CITY OF PHOENIX GENERAL PLAN A Vision for the Future MARICOPA COUNTY See North Area Inset CAVE CREEK CAREFREE CAREFREE HWY CAREFREE HWY DOVE VALLEY RD LONE MOUNTAIN RD DIXILETA DR **PEORIA** DYNAMITE BLVD SC(TSDALE JOMAX RD HAPPY VALLEY RD **Phoenix North Area** HAPPY VALLEY RD PINNACLE PEAK RD **General Plan Categories** DEER VALLEY RD GLENDALE Proposed Park in Area 0 to 1 du/acre -Large Lot AGUA FRIA FWY Proposed School in Area large lot, DEER VALLEY DR 1 to 2 du/acre -Large Lot BEARDSLEY RD traditional lot and higher Resort (See NOTES: below) 2 to 3.5 du/acre -Traditional Lot categories does Density Cap 10 3.5 to 5 du/acre -Traditional Lot not require a PIMA FWY General Plan Density Cap Limit UNION HILLS DR 5 to 10 du/acre -Traditional Lot MAYO BLVD 10 to 15 du/acre -Higher density attached townhouses, condos, or apartments 15+ du/acre - Higher density attached townhouses, condos, or apartments BELL RD Parks/Open Space - Publicly Owned BELL RD Parks/Open Space - Privately Owned Parks/Open Space -Future 1 du / acre or color shown in stripe GREENWAY RD GREENWAY RD Conservation Community (See Laveen Area Plan) Mixed Use (Striped) Color stripes indicate that any of the land uses in any quantity is appropriate. THUNDERBIRD RD THUNDERBIRD RD Can be any combination i.e., commercial / industrial, or residential residential, or industrial / residential specific density, etc. Mixed Use (MU) (See Notes #1 below) CACTUS RD CACTUS RD Mixed Use (Areas C, D and Northwest Area only) Mixed Use Transition -Color in crosshatch is the color to, color between the crosshatch is the color from. SHEA BLVD PEORIA AVE Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre Mixed Use Agricultural **Primary Core** Commercial **DUNLAP AVE** Secondary Core Canal, Watercourse, Wash Commerce / Business Park Existing Railroad Public/Quasi-Public Arterial and Collector Streets **PARADISE** NORTHERN AVE Transportation VALLEY **Future Transportation** IIII Future Freeway Light Rail Floodplain Laveen Conveyance Channel GLENDALE AVE Infrastructure Limit Line (North Black Canyon) Undesignated Area BETHANY HOME RD MCDONALD DR BETHANY HOME RD **GLENDALE** CAMELBACK RD CAMELBACK RD INDIAN SCHOOL RD INDIAN SCHOOL RD THOMAS RD THOMAS RD SCOTTSDALE **AVONDALE** MCDOWELL RD VAN BUREN ST **TOLLESON** BUCKEYE RD UNIVERSITY DR LOWER BUCKEYE RD MARICOPA COUNTY **BROADWAY RD** BROADWAY RD **TEMPE** SOUTHERN AVE SOUTHERN AVE BASELINE RD BASELINE RD **GUADALUPE** NOTES: 1 Mixed Use is an integrated variation of uses which may **GUADALUPE RD** DOBBINS RD include residential, service, and basic commercial, general office, entertainment, and cultural functions, with a compatible relationship. This category would allow any or all of these uses within an area so categorized to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site consideration. See also Specific Plans for ELLIOT RD ELLIOT RD Indian School, Downtown, and 44th St. Corridor. 2 The street network shown does not constitute the Transportation Plan. Dashed line (---) indicates alignment to be determined. 3 Map depicts general location of washes. WARNER RD ESTRELLA DR 4 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open CHANDLER space, densities adjacent to mountains or washes may be 3 Miles greater than the General Plan category depicted on this plan. PREPARED BY THE 5 Please refer to the backside of this map for a listing of all 1 " equals 5,740 Feet PHOENIX PLANNING DEPARTMENT RAY RD applicable adopted plans by village and date that should be followed in developing land use proposals in accord with October, 1985 this map. Readers should also refer to the adopted General Revised March 1987 Plan elements which include text and maps. July 1988 6 "R" depicts location of resorts. Those with an underlying July 1989 commercial designation have corresponding zoning that GILA July 1991 permits resort hotel use. All other depictions are for CHANDLER BLVD February 1995 existing resorts that are nonconforming, general locations City of Phoenix for future resort sites, or indicate resort district zoning. May 1997 June 1998 7 For special formats of this publication, call December 1999 602-262-6368 or 602-534-5500 TDD. PECOS RD December 2000 RIVER 8 For questions concerning this publication call the December 2001 Phoenix Planning Department, 602 - 262 - 6882 or February 2003 COMMUNITY visit http://phoenix.gov/PLANNING/gpmaps.html **INDIAN** June 2004 January 1, 2005