEEN NEIGHBORING COMMUNITIES.

Objective 2.1: Establish a non-motorized circulation network that links parks, neighborhoods, and the Town Core.

- Policy 2.1.1: Prepare a Trails Master Plan.
- Policy 2.1.2: Look for opportunities to make connections to existing non-motorized routes in existing and new developments.

Objective 2.2: Improve bicycling opportunities within Youngtown.

Policy 2.2.1: Prepare a bicycle program that includes physical improvements, signs, and education.

Objective 2.3: Improve pedestrian connections to all areas of Youngtown.

Policy 2.3.1: Develop a plan and priority list to provide more sidewalks.

Objective 2.4: Integrate Youngtown's circulation system with neighboring communities.

Policy 2.4.1: Meet with adjacent communities to compare circulation plans and look for opportunities to make connections.

Policy 2.4.2: Continue to work with commercial landowners and the City of Peoria on extending 114th Avenue north.

Policy 2.4.3: Work with El Mirage and Maricopa County to determine if a river crossing at Peoria is possible.

GOAL 3: PROMOTE REGIONAL COOPERATION ON TRANSPORTATION ISSUES.

Objective 3.1: Join regional and other committees that review vehicular and non-vehicular circulation issues.

Policy 3.1.1: Participate in Maricopa Association of Government's transportation committees.

Policy 3.1.2: Partner with appropriate jurisdictions to improve regionally significant roadways and circulation routes such as El Mirage Road as a north/south route.

GOAL 4: YOUNGTOWN'S STREET STANDARDS MEET CURRENT AND FUTURE CIRCULATION DEMANDS.

Objective 4.1: Assess impacts of proposed developments on existing and planned streets.

Policy 4.1.1: Only permit the development of public and private roads that meet Maricopa County road standards.

GOAL 5: PROMOTE DEVELOPMENT OF ALTERNATE MODES OF TRANSPORTATION TO REDUCE CONGESTION AND ENHANCE MOBILITY OPTIONS OF YOUNGTOWN RESIDENTS.

Objective 5.1: Encourage the use of alternative transportation modes.

- Policy 5.1.1: Work with Valley Metro to expand bus service, dial-a-ride, etc.
- Policy 5.1.2: Ensure that Youngtown is linked to the proposed light rail system.
- Policy 5.1.3: Provide a community education program on transportation options.
- Policy 5.1.4: Prepare design guidelines that create pleasant walking and biking environments to encourage these activities. Improvements might include plants, shade, bike racks, rest stops and comfortable, attractive transit stops.
- Policy 5.1.5: Require new developments to support transit opportunities by providing circulation links to transit stops and by building comfortable, attractive transit stops.
- Policy 5.1.6: Continue to work with Valley Metro to ensure bus access along 111th Avenue is maintained.

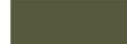
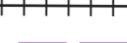


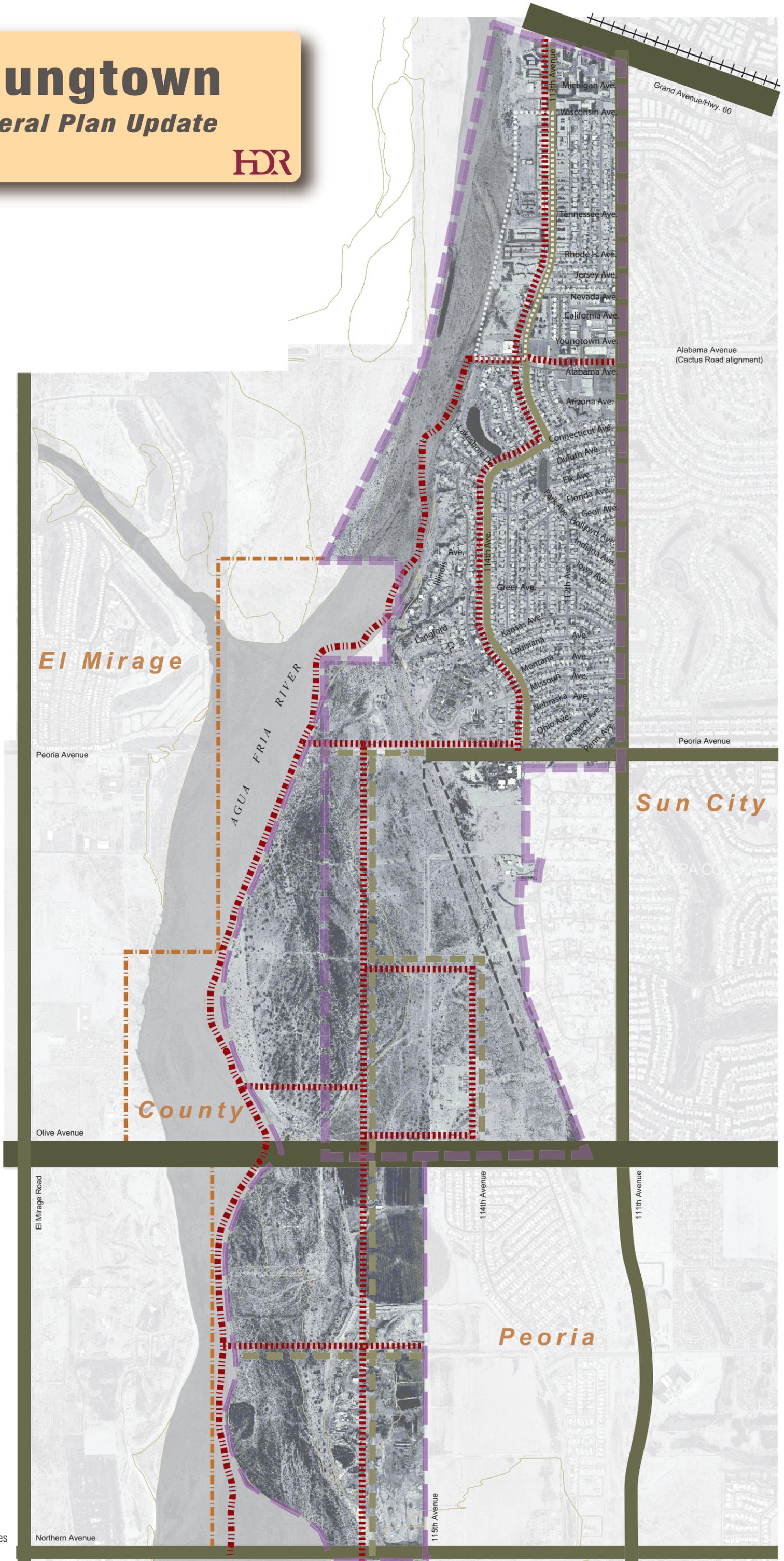
Youngtown

General Plan Update



LEGEND

-  Road of Regional Significance
-  Existing Arterials
-  Existing Major Collector
-  Proposed Major Collector
-  Proposed Trails/Sidewalks
-  Proposed Multi-use Access
-  Santa Fe Railroad
-  Town Boundary
-  Potential Annexation
-  Redevelopment Area
-  Power Line Easement



Circulation and Transportation Map
 Figure 8 September 24, 2003



0 0.25 0.5 miles

5: WATER ELEMENT

Introduction

A sufficient water supply is crucial to all communities. Economic growth and the well being of residents and businesses depend on adequate water resources. The Water Element reviews the future water needs of Youngtown and contains goals, objectives, and policies to guide the Town in meeting current and future needs. The Water Element addresses potable and reclaimed water sources. This element was prepared in accordance with A.R.S. §9-461.05.

Current Situation

Historically, Youngtown has had an adequate water supply. State-wide, however, there has been substantial groundwater depletion. The overdraft of groundwater in some areas has resulted in significant lowering of groundwater levels, surface subsidence and cracking, water quality problems and/or loss of aquifer storage space. The Arizona Department of Water Resources (ADWR) was created to oversee the use of surface water and groundwater and works to develop the policies to ensure long-term water supplies for the people of Arizona.

Throughout the State, the ADWR formed Active Management Areas (AMAs) to address water supply issues. Youngtown belongs to the Phoenix AMA. The management goal of the Phoenix AMA is to attain “safe-yield” by the year 2025. Safe-yield means to “achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in a active management area and the annual amount of natural and artificial groundwater recharge in the active management areas” (A.R.S. §45-561.12).

Potable water and wastewater services in Youngtown are provided by Arizona American Water Company (AAWC). AAWC’s service area boundary for Sun City/Youngtown stops at Olive Avenue. The Youngtown water system is fully integrated with the Sun City Water delivery system. Sun City and Youngtown customers pay the same water rates and are recognized by the Arizona Corporation Commission (ACC) as one entity for rate making and other regulatory purposes.

The water supply for the system is provided by 24 wells owned and operated by Arizona-American Water Company (AAWC). Of the 24 wells, five to seven wells are typically inactive in a given year. The wells pump a combination of groundwater, CAP water storage credits, and effluent storage credits generated through recharge activities at the

company's Sun City West water reclamation plant and recharge facility. AAWC has a CAP water allocation of 4,189 acre-feet per year. Currently, the CAP water allocation is recharged in the Maricopa Water District Groundwater Savings Facility and recovered on an annual basis. The Sun City/Youngtown system's current demand is approximately 16,500 acre-feet per year. In 2002, 500 acre-feet of effluent credits were pumped.

Proposed to occur in the vicinity is the Agua Fria Linear Recharge Project. While this project will not directly benefit Youngtown, it is important to note its existence as a regional facility. The purpose of the Agua Fria Linear Recharge Project is to investigate and possibly develop reclaimed water recharge along with recreation and habitat areas in the Agua Fria River. The reclaimed water comes from the 91st Avenue Wastewater Treatment Plant. The proposed study area for linear recharge extends from Indian School Road to Bell Road along the Agua Fria River.

In 2003, the ACC approved the construction of the Sun City/Youngtown Groundwater Savings Project. This project, to be constructed by 2006, involves the construction of a pipeline to deliver the CAP water allocation to local golf courses. The golf courses will cease pumping groundwater. In turn, through a state-issued water exchange permit, AAWC and its customers will recover the 4,180 acre-feet of CAP water through its recovery wells. The reduced groundwater pumping by local golf courses will result in reduced groundwater level drawdown in the area.

The current system has a peak-day capacity of approximately 34.5 million gallons per day. The per capita demand for the Sun City/Youngtown system is currently approximately 300 gallons-per-capita-per-day (gpcd). This amount includes non-residential uses as well as residential. New residential development in Youngtown would be expected to use considerably less water. ADWR Third Management Plan residential use expectations are in the range of 160-175 gpcd. These figures reflect anticipated water demands for new residential development in Youngtown.

Future demand of new development in Youngtown will be met by AAWC through current and new well capacity. A number of existing wells can be equipped and retrofitted to provide the additional capacity needed to meet increased demand. New residential subdivisions are required to enroll in the Central Arizona Groundwater Replenishment District (CAGRDR) as a means of meeting the State's 100-year Assured Water Supply Certificate Requirements. Homes enrolled in the CAGRDR pay a "replenishment tax" to the CAGRDR that is used to pur-

chase CAP water and replenish the groundwater that is pumped and delivered to the homes each year.

Wastewater generated in Sun City and Youngtown is conveyed to the Tolleson Wastewater Treatment Plant under a contract between Tolleson and AAWC. The water is treated and delivered to Palo Verde Nuclear Generating Station for use as cooling water.

Future Trends

Youngtown has no plans to become a water service provider. As new development occurs in the Town, individual landowners or developers will continue to work with entities to ensure adequate water supplies.

Planning Issues

As Youngtown continues to expand, new development will need to continue to locate and secure adequate water supplies to serve new development.

Goals, Objectives and Policies

GOAL 1: CONTINUE TO RELY ON PRIVATE WATER COMPANIES AND OTHER ENTITIES TO PROVIDE WATER TO YOUNGTOWN RESIDENTS.

Objective 1.1: Provide a continuous water supply.

Policy 1.1.1: Require as a part of all requests for new development proof of water service.

GOAL 2: PROMOTE CONSERVATION, REUSE, AND RENEWABLE WATER RESOURCES.

Objective 2.1: Enact effective conservation measures.

Policy 2.1.1: Work with the Arizona American Water Company to provide incentives to existing users to switch to low-flow water devices.

Policy 2.1.2: Promote the use of low-water use plants in public and private landscape areas.

Policy 2.1.3: Install low flow and water saving devices in all public facilities.

Objective 2.2: Plan for future conditions.

Policy 2.2.1: Encourage local water companies to develop and provide to the Town plans for providing water in the event of regional water shortages.

6: OPEN SPACE and RECREATION ELEMENT

Introduction

The Open Space and Recreation element is intended to document current open space and recreation facilities provided by Youngtown for its residents, and identify future open space and recreation needs that the Town may choose to address in the future. This element also addresses how Youngtown's open spaces contribute to a regional system of open space. This element was prepared in accordance with A.R.S. §9-461.05.



Maricopa Lake Park

Current Situation

Recreational facilities near Youngtown include the West Valley Arts Center and the Surprise Town Center and Spring Training Facility. In the future, Youngtown will benefit from the proximity of the new Phoenix Coyotes hockey rink and the Arizona Cardinals football stadium, both within 4-½ miles. The Town currently maintains five parks ranging in size from almost three acres to one-third acre. A new public five-acre park, which will include a soccer field and tot lot, is planned for the Agua Fria Ranch Planned Area Development. Until recently, Youngtown parks were largely maintained as open areas without facilities, except for benches in Maricopa Lake Park. Recently, the Town has provided tot lots in Maricopa Lake Park to address the needs of younger residents who have moved in since the removal of the Town's age restrictions. Table 9, Youngtown Public Parks includes a list of planned and existing parks within Youngtown.

Table 9, Youngtown Public Parks

Name	Location	Landscape Type	Area
Greer Park	112 th Lane and Youngtown Avenue	Grass	1.03 acres
Caliche Cactus Garden	112 th and Alabama Avenues	Granite rock.	.34 acre
Memorial Park	111 th and Peoria Avenues	Grass. Rock landscape.	.37 acre
Schleifer Park	113 and Alabama Avenues	1.52 acre grass .957-acre river rock.	2.48 acre
Maricopa Lake Park	114 th and Connecticut Avenues	1.64 acre grass .905 acre river rock 1 acre granite rock 2.8 acre lake	4.70 acres
Agua Fria Ranch Park (Planned)	117 th Avenue north of Olive Avenue	Tot lot Soccer Field Rest Rooms	5.0 acres
Total			13.92 acres

In addition to parks, Youngtown also maintains a community building and a crafts center. The craft center, run by volunteers, provides programs in woodworking, painting, and pottery. The community building is open to the public by reservation and provides space for a variety of community sponsored recreation clubs. In the near future, the Town plans to initiate programmed recreation activities in the community building and expand Schleifer Park to provide connections to the Agua Fria River.

Based on surveys provided by the National Recreation and Park Association (NRPA), 50% of all jurisdictions between 2,500 and 4,999 residents operate between one and ten mini parks. One hundred percent of all jurisdictions between 2,500 and 4,000 residents operate between one and ten community parks and 75% operate between one and ten neighborhood parks. Youngtown falls within this norm and operates one neighborhood park⁶ and six mini-parks⁷. Per 1,000 population, the Town currently provides 4.64 acres of parks. With the addition of Agua Fria Lake Park and additions to Schleifer Park, the Town would generally maintain the current level of service, providing 4.3 acres per 1,000 residents in 2010, and keep it within the norm of other western jurisdictions with regard to public parks. It should also be noted that the park at Agua Fria Ranch and the Schleifer Park expansion are anticipated to offer services and facilities not currently avail-

⁶ Defined by NRPA as a park between five and ten acres that functions as the recreation and social focus of the neighborhood within ¼ to ½ mile distance of residential areas. Travel to the park is uninterrupted by non-residential roads and physical barriers.

⁷ Defined by NRPA as a park that is between 2,500 square feet and one acre; located within ¼ mile of residences and used to address limited, isolated, or unique recreational needs.

able at Youngtown's parks, which will also enhance the quality of the recreation experience.

In 2002, the Flood Control District of Maricopa County adopted the Agua Fria Watercourse Master Plan. While the primary purpose of this plan is to address flood control options for the Agua Fria River, it also provides recreation options to maximize the use of undeveloped areas within the 100-year floodplain. These options include the development of a park on the west side of the river at Olive Avenue and a trail/maintenance road on both sides of the floodway. The plan includes additional recommendations that encourage the conservation of areas within the 100-year floodplain as open space.

Youngtown's location on the east bank of the Agua Fria River provides it with a substantial opportunity to implement the recommendations of the Agua Fria Watercourse Master Plan and provide an open space resource to its residents. At Maricopa Lake Park, where the Town owns land directly adjacent to the River, only a steep bank accesses the riverbed. Study of the condition of the existing bank and opportunities to provide direct river access would be necessary to create a direct open space link here. South of Maricopa Lake Park, private land directly abuts the river's edge. South of Peoria Avenue, the elevation of the Town and the riverbed begin to merge and additional open space opportunities on undeveloped floodplain exist for the Town.

Planning Issues

- While the Agua Fria River offers opportunity to provide public open space to Town residents, river access from public lands is difficult and private property owner permission is necessary for access to the river from private land.
- As the age of Youngtown's population continues to more closely mirror that of Maricopa County as a whole, demand will increase for publicly owned and maintained active recreation facilities and recreation programming.
- With increased use of the Planned Area Development (PAD) overlay zoning to accommodate new development south of Peoria Avenue, amenities such as interior open spaces may create a disparity between newer and older areas of the Town with regard to the provision of recreation facilities and open space.
- While the planned recreation enhancements will be sufficient to maintain the current level of service through 2010, consideration should be given to options to provide additional recrea-

tion facilities and parks to accommodate post 2010 population growth.

Goals, Objectives and Policies

GOAL 1: ALL RESIDENTS HAVE REASONABLE ACCESS TO THE RECREATIONAL OPPORTUNITIES PROVIDED BY THE AGUA FRIA RIVER.

Objective 1.1: Public trail access to the Agua Fria River is available.

Policy 1.1.1: Continue to work with the Flood Control District of Maricopa County to implement the Agua Fria Watercourse Master Plan.

Policy 1.1.2: Require all new developments adjacent to the Agua Fria floodplain to provide access to it.

Policy 1.1.3: Provide access from the Agua Fria River to Maricopa Lake Park and Schleifer Park.

Policy 1.1.4: Work with the Flood Control District of Maricopa County and U.S. Army Corps of Engineers to identify the potential for acquiring and developing floodplain for recreation purposes.

GOAL 2: PROVIDE ADEQUATE RECREATION OPPORTUNITIES FOR ALL RESIDENTS.

Objective 2.1: Maintain at least four to five acres of park per 1,000 residents.

Policy 2.1.1: Expand Schleifer Park.

Policy 2.1.2: Require, as part of all new developments, over five acres of contiguous public parks and open space per dwelling unit.

Policy 2.1.3: Apply for grants to develop recreation facilities for Youngtown residents.

Objective 2.2: Provide recreation programs for Youngtown residents at the community building, craft center, and Town parks.

Policy 2.2.1: Support the employment of a Parks and Recreation Director to conduct recreation activities for young and old.

Policy 2.2.2: Consider a non-resident fee for recreation programs to subsidize additional programs and materials.

Objective 2.3: Provide a range of recreation facilities for all Youngtown residents.

Policy 2.3.1: Provide tot lots in all new public and private parks over one-half an acre.

Policy 2.3.2: Provide at least one sport court or ball field in all new parks over one acre.

Policy 2.3.3: Provide restrooms, limited parking, and water fountains in all new parks larger than five acres.

Objective 2.4: Provide for the future recreational needs of Youngtown residents.

Policy 2.4.1: Require new residential developments to provide and maintain adequate park facilities in conformance with NRPA standards within ¼ mile of all residences or provide at least 10% of the development for usable open space/recreation.

Policy 2.4.2: Prepare an Open Space and Recreation Plan.

GOAL 3: THE AGUA FRIA RIVER IS AN OPEN SPACE USED BY THE COMMUNITY.

Objective 3.1: Transform the Agua Fria River into an open space and recreation asset that benefits the community.

Policy 3.1.1: Require new development adjacent to the Agua Fria River to provide parks and landscaping to connect the River to the development.

Policy 3.1.2: Work with the City of El Mirage, the Flood Control District of Maricopa County and U.S. Army Corps of Engineers to implement the Agua Fria River Watercourse Master Plan.

Policy 3.1.3: Consider working with the City of El Mirage to jointly provide recreation options along and within the Agua Fria River floodplain.

7: ENVIRONMENTAL ELEMENT

Introduction

The purpose of the Environmental Element is to address the impacts of development on air and water quality and the conservation of natural resources. This element was prepared in accordance with A.R.S. §9-461.05.

Current Situation

Maricopa County is classified as a Serious Area, as defined by Environmental Protection Agency (EPA) standards, for all carbon monoxide (CO), ozone, and particulate matter (PM-10). It is also a Non-Attainment Area for ozone.

Carbon Monoxide

Based upon the 1996 base year emissions inventory, the primary sources of carbon monoxide are: On-road Mobile (automobiles and trucks) 53.9 percent; Non-road Mobile (utility lawn and garden, construction, farm, and recreational equipment, aircraft, and locomotives), 43.5 percent; Area Sources (residential wood and industrial fuel combustion, on-site incineration, and open burning) 2 percent; and Point Sources (industrial, manufacturing and electrical power generation facilities) 0.6 percent.⁸

In order to reduce carbon monoxide, the State and local governments committed to implement a wide variety of air quality measures. Key measures included in the plan are: California Air Resources Board (CARB) Phase 2 Reformulated Gasoline During the Winter Months; Phased-in Cutpoints for the I/M 240 Vehicle Emissions Test; Traffic Synchronization; Intelligent Transportation Systems; One Time Waiver from the Vehicle Emissions Test; Deferring Emissions Associated with Government Activities; and other Transportation Control Measures.⁶

PM-10

Based upon the 1995 base year regional emissions inventory, the primary sources of PM-10 are: Non-road Sources (construction/earthmoving dust, construction trackout, non-road engine exhaust, and construction windblown dust) 43.0 percent; On-road Sources (paved road dust, unpaved road dust, and on-road vehicle exhaust) 32.9 percent; Area Sources (disturbed vacant land and agricultural

⁸ Revised MAG 1999 Serious Area Carbon Monoxide Plan For The Maricopa County Nonattainment Area, Executive Summary

windblown dust, agricultural dust, other area sources, and residential wood burning) 22.6 percent; and Point Sources 1.5 percent.⁹

The key measures in the Revised MAG 1999 Serious Area Particulate Plan for PM-10 used for attainment include: Strengthening and Better Enforcement of Fugitive Dust Control Rules; Reduce Particulate Emissions from Unpaved Roads and Alleys; Reduce Particulate Emissions from Unpaved Parking Lots; Reduce Particulate Emissions from Vacant Disturbed Lots; PM-10 Efficient Street Sweepers; Curbing, Paving, or Stabilizing Shoulders on Paved Roads; Paving, Vegetating, and Chemically Stabilizing Unpaved Access Points Onto Paved Roads; PM-10 Episode Thresholds; Restaurant Charbroiler Controls; Clean Gasoline (long-term and winter fuel reformulation); Pre-1988 Heavy-Duty Diesel Commercial Vehicle Standards; and Coordinate Traffic Signal Systems.⁷

In 1997, under Town Resolution No. 97-15, the Town of Youngtown agreed to implement measures in the MAG 1997 PM-10 and Carbon Monoxide Plan as follows, 1) to implement an alternative work schedule to decrease vehicle usage (Measure 97-TC-13 and 97-NR-7), 2) to curb, pave or stabilize shoulders on paved roads (Measure 97-DC-4), and 3) to implement frequent routine sweeping or cleaning of paved roads (Measure 97-DC-5).

In 1998, under Town Resolutions No. 98-15 and 98-05, the Town agreed to the additional following measures to reduce PM-10 particulates (see Table 10, Measures Adopted to Reduce PM-10 Particulates).

Table 10, Measures Adopted to Reduce PM-10 Particulates

Resolution 98-15	
<i>Measure</i>	
98-FP-1	Adopt a fireplace ordinance (Ordinance No. 98-15)
98-DC-7	Implement a plan to stabilize unpaved roads and alleys
98-DC-8	Implement a plan to stabilize unpaved shoulders of paved targeted arterials
98-DC-9	Reduce particulate emissions from unpaved parking lots
98-DC-10	Reduce particulate emissions from vacant disturbed lots
98-DC-12	If economically feasible, the Town will purchase PM-10 efficient street sweeping units
Resolution 98-05	
	The Town will participate in a regional program led by the County to reduce particulate pollution

Source: Revised MAG 1999 Serious Area Particulate and Carbon Monoxide Plans for the Maricopa County Nonattainment Area, Commitments for Implementation, Vols. 3 & 4

⁹ Revised MAG 1999 Serious Area Particulate Plan For PM-10 For The Maricopa County Nonattainment Area, Executive Summary

Flooding

The Town works with the Flood Control District of Maricopa County to protect the community from flooding. The Town is impacted by the Agua Fria 100-year floodplain. While the Town does not oppose removing land from the 100-year floodplain of the river, it works with the Flood Control District of Maricopa County to determine appropriate actions to prevent flooding and development within the 100-year floodplain of the Agua Fria River.

Landfills

The closed El Mirage landfill is located on the west bank of the Agua Fria River and is visible from Youngtown. While El Mirage has no plans for the landfill, Youngtown residents would like it removed or redeveloped.

Future Trends

The practices that have been established so far should improve the air and water quality for the Town. As the region and the Town continue to increase in population, efforts to maintain and enhance these programs should continue.

Planning Issues

- As Youngtown continues to develop, efforts must continue to ensure that the 100-year, 2-hour storm event is fully contained within new developments.
- As new areas are annexed, existing County and private roads will need to comply with PM-10 and Carbon Monoxide commitments.
- Youngtown may consider working with El Mirage on removing or redeveloping the El Mirage landfill.

Goals, Objectives and Policies

GOAL 1: LOCATE LAND USES TO PREVENT NEGATIVE IMPACTS TO YOUNGTOWN RESIDENTS

Objective 1.1: Potentially hazardous land uses which may include, but are not limited to, landfills, power generating stations, and gas stations are located a safe distance from residential development.

- Policy 1.1.1: Prohibit uses that could negatively impact the safety and health of the residents next to existing residential development.
- Policy 1.1.2: Require all development that has either documented, or the potential to have, air, water or other environmental impacts that may affect the health and safety of Youngtown residents to mitigate these impact at their own expense.
- Policy 1.1.3: Work with the City of El Mirage to redevelop or remove the El Mirage landfill.

GOAL 2: CONTINUE TO MEET FEDERAL, STATE AND COUNTY AIR AND WATER QUALITY STANDARDS.

Objective 2.1: Participate in the Maricopa Association of Governments and Maricopa County efforts to meet federal and state air and water quality standards.

- Policy 2.1.1: Continue to participate in the AzTech Model Deployment Initiative.

Objective 2.2: Reduce PM-10 and Carbon Monoxide.

- Policy 2.2.1: Encourage ridesharing through maintenance of the employee rideshare database and providing preferential parking for carpools.
- Policy 2.2.2: Continue to pave alleys and unpaved roads each year as funds allow.
- Policy 2.2.3: Require all newly developed or redeveloped parking areas and driveways to have a paved surface.
- Policy 2.2.4: Work with the City of El Mirage to monitor the use of the landfill, which has become an air quality nuisance due to recreational vehicle using the area.

GOAL 3: PROTECT RESIDENTS OF YOUNGTOWN FROM EXCESSIVE NOISE IMPACTS.

Objective 3.1: Discourage rezoning requests for residential development in high noise areas.

- Policy 3.1.1: Require mitigation measures on new residential development areas to achieve compliance with local, state and federal noise standards.

- Policy 3.1.2: Provide buffers between high noise areas and other development.
- Policy 3.1.3: Monitor Luke Air Force Base flight patterns to ensure Youngtown remains unaffected by noise contours.

8: GROWTH AREAS ELEMENT

Introduction

The purpose of the Growth Areas Element is to guide new development to areas where the maximum use of existing infrastructure and services can be obtained. Youngtown has chosen to focus this element on developing policies that maximize services and infrastructure for new development at the southern end of the Town and redevelopment of existing commercial areas along Grand and 113th Avenues.

Current Situation

Youngtown has been a master planned community since its transformation from a dairy farm to a retirement community. Most of the Town north of Olive Avenue is built-out at residential densities from four to six dwelling units to the acre. Two commercial areas exist within Youngtown - at Grand Avenue north of Wisconsin Avenue and between Nevada and Arizona Avenues west of 112th Avenue. These areas consist of small, separated buildings with on-site parking. Approximately 41 acres of zoned, undeveloped commercial land exists along Olive Avenue at the 115th Avenue alignment and the 117th Avenue alignment. Limited residential development exists in this area.

The Town recently annexed an area extending $\frac{3}{4}$ mile south of Peoria Avenue (the old municipal boundary) to Olive Avenue and from the 117th Avenue alignment to approximately the 113th Avenue alignment. The 160-acre Agua Fria Ranch development will have services soon; the remaining annexed area is unserved. The Town's Planning Area includes the area between Olive and Northern Avenues, bounded by the Agua Fria River on the west and the 115th Avenue alignment on the east and an area along the river between Peoria and Olive. These areas are also unserved and undeveloped and include a sand and gravel operation and agricultural uses. The Agua Fria River 100-year floodplain affects a portion of this area.

Future Trends

Over 3,400 people are projected to move into Youngtown through 2020¹⁰. Using the Maricopa County 2000 census average household size, approximately 1,275 new households could be located within Youngtown by 2020. This equates to approximately 282 acres of new

¹⁰ Maricopa Association of Governments Traffic Analysis Zone data

development at current development densities of approximately 4.5 dwelling units per acre.

Growth Areas

Two types of growth areas are identified for Youngtown: commercial and residential. Commercial growth areas are locations with existing services and infrastructure that can support higher intensity land uses where consolidation of land ownership patterns is encouraged to facilitate redevelopment of higher intensity uses. Residential growth areas are areas that are generally unserved and provide opportunities for new housing units that can increase the existing retail base of the community and catalyze commercial redevelopment. Growth areas of Youngtown are shown in the following table, Growth Areas and in Figure 9, Growth Areas Map.

Table 11, Growth Areas

Growth Areas	Desired Development Patterns
Grand Avenue	Higher intensity retail uses, supermarkets, large retail, strip center, entertainment uses, regional or community retail uses.
Town Core (111 th and Youngtown Avenues)	Neighborhood and community level retail uses.
South of Peoria Avenue	Residential uses with commercial land uses focused on major arterials.

Planning Issues

- The Town has limited opportunity for retail commercial development. With the exception of market opportunities on Grand and Olive Avenues, the Agua Fria River cuts off the Town from markets to the west, Grand Avenue cuts it off from markets to the north, and undeveloped land annexed by Glendale limits the potential market from the south. Additionally, the lower incomes of Youngtown residents reduce the potential sales base from the community itself.
- The Town's two commercial areas, at Grand and 111th Avenue and 111th Avenue at Youngtown Avenue, consist of small, outdated structures that lack significant visibility.
- The lack of infrastructure and presence of the Agua Fria River floodplain may impact the amount and timing of development in areas south of Peoria Avenue.

Goals, Objectives and Policies

GOAL 1: YOUNGTOWN MAXIMIZES THE COMMERCIAL POTENTIAL OF DEVELOPED, COMMERCIAL ZONED LAND AT GRAND AVENUE AND AT THE TOWN CORE.

Objective 1.1: Maximize the commercial potential for commercially zoned land.

Policy 1.1.1: Work with landowners of commercial frontage along Grand Avenue to consolidate their holdings to attract a high-intensity, high-volume retail use.

Policy 1.1.2: Work with landowners at Arizona and 111th Avenues to consolidate their land and intensify their uses.

GOAL 2: THE DEVELOPMENT POTENTIAL OF VACANT COMMERCIAL ZONED LAND IS MAXIMIZED.

Objective 2.1: High intensity, high volume retail uses are located along the frontage of Olive Avenue.

Policy 2.1.1: Encourage the development of community and neighborhood local retail uses located along the north side of Dunlap Avenue.

Policy 2.1.2: Encourage the development of high intensity community retail uses along the south side of Dunlap Avenue.

Objective 2.2: Encourage new residential uses to support retail development.

Policy 2.2.1: Encourage new residential development south of Peoria Avenue.

Objective 2.3: Continue to support the health care businesses on 113th Avenue.

Policy 2.3.1: Encourage continued development of new elder-care facilities.



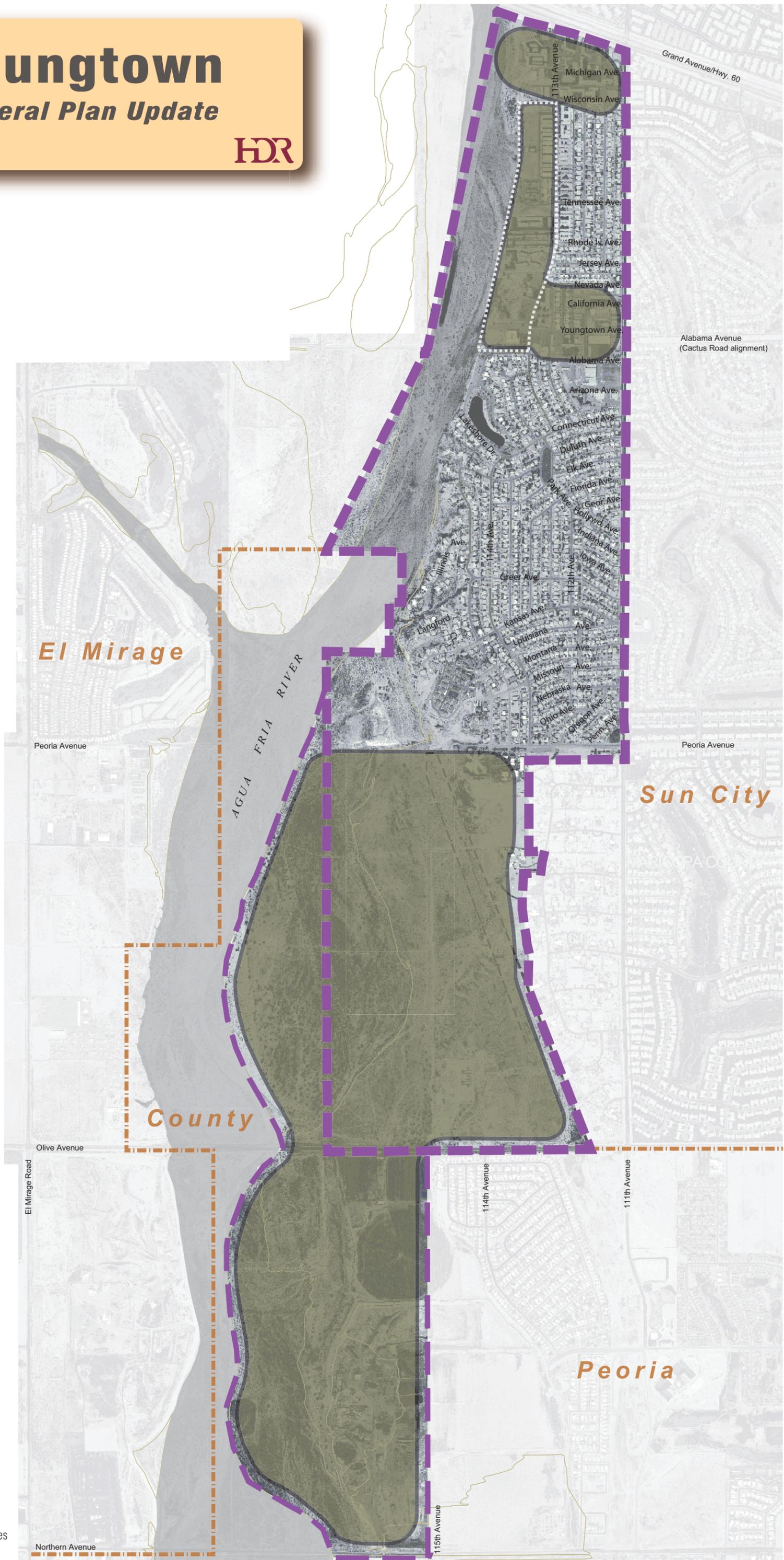
Youngtown

General Plan Update



LEGEND

- Growth Areas
- Town Boundary
- Potential Annexation
- Redevelopment Area
- Power Line Easement



Growth Areas Map

Figure 9 September 24, 2003



9: COST OF DEVELOPMENT ELEMENT

Introduction

The Cost of Development Element identifies strategies that can be used to require new development to pay its share of the cost of the infrastructure needed for that new development. Exceptions are considered when all or part of the development is in the greater public interest.

By implementing the strategies of the Cost of Development Element, Youngtown will secure a source of revenues to provide for new capital facilities required as a result of new development identified in other General Plan elements. New sources of revenue from developers and the Town will ensure that newly developing areas are provided with needed infrastructure. The purpose of this element is to ensure that the level of infrastructure and services is constant between new and existing development. This element is prepared in accordance with A.R.S. §9-461.05.

Current Situation

The Town of Youngtown provides police services. Residents contract individually with the Sun City Fire Department for fire services. Arizona American Water Company provides water and sewer services. The Town entered into a development agreement with the developer of the Agua Fria Ranch Subdivision for the payment of development fees of \$1,200 per dwelling unit. The Town has also created a Community Facilities District and a Street Lighting Improvement District associated with the Agua Fria Ranch Subdivision.

The Town also uses other sources of financing to fund public services and improvements. These include sales tax, state shared revenues and grants. In 2002, approximately 16% of the Town's revenues were from grants, approximately 18% was from sales tax, and 21% was from State Shared Revenues (which includes State sales tax). Impact fees and building permit fees constituted the remaining 46% of the Town's 2002 revenues.

Future Trends

The Town of Youngtown is projected to grow to build-out over the next three decades. The need for additional capital improvements will also continue to grow. Growth is expected to occur in those areas that currently have minimal infrastructure. These areas are mostly south of Peoria Avenue.

The Town should look for the opportunity to partner with other entities to provide public amenities in newly developing areas. For example, opportunities exist to work with the Flood Control District of Maricopa County to provide flood control facilities that are designed to accommodate multiple use recreation activities.

Planning Issues

- Development and redevelopment of commercial sites will become important as new housing starts and the sales tax and development fee revenues from them decline. The potential for commercial development of these sites will likely increase as new housing developments south of Peoria Avenue become built-out.
- Both Northern and Olive Avenues cross the Agua Fria River, providing access to a potential retail market west of the River. Development of additional commercial sites on Olive and Northern Avenues could provide additional revenues to the Town.
- Intensification of commercial sites on established regional corridors, such as Grand Avenue, presents an opportunity to enhance the Town's revenues from sales tax.
- El Mirage Road, on the opposite side of the Agua Fria River, is a major north-south route that benefits Youngtown.

Goals, Objectives and Policies

GOAL 1: LOCATE NEW LAND USES WHERE APPROPRIATE AND WHERE THE TAX-BASE BENEFITS MOST.

Objective 1.1: Promote commercial developments that attract buyers from surrounding communities.

Policy 1.1.1: Work with new developments and redevelopments to obtain commercial uses that have a regional attraction.

Objective 1.2: Maximize the use of infrastructure.

Policy 1.2.1: Support multi-family housing only where there is adequate infrastructure i.e. near transportation and away from or buffered from low-density residential.

GOAL 2: THE COST OF NEW DEVELOPMENT SHOULD NOT BURDEN EXISTING RESIDENTS.

Objective 2.1: Update development fees as needed.

Policy 2.1.1: Update the Town development fee ordinance at regular intervals.

Policy 2.1.2: Evaluate the revenues from, and the costs to, the Town that would be created by annexations.

GOAL 3: NEW DEVELOPMENT SHALL BE PHASED AND ORDERLY AND SHALL BE OF HIGH AESTHETICS AND QUALITY.

Objective 3.1: Only support annexations that benefit the quality of life for the majority of Youngtown residents.

Policy 3.1.1: Require that proposed annexation areas prepare a plan of how they will impact the Town services and infrastructure.

GOAL 4: ENCOURAGE INFILL DEVELOPMENT.

Objective 4.1: Before annexing additional land, infill vacant parcels with quality developments.

Policy 4.1.1: Implement an Infill Incentive Program.

Policy 4.1.2: Develop a list of properties that are obsolete in use or vacant and work with the landowner on an alternate, appropriate use.

GLOSSARY

ADWR

Arizona Department of Water Resources.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture.

Annexation

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

AZ Tech Model Development

A seven-year project that uses cutting edge technology to improve traffic conditions for the Phoenix Metropolitan Area.

Buffer

An area of land or physical structure or vegetation separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Capital Improvements Program (CIP)

A program, administered by a city or county government and reviewed by its legislative body, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Collector Street

Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

Community Park

A publicly owned land site, usually in the range of 25 to 50 acres in size, with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Conservation

The management of natural resources to prevent waste, destruction, or degradation.

Density, Residential

The number of dwelling units per acre.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping

unit, occupied or intended for occupancy by one household on a long-term basis for residential purposes.

Easement

Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Flood, 100-Year

The magnitude of a flood expected to occur on the average every 100-years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Plain

The relatively level land area on at least one side of a continuous elevated land-form, such as a canal or railroad embankment, regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

General Plan

A compendium of city goals, objectives, and policies regarding its long-term development, in the form of maps and accompanying text.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Grade

Ground level or the elevation at any given point.

Groundwater Recharge

The natural process of infiltration and percolation of water from land areas or streams, or by artificial means, through permeable soils into water-holding rocks that provide underground storage ("aquifers").

In-fill Development

Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Public services and facilities, such as sewage disposal systems, water supply systems, other utility systems and roads.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Level of Service (LOS) Standard

A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (traffic)

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Master Plan

A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A single site may include contiguous properties.

Multi-modal Trails

Multi-modal trails are hard surface trails designed for all types of non-motorized

transportation. Signs, crossings, vegetation, rest and staging areas developed in conjunction with these paths are also primarily designed for non-motorized recreation.

Neighborhood Park

City-owned land intended to serve the recreation needs of people living or working within a one-mile area. Neighborhood parks serve as a neighborhood's recreational and social focus.

Open Space Buffers

Open Space Buffers are typically tracts of private land used to separate different land uses.

These areas generally include landscaping and may include topographic variations to meet retention or screening needs. These areas provide buffer between land uses and also contribute to visual open space and character within the community.

Open Space

Any parcel or area of land or water that is improved or unimproved, and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety. Open Spaces include functional open space, agriculture, retention/detention areas and floodways and floodplains. Open space may be publicly or privately owned and maintained.

Parks

Open space lands whose primary purpose is recreation, or passive enjoyment by the public.

Paths and Trails

Trails and paths include on-street bicycle lanes, equestrian, multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the City.

Planned Area Development (PAD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Area

The area directly addressed by the General Plan. A city's Planning Area typically encompasses the existing city limits, and potentially annexable land which will ultimately form the City limits at build out, and which the City will provide services.

Recharge

Water infiltrating to replenish an aquifer.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rezoning

An amendment to the adopted zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Roads of Regional Significance

The Roads of Regional Significance (RRS) concept and design guidelines were adopted by the Maricopa Association of Governments Regional Council in Spring 1991. The concept is a system of upgraded streets and roads to improve mobility in the urban areas, as well as into and out of the region. This concept is not part of the Regional Street Plan or the Street Funding Plan. The RRS concept includes urban

and gateway routes. Urban routes are designed to complement the freeway system and are spaced three to six miles apart. The concept is to facilitate the development of a system of routes with higher design standards and higher speeds that will help ensure regional mobility. Gateway routes provide access to the region and need to be protected to maintain free flow access in and out of the region.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Water Distribution System

The infrastructure that enables water to be delivered from its source to the user.

Zoning

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.

APPENDIX A

YOUNGTOWN PUBLIC INVOLVEMENT PROCESS

Arizona law requires written procedures be adopted to provide effective, early and continuous public participation in the development of the Town of Youngtown General Plan and amendments to it from all geographic, ethnic and economic areas of the Town of Youngtown.

The Town of Youngtown Public Involvement Goals are to:

- i. Obtain broad-based citizen participation in the planning process.
- ii. Provide information to Town of Youngtown citizens and general public throughout the process.
- iii. Understand the residents' attitudes and opinions regarding the direction of Youngtown's growth and development, key issues facing Youngtown and their hopes for Youngtown's future.
- iv. Keep the Plan update and amendment process accessible and understandable to citizens of Youngtown.
- v. Promote intergovernmental and interagency cooperation and collaboration.
- vi. Meet the requirements of A.R.S. §9-461 (Growing Smarter) as amended through the Arizona Revised Statutes.
- vii. Keep the plan and amendments to it in the public eye throughout the process and establish programs to increase their understanding of the plan recommendations.

To accomplish these goals, the following strategies and specific actions shall be implemented:

STRATEGY I: ENCOURAGE CITIZEN INVOLVEMENT AND ENCOURAGE BROAD-BASED PARTICIPATION IN THE DEVELOPMENT, UPDATE OR AMENDMENT OF THE GENERAL PLAN.

Action Ia: At least two public meetings to inform the public of the update of the General Plan and solicit ideas and comments that could be considered in the General Plan update process may be held separately or in conjunction with public meetings of the Town Council and Planning and Zoning Commission to encourage public participation in the development of the Plan.

Action Ib: At least on one public meeting to discuss and solicit ideas and comments on amendments proposed to the General Plan may be held separately or in conjunction with public meetings of the Town Council and Planning and Zoning Commission to encourage public participation in the development of the Plan.

Action Ib: Regular briefings on updates or amendments proposed to the General Plan shall be given to elected and appointed officials by Town Staff in order to keep them informed.

STRATEGY II: INVOLVE CITIZENS, LANDOWNERS, BUSINESS REPRESENTATIVES, MINORITY GROUPS AND NEIGHBORING JURISDICTIONS, DISTRICTS AND OTHER ENTITIES IN THE DEVELOPMENT, UPDATE AND AMENDMENT OF THE PLAN.

Action IIa: Neighborhood organizations, major employers, civic groups, major landowners and developers may be contacted regarding the update of or proposed amendments to the General Plan and meetings with them as a

group or individually may be conducted to obtain their views on the proposed plan goals, objectives, policies and proposed amendments.

Action IIb: Town staff shall consult with, advise and provide for official comment by:

- School Districts in Youngtown
- Maricopa Association of Governments
- Arizona State Land Department
- Maricopa County Planning Department
- Youngtown Utility Companies
- Sun City West
- Arizona Dept. of Commerce Community Planning Division
- City of El Mirage
- City of Peoria
- City of Surprise
- Luke Air Force Base
- And any other entities or individuals that notify the Town, in writing, of their desire to be notified of the Development of the General Plan or major amendments to the General Plan.

Action IIc: At least sixty (60) days before the general plan or a portion or major amendment of the general plan is adopted, a copy shall be transmitted to the Planning Department of Maricopa County, the Cities of El Mirage, Peoria and Surprise, Maricopa Association of Governments, Department of Commerce, Luke Air Force Base and any other entity or individuals that request in writing to receive a copy of the proposal.

Action IId: The Zoning Hearing Officer and Town Council shall each hold at least one public hearing prior to adoption of the general plan or any portion, element or major amendment to the general plan. Notice shall be given in compliance with ARS Section 9-461.06D.

STRATEGY III: KEEP THE PLAN AND AMENDMENTS TO IT IN THE PUBLIC EYE THROUGHOUT THE PLANNING PROCESS AND ESTABLISH PROGRAMS TO INCREASE THEIR UNDERSTANDING OF THE PLAN RECOMMENDATIONS.

Action IIIa: Town staff may provide information to the local media regarding the Plan and the Plan development process.

Action IIIb: Town staff shall educate the public about the General Plan update and amendment process through public meetings, speaking at civic and community functions or other venues.

- Action IIIc:** The Town staff may establish additional means to increase public understanding and knowledge of the plan update or amendments proposed to it.
- Action IIIId:** A draft of the proposed updated Plan and a copy of any amendment proposed to the plan shall be maintained at the Town Hall and made available to interested members of the general public.
- Action IIIe:** Notice of the time, place and date of public hearings on updates or proposed amendments to the General Plan shall be provided in accordance with State Law.