



A.R.S. Section 9-461.05

D.2 – Growth Areas

A growth areas element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

- (a) Make automobile transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.*
- (b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth areas boundaries.*
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.*

6 – Growth Areas

Growth is occurring at a very fast pace throughout the State of Arizona, and Quartzsite is no exception. While growth often results in an improvement in the economics and diversity of an area, uncontrolled and misguided growth can lead to a decreased efficiency in public service provision, congested streets and parking lots, and a decline in the overall quality of life of an area. The definition of growth areas allows the Town to focus its resources on those parts of the Town most appropriate for development, thus avoiding these kinds of problems.

The intent of the Growth Areas Element is to provide guidance for future growth that is logical and healthy and growth that will preserve the unique sense of community found in Quartzsite. The Growth Areas Element identifies those parts of the Town that are most suitable for growth, due to their proximity to existing or planned public services and facilities. This Element also promotes a development pattern within growth areas that integrates housing, workplace, shopping, and recreation into more compact, mixed-use neighborhoods connected to the larger community by multiple modes of transportation.

This Element demonstrates the planning principles that the Town is committed to: coordinating the public and the private sector in their collective role in developing and revitalizing areas of the community that optimize the character of the Town desired by the Town's residents and supporting community development that is orderly and fiscally sound, and includes alternate means of transportation, housing diversity, a balance of development and creativity in design of new development.

This Element begins with the background and existing conditions of land use and transportation growth issues in Quartzsite. The evaluation and analysis that follows identifies growth area needs and opportunities for transportation and public facilities. Goals, objectives, and policies are established in this Element to promote growth areas which support a variety of land use types, provide transportation choices, and conserve open space areas consistent with the Town's ability to provide public services and facilities. The Element concludes with an action plan designed to carry out the legislative intent of the Arizona Revised Statute (ARS) and achieve growth area goals, objectives and policies.



6.1 EXISTING CONDITIONS AND TRENDS

At the time of incorporation in 1989, the Town of Quartzsite had a population of approximately 1,500. By the 2000 US Census, the Town had grown to approximately 3,500. The 2000 Census data reflects the fast paced growth of most of the small towns in Arizona.

So far, growth has mostly occurred north of, or in close proximity to Interstate 10, and along the Main Street and State Route 95 corridors and has largely coincided with the existing and proximate infrastructure. In the future, it is anticipated that new growth will develop mainly in the East side of Town, north of Interstate 10. Plymouth Road and Riggles Road will serve as the community's new "downtown" and will provide for a number of activities and land uses including, but not limited to, entertainment, shopping, professional offices, and civic attractions. It will also permit a wide range of housing types including: apartments, townhomes, duplexes, and detached single-family homes. In addition to this growth area, new development is planned for a number of other sites in Town.

6.1.1 LAND USE ELEMENT

Growth areas in this Element have been formulated within the context of the Land Use Element and Transportation Element of this Plan. The Land Use Element promotes development that is concentrated within areas currently provided or planned to receive Town water or sewer services. This type of development pattern minimizes encroachment on open space areas. The Land Use Element provides for public spaces, with uses such as community facilities, public facilities and schools, and addresses the need to plan for land uses that are compatible with a future airport site and industrial sites.

The Transportation Element contains provisions for the expansion of various roadways in support of planned growth. Roadway improvements proposed in the Transportation Element restrict development to a specific area.

The Action Plan and set of policies recommended in the Land Use Element and Transportation Element support the areas recognized in this element as "growth areas." The priorities of the Growth Areas Element are formulated to be contiguous with those of the Land Use and Transportation Elements and include the following:

- New development should be encouraged adjacent to existing developed areas and should have reasonable access to community facilities, public facilities, and schools;
- Should allow for flexibility in the assignment of land use densities so that property development, design opportunities, use of space, and traffic movements may be improved or enhanced;



- Consider implementation of credits or bonuses to attract timely and orderly development. Such programs may include tax credits, reduced fees, transfer or development rights, and density increases promoting development proposals that exceed development standards. Such considerations should be paid to the State of Arizona lands in the northwest quadrant of Town.

6.2 EVALUATION AND ANALYSIS OF GROWTH AREAS

6.2.1 TIERED GROWTH

In accordance with the State law, the designation of growth areas in the Town of Quartzsite should promote the timely construction of fiscally sound expansion of infrastructure that is coordinated with development activity. To this end, a three-tiered growth area system has been developed that addresses the current and future growth and development in Quartzsite. These tiered growth areas are defined on the Proposed Growth Areas Map included at the end of this Chapter.

GROWTH AREA I

Area I distinguishes land close to the center of current development in Quartzsite which is available and appropriate to accommodate the growth and related infrastructure expansion anticipated for a 2010 planning horizon. The strategy is to direct growth within the Town boundaries adjacent to current development so that new development occurs in an orderly fashion, creating logical extensions of infrastructure.

Infill development and the revitalization of existing areas have an important role in the growth and development of Quartzsite. The Growth Areas Element promotes infill development and revitalization wherever possible within Area I in preference to the development of outlying and remote lands. Opportunities for infill and revitalization exist along Main Street and Plymouth Roads, but additional opportunities are present in neighborhoods throughout the Town.

While infill development is the most desired form of growth, the Town recognizes that development will also take place in areas not adjacent to existing development. This new growth, however, is encouraged to take place in an area where one of the following conditions exist: prior administrative approval has been granted; the site is contiguous to two or more existing or planned developments; the site will be served by existing utilities and infrastructure. For those areas within Area I where these conditions do not exist, the responsibility to provide for services and infrastructure falls on the developer.

Plymouth Avenue and Quail Trail Street Vicinity

The Plymouth Avenue and Quail Trail Street vicinity growth area within Tier I represents an emerging development area. This future development area lies to the



east of Plymouth Avenue and to the North of Interstate 10. The area on the east side of Plymouth Avenue and north of Quail Trail Street represents the future public facilities district in Quartzsite. Government buildings and professional offices are proposed uses to be located along the east side of Plymouth Avenue, with possible high density residential uses in the north. These uses are compatible with the current uses of adjacent land, which includes Town Park and Town Hall.

Another mixed-use development is proposed to run along the proposed Riggles Road extension. Professional offices are proposed along both sides of Riggles Road just north of Quail Trail Street with commercial and residential uses further north. These uses will act as a buffer zone to less dense residential uses on either side.

Kofa Avenue and Cowell Street Vicinity

The Kofa Avenue and Cowell Street Vicinity growth area within Tier I is comprised of two high-density residential areas on the west side of Kofa Avenue and just north of Cowell Street. These residential areas are compatible with the adjacent residential areas on the east side of Kofa Avenue.

GROWTH AREA II

Land in Growth Area II should form a logical extension of development and infrastructure from Growth Area I. Development in Growth Area II should only occur if it cannot be reasonably accommodated within Area I due to physical, environmental, economic, or other circumstances.

Managing growth to occur in one of the three Areas discourages spot zoning and leapfrog development. It also maximizes the cost to benefit ratio of the provision of community services and infrastructure. Area II represents land that will be available to accommodate growth within a 2015 planning horizon.

Riggles Road Extension East Vicinity

Riggles Road is currently classified as an arterial street in the Transportation Element. In this Element, Riggles Road is planned to extend further to the north creating a truck bypass. The Riggles Road Extension East Planning area within Tier II represents the land that will become available for development once the Riggles Road Extension is complete. The land uses in this growth area are designated as R-1 (low-density residential), R-3 (high-density residential) and I-1 (low-density industrial). The residential areas to the east are buffered by professional offices, light commercial and light industrial land uses that will shelter the residential areas from traffic traveling along Riggles Road. The light industrial zone in the north can be used for a variety of purposes, including an industrial park, research institutions, fabrication and assembly of pre-manufactured parts.

Kofa Avenue and Quartzsite Boulevard Vicinity



This future growth area lies to the west of Kofa Boulevard and extends from Main Street in the south to Tyson Street in the north within Growth Tier II. This area is currently designated as rural residential; except for the commercial area in the south (Main Event) and the pocket of suburban residential that accommodates the Southern Baptist Church just north of Cowell Street.

An approximately 257 acre area of land just south of Tyson Street and to the west of Kofa Avenue is planned for light industrial use. Possible uses for this area include truck loading and unloading docks and storage areas. This proposed industrial area is separated from the mixed-use area in the south by the La Cholla Wash. South of the La Cholla Wash, is an area planned for industrial, commercial, and high density residential. Industrial areas in the west and high density residential in the east of the planning area are buffered by neighborhood commercial.

Kofa Avenue is classified as an arterial street in the Transportation Element and Quartzsite Boulevard is classified as a main collector. In the Transportation Element, Quartzsite Boulevard is planned to extend further to the north creating a truck bypass. The industrial areas in this planning area reflect that proposed bypass.

GROWTH AREA III

Tier III represents a significant land area for the long-term growth and development in Quartzsite within a planning horizon to the year 2020 and beyond. The strategy is to restrict growth and development in Tier III until such time that growth can no longer be satisfied within Tiers I and II. The restriction may be adjusted if a finding can be made that the proposed development would be of significant public benefit and that it cannot be accommodated in either Tier I or Tier II. In such an instance, the full fiscal responsibility for long-term community service and infrastructure extension and provision should be borne by the proposed development.

Growth Area III consists of three large masses of land, one to the east of Town, one to the North of Town and one to the West of Town. The area to the east of Town is zoned for low-density residential. This area will accommodate the increasing population present in the year 2020.

The second growth area within Tier III is located north of Town on both sides of SR 95 and will provide an area for heavy industrial purposes.

The third growth area within Tier III is located west of Town above an area already zoned for heavy industrial.



6.3 GOALS, OBJECTIVES AND POLICIES

Goal: Promote growth areas that support a variety of land use types, provide transportation options, conserve open space, and are consistent with the Town's ability to provide public services and facilities.

Objective: Encourage development within identified growth areas and growth tiers.

Policy: The Town should identify and promote incentives for development within the growth areas where the following conditions exist: prior administrative approval, the site is contiguous to existing development, it will be served by existing or planned utilities and roads, and it will be adequately served by existing community and public services.

Policy: The Town shall provide incentives that encourage infill and mixed-use development in growth areas.

Policy: The Town shall allow development only when adequate physical infrastructure (e.g., transportation, water, sewer, utilities, etc.) and social services (e.g., education, public safety, etc.) are available to serve that development or will be provided as part of the development plan.

Objective: Promote a development design that encourages efficient circulation and provides for alternative modes of transportation.

Policy: The Town shall require the provision of essential circulation services and facilities at the developer's expense where these systems do not exist.

Policy: The Town shall balance the needs of motorists, bicyclists, and pedestrians.

Policy: The Town shall promote transit-related improvements (bus stops, passenger shelters, etc.) that are coordinated with pedestrian and bicycle facilities.

Objective: Treat open space as an integral component of development within growth areas to meet residents' recreational needs and to improve the Town's aesthetics.

Policy: The Town shall encourage parks, plazas, paths, and other open spaces in public improvements and private development.

Policy: The Town shall coordinate the location of open space areas with public facilities and services located outside of the growth area.



Objective: Promote economical and logical expansion of public facilities.

Policy: The Town shall provide priority funding for public facility projects within growth areas.

Policy: The Town shall coordinate infrastructure financing and improvements with existing and projected development activity.

Policy: The Town shall promote public and private construction of timely and financially sound infrastructure expansion.

6.4 ACTION PLAN

Phase	Project	Responsible Agency/ Department	Funding Source
1 -5 years	Identify and include transportation and infrastructure projects for growth areas.	Town of Quartzsite/ Public Works	Town of Quartzsite
	Modify planned unit development guidelines to allow for mixed-use zoning and/or develop new mixed-use zoning districts conforming to the General Plan.	Town of Quartzsite/ Planning Commission	Town of Quartzsite
6 + years	Research and develop incentives promoting private development in growth areas.	Town of Quartzsite	Town of Quartzsite
	Prepare specific plans for identified growth areas.	Town of Quartzsite/ Planning Commission	Town of Quartzsite