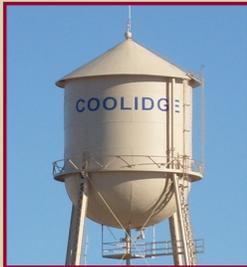


- Cost of Development  
Meeting May 2 @ 6:00pm  
City Council Chambers



# 2025-The Future Today

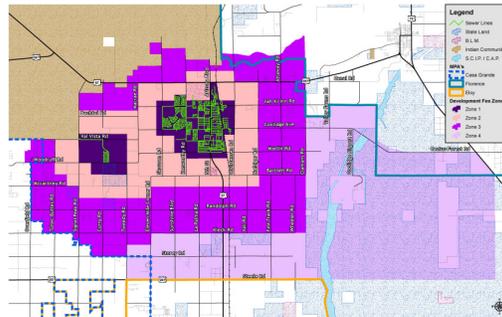
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## Where Do We GROW From Here?

The answer to this important question was discussed during the April General Plan – 2025 meeting. Growth Management Director Rick Miller presented some statistical projections based on population estimates that are being refined by the Central Arizona Governments (CAAG) for the purpose of modeling future traffic demands and the transportation improvements that will be necessary to move that traffic.

City staff identified four growth areas and discussed how these areas were derived on a map illustrating the City of Coolidge planning area boundary.



The primary growth area is the area served by the City's existing water-waste collection system. The outer boundary of this growth area is approximately one-quarter of a mile beyond the closest sewer mains serving Coolidge Residents. This area is where the City should encourage near term development to take place due to the proximity of City services.

A secondary growth area defined on the map encompasses an area that extends approximately one mile beyond the primary boundary. This area lacks city sewer service and is mostly rural/agricultural land. It also

includes a significant number of Planned Area Developments that were approved during the height of the housing boom. This area may experience isolated development in closer proximity to other major influences like the Central Arizona College and proximity to Interstate 10.



An area extending two miles beyond the secondary growth boundary represents an outer growth area that is also largely vacant/rural/agricultural property. Similar to the secondary growth area, future development may extend into this area near I-10 with the potential for rail served industrial land along the Highway 87 and Union Pacific Railroad.

The last growth area featured on the map involves large areas of State Trust Lands surrounding pockets of private property. Development is not likely in this growth area until a funding alternative is found for the proposed North/South Freeway connecting I-10 near Eloy to the US 60 near Apache Junction.



GROWTH AREA 1					
Existing Single Family Residential (houses)					3,833
Existing Vacant Lots (vacant lots)					3,799
Designated Neighborhood	2,644 acres	3.4 du/ac =			8,990
		4.4 du/ac =			11,634
Designated Rural	61 acres	0.2 du/ac =			12
		1.0 du/ac =			61
Projected Population					
Area 1 Low End Total =					16,634 x3.0= 49,902
Area 1 High End Total =					19,327 x3.0= 57,981

GROWTH AREA 2					
Designated Neighborhood	10,171 acres	3.4 du/ac =			34,580
		4.4 du/ac =			44,751
Designated Rural	913 acres	0.2 du/ac =			183
		1.0 du/ac =			913
Area 2 Low End Total =					34,763 x3.0= 104,289
Area 2 High End Total =					45,664 x3.0= 136,992

GROWTH AREA 3					
Designated Neighborhood	10,098 acres	3.4 du/ac =			34,333
		4.4 du/ac =			44,430
Designated Rural	7,741 acres	0.2 du/ac =			1,548
		1.0 du/ac =			7,741
Area 3 Low End Total =					35,881 x3.0= 107,642
Area 3 High End Total =					52,172 x3.0= 156,515

GROWTH AREA 4					
Designated Neighborhood	12,179 acres	3.4 du/ac =			41,410
		4.4 du/ac =			53,589
Designated Rural	10,050 acres	0.2 du/ac =			2,010
		1.0 du/ac =			10,050
Area 4 Low End Total =					43,420 x3.0= 130,260
Area 4 High End Total =					63,639 x3.0= 190,917
Low End Grand Total =					130,698 x3.0= 392,093
High End Grand Total =					180,801 x3.0= 542,404



# May Focus: Cost of Development

As we make projections on population growth over the next few decades, we can begin to evaluate how much it might cost the City of Coolidge to service the new developments that will take place. The Cost of development Element will suggest ways for the City to ensure its financial health and maintain an appropriate and expected level of service to its residents. Goals will be promoted to ensure that new development pays its fair share of the cost for new facilities and services so that these costs are not placed on the backs of those residents who have already paid for these services.



## Get Involved! General Plan Event Calendar:

### 2013

- January 15:** Kick-off Meeting/Land Use
- February 7:** Circulation
- March 7:** Open Space
- April 4:** Growth Areas
- May 2:** Cost of Development
- June 6:** Water Resources
- July 11:** Environmental Elements
- August:** Land Use Final Draft
- September:** Circulation Final Draft
- October:** Open Space Final Draft
- November:** Growth Areas Final Draft
- December:** Water Resources Final Draft

### 2014

- January:** Environmental Final Draft
- February:** Development Cost Final Draft
- March:** Begin 60 Day Review Process
- May 5:** 60 Day Review Ends
- May 7:** Planning & Zoning Commission Hearing @ City Council Chambers
- May 14:** Planning & Zoning Commission Hearing @ Coolidge Library
- June 9:** City Council Review
- June 23:** City Council Adoption
- June 23:** Begin 120 Day Waiting Period
- November 4:** VOTE!!



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