

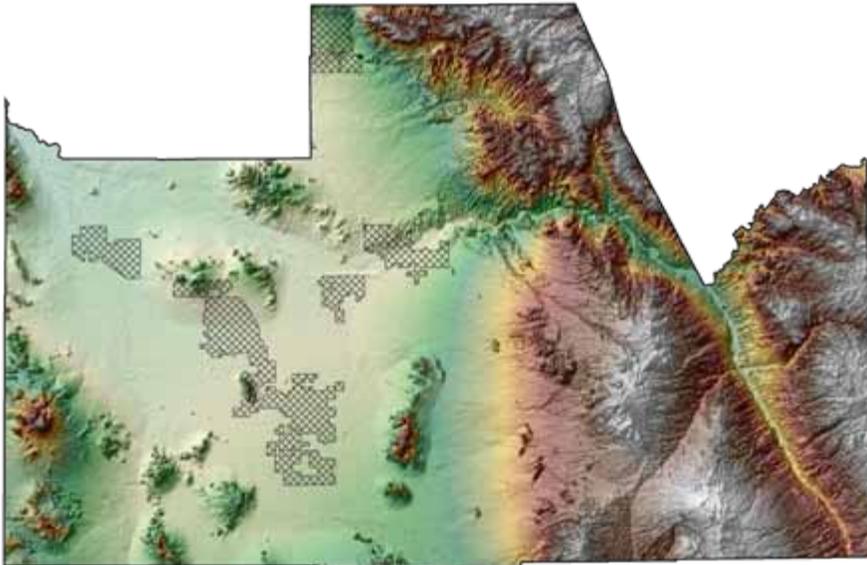


# Pinal County Today

Prepared for:

***Maricopa Association of  
Governments***

***March 20, 2007***



# Pinal County Today



**Pinal County.....5,386 sq.mi.**  
**State of Connecticut....4,845 sq. mi.**

# Pinal County Today



**“THE HEART OF THE ARIZONA  
SUN CORRIDOR”**

# Pinal County Today



- Population Growth in Pinal County
  - 1965 63,700
  - 1970 69,400
  - 1980 91,200
  - 1990 116,800
  - 2000 181,486
  - 2004 230,000 est.
  - 2015 1,000,000 est.
  - 2020 1,234,000 est.
  - 2030 1,900,000 SATS Study

# Metro Phoenix\* Growth

## Through 2015:

- Annual population growth is forecasted at an average of 140,000 persons/year
- Annual employment growth is forecasted at an average of 64,000 jobs/year

Source: University of Arizona

\*Metro Phoenix includes Maricopa and Pinal Counties

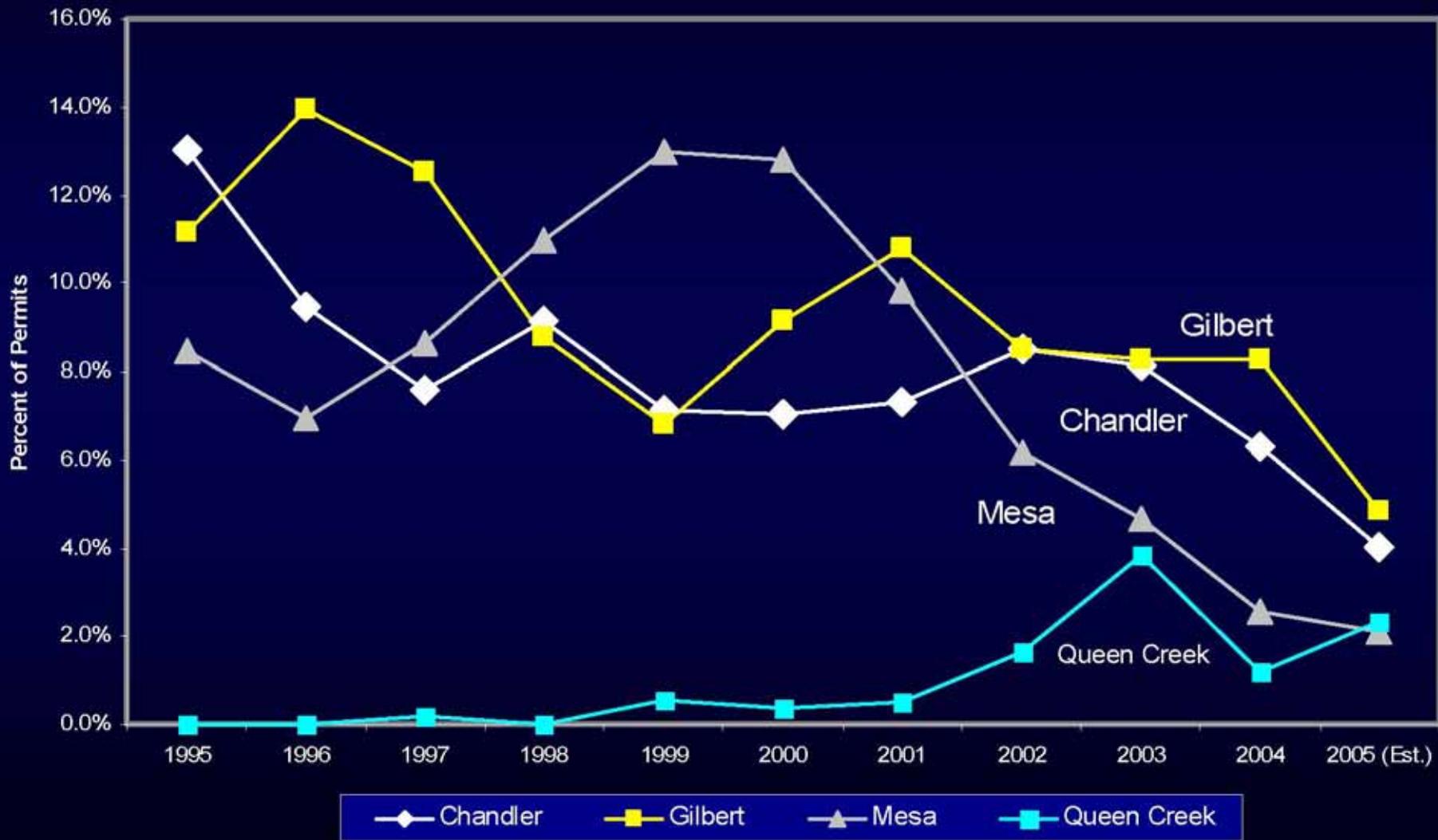
# Regional Market Shares of Single-Family Permits

Source: Phoenix Metro Housing Study



# Metro Market Share of Single Family Permits Southeast Valley Cities

Source: Phoenix Metro Housing Study



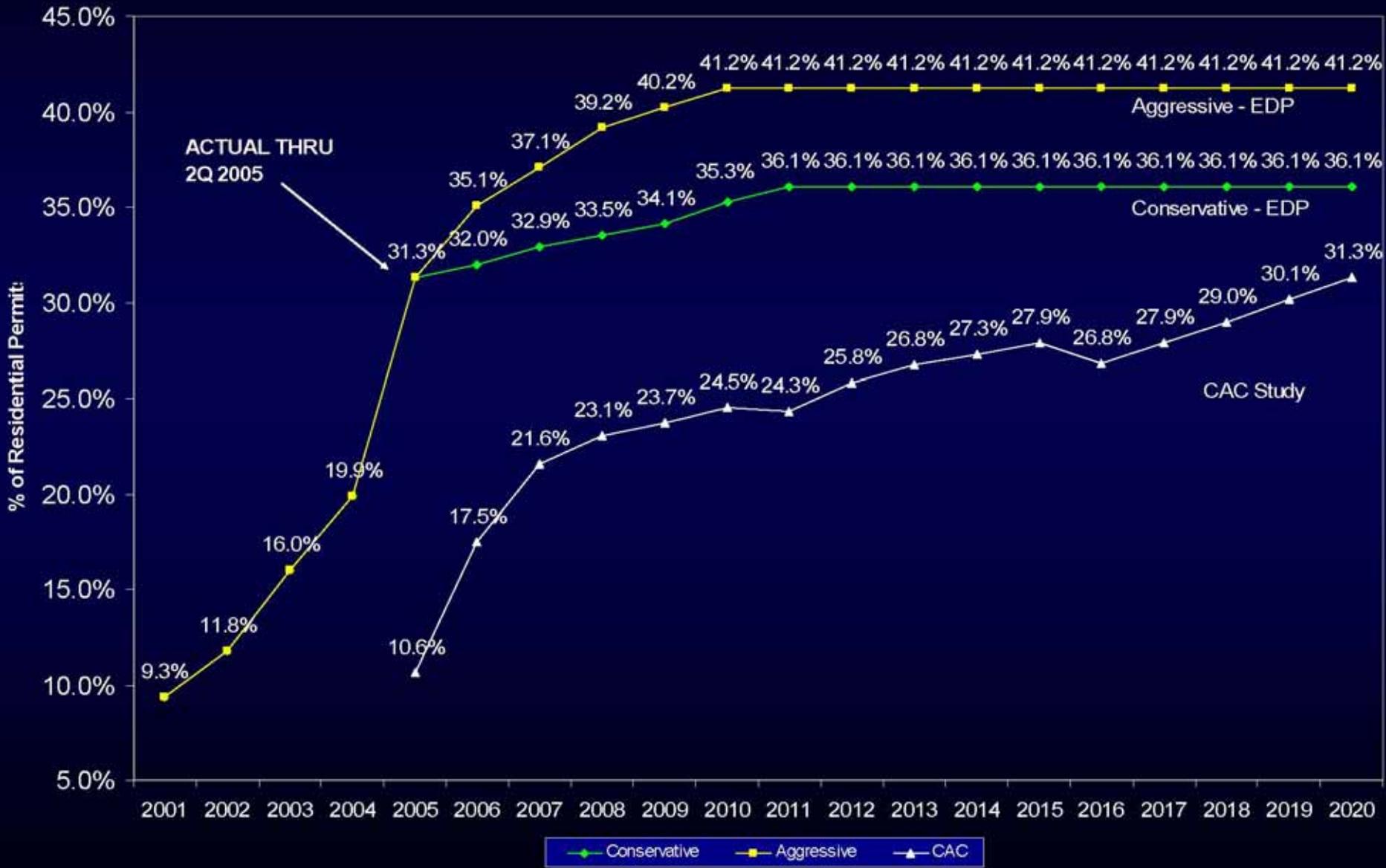
# Projected Build-Out of SE Valley Cities

(Based on MAG analysis of city general plans and historical single family permitting rates. Does not take into account infill, higher density developments that may occur in the future.)

- Chandler: 2012 – 2013
- Gilbert: 2015 – 2017
- Mesa: 2013 – 2015
- Queen Creek: 2030 (lot absorption at much slower rate)

# Projected Residential Market Capture Scenarios For Pinal County

Sources: PMHS, CAC Study, Elliott D. Pollack & Co.



# Conclusions of Analysis

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- Projections for growth in Pinal County have significantly understated its potential
- Pinal County will likely capture 35% to 40% of Metro Phoenix single family market in future
- Southeast Maricopa County has a dwindling land supply and high cost of housing

# Southern Pinal County



- Tucson has doubled in population from 500,000 to 1,000,000 from 1978.
- Marana has grown from 13,000 in the 1990s to 30,000 today.
- Oro Valley has grown from 29,000 in the 1990s to 40,000 today.

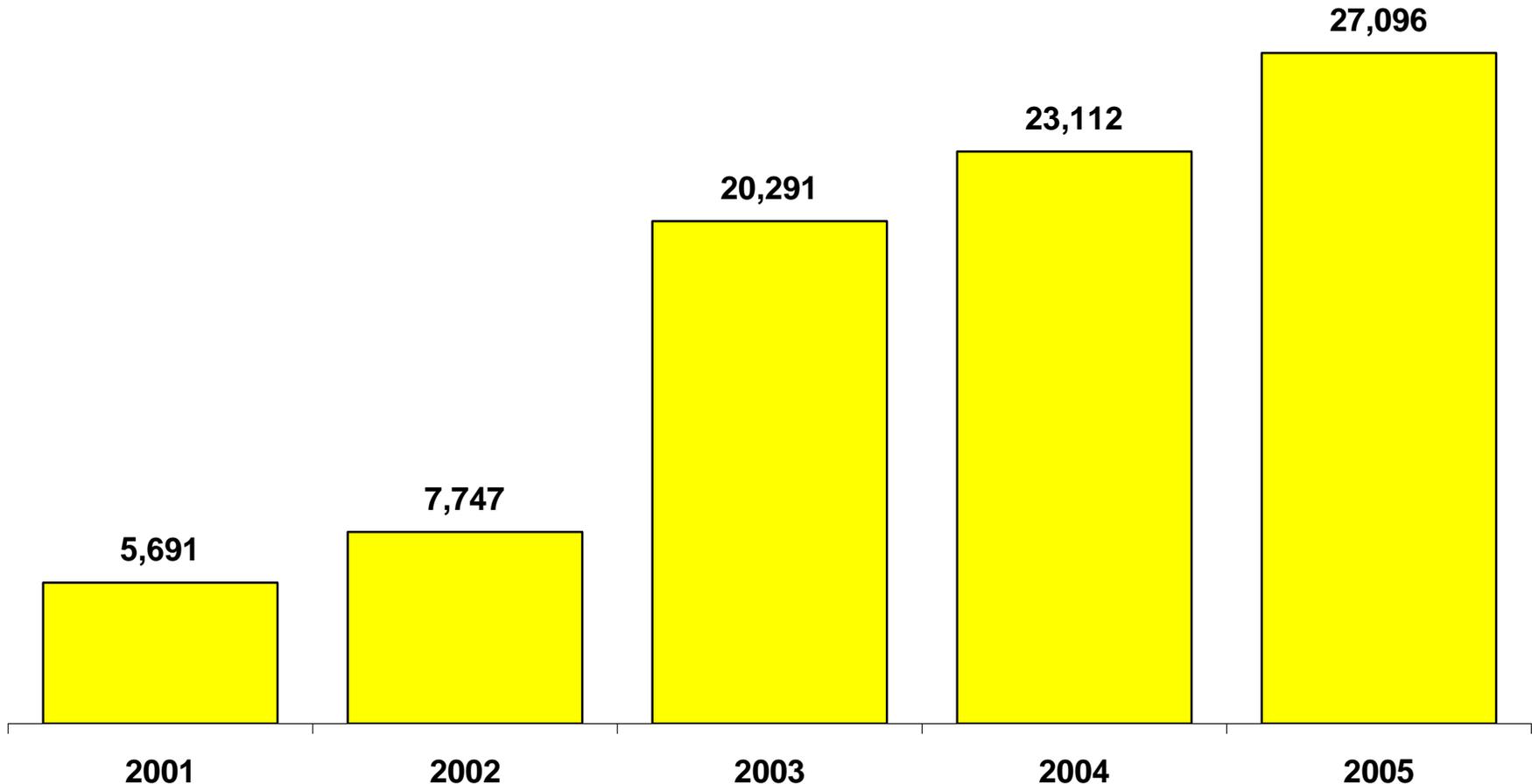


**Since 2003: annual population growth 23,500;  
annual growth rate 11%**

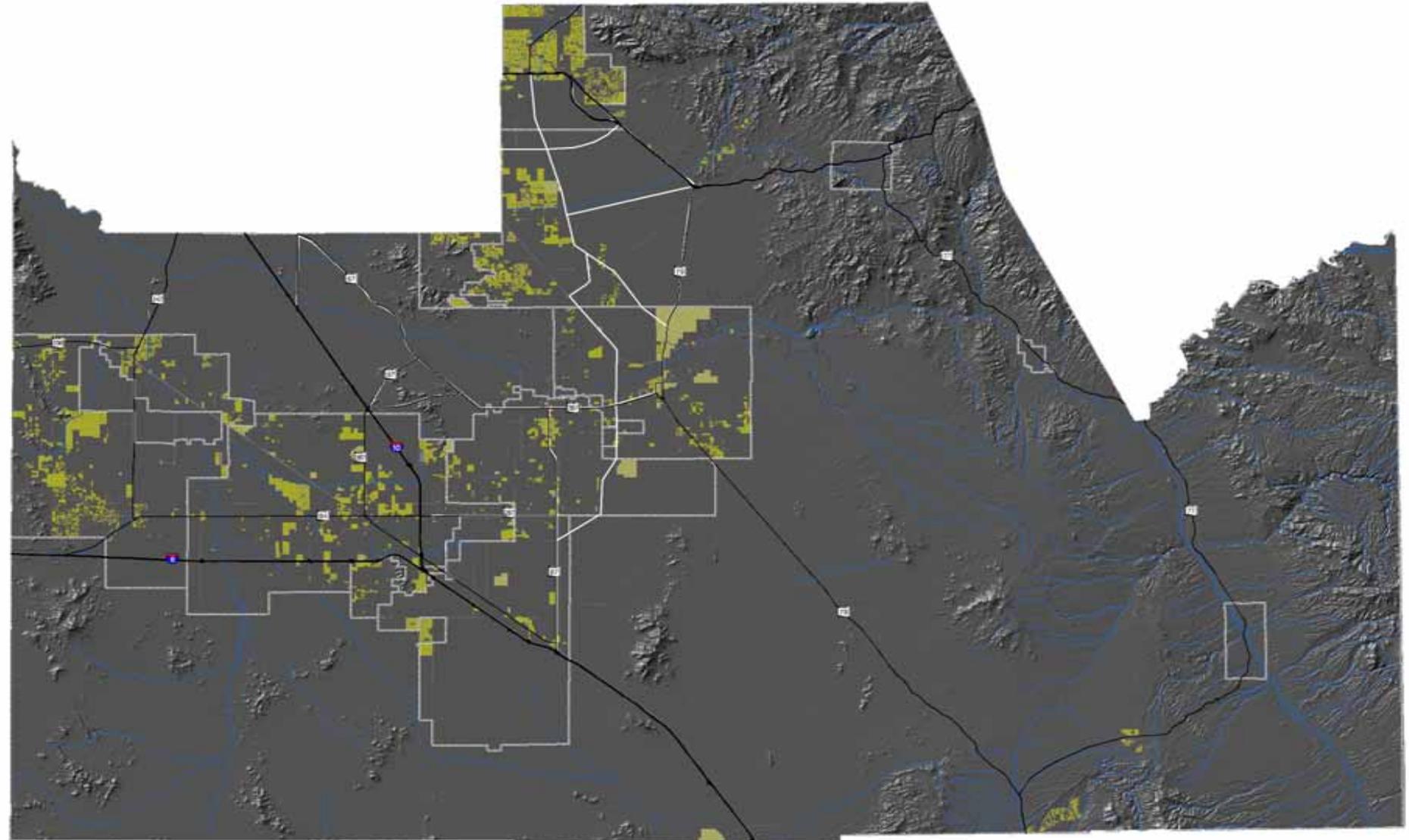
**DRAFT**

**Annual Population Change, Pinal County  
2001 through 2005**

*Source: CAAG, based on member agency permit-completion records*



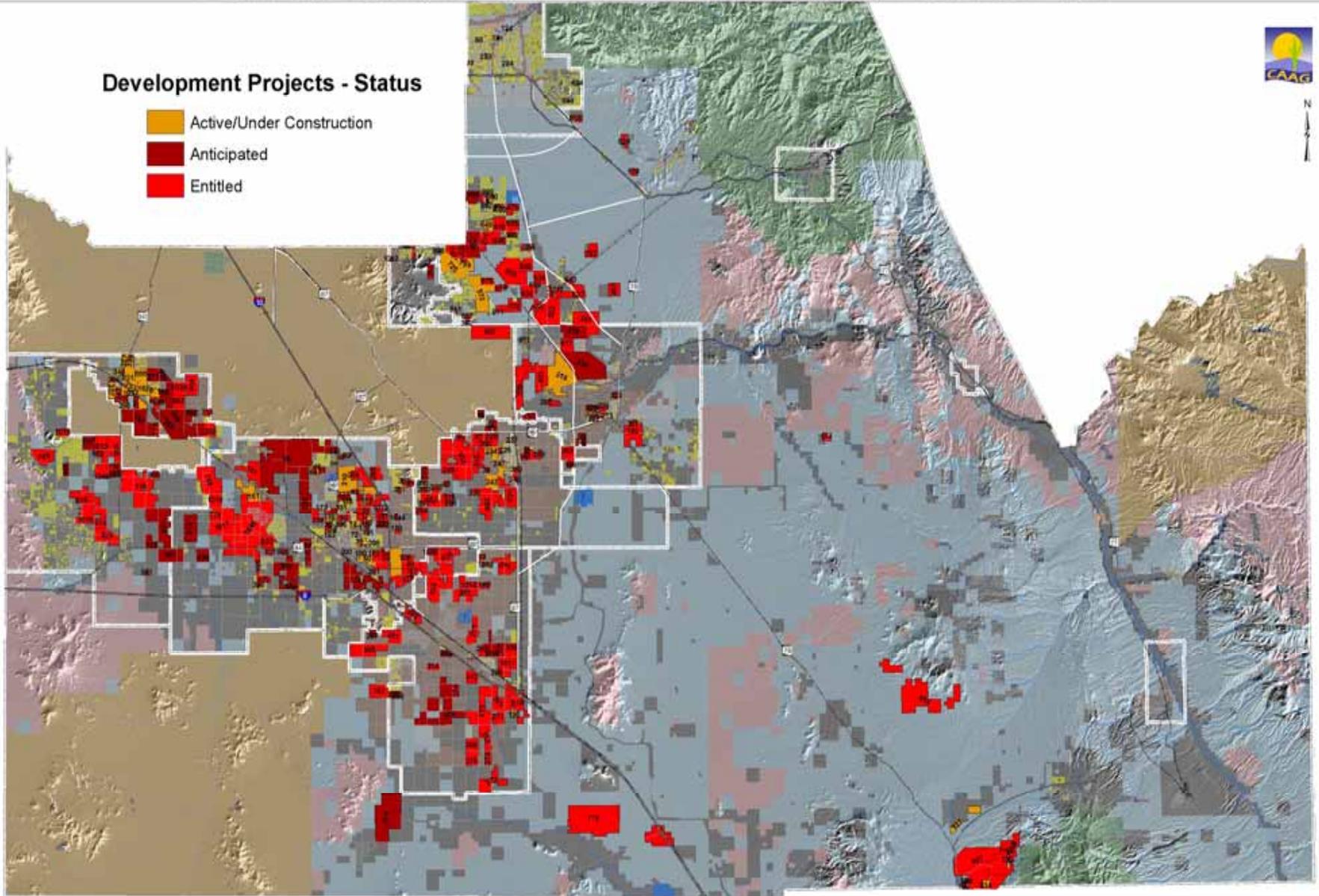
# Existing urban land uses, 2004



# Draft Pinal County Composite Development Projects, September 2006

## Development Projects - Status

-  Active/Under Construction
-  Anticipated
-  Entitled

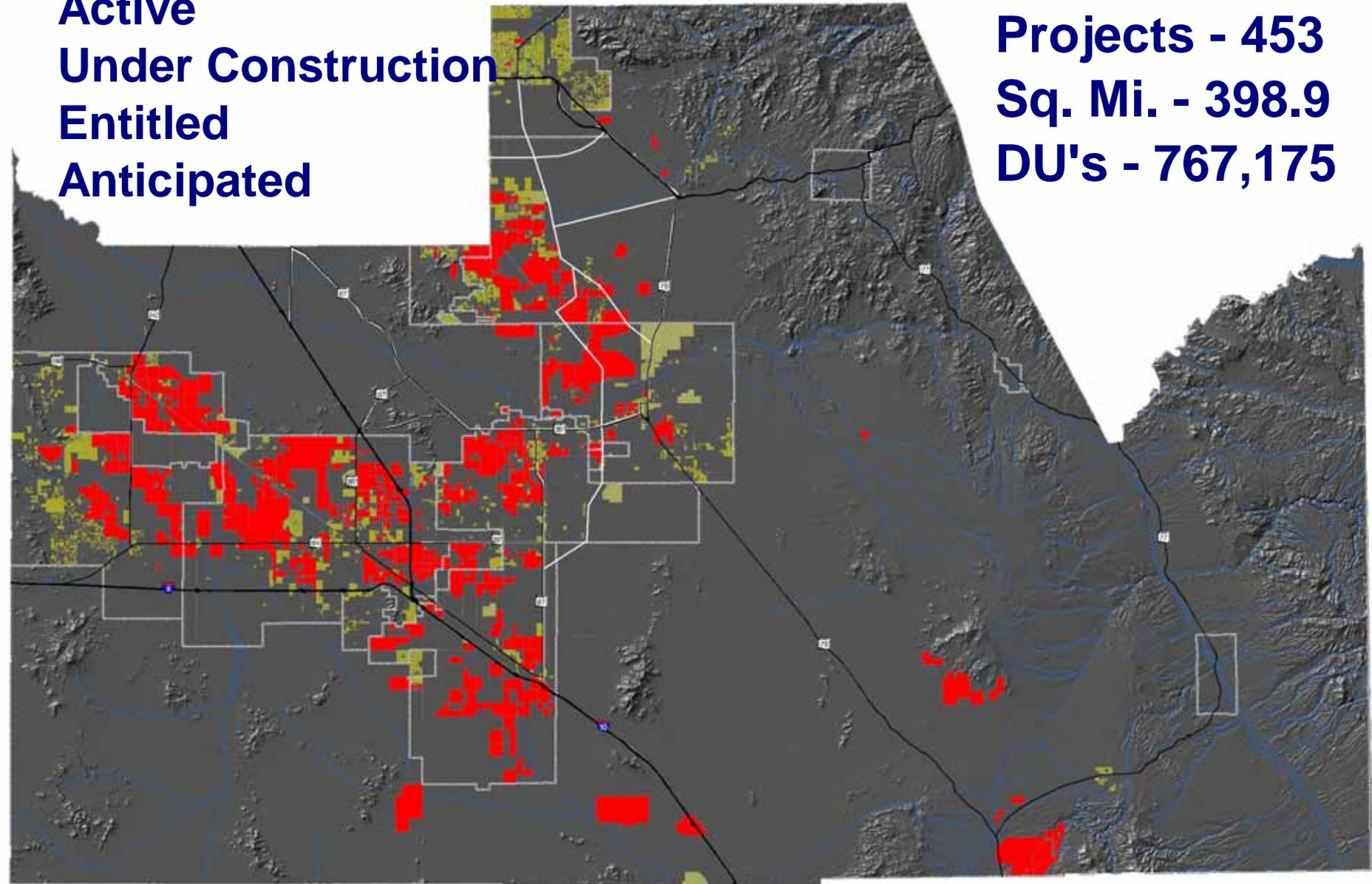


# Development projects, July 29 2006



**Active**  
**Under Construction**  
**Entitled**  
**Anticipated**

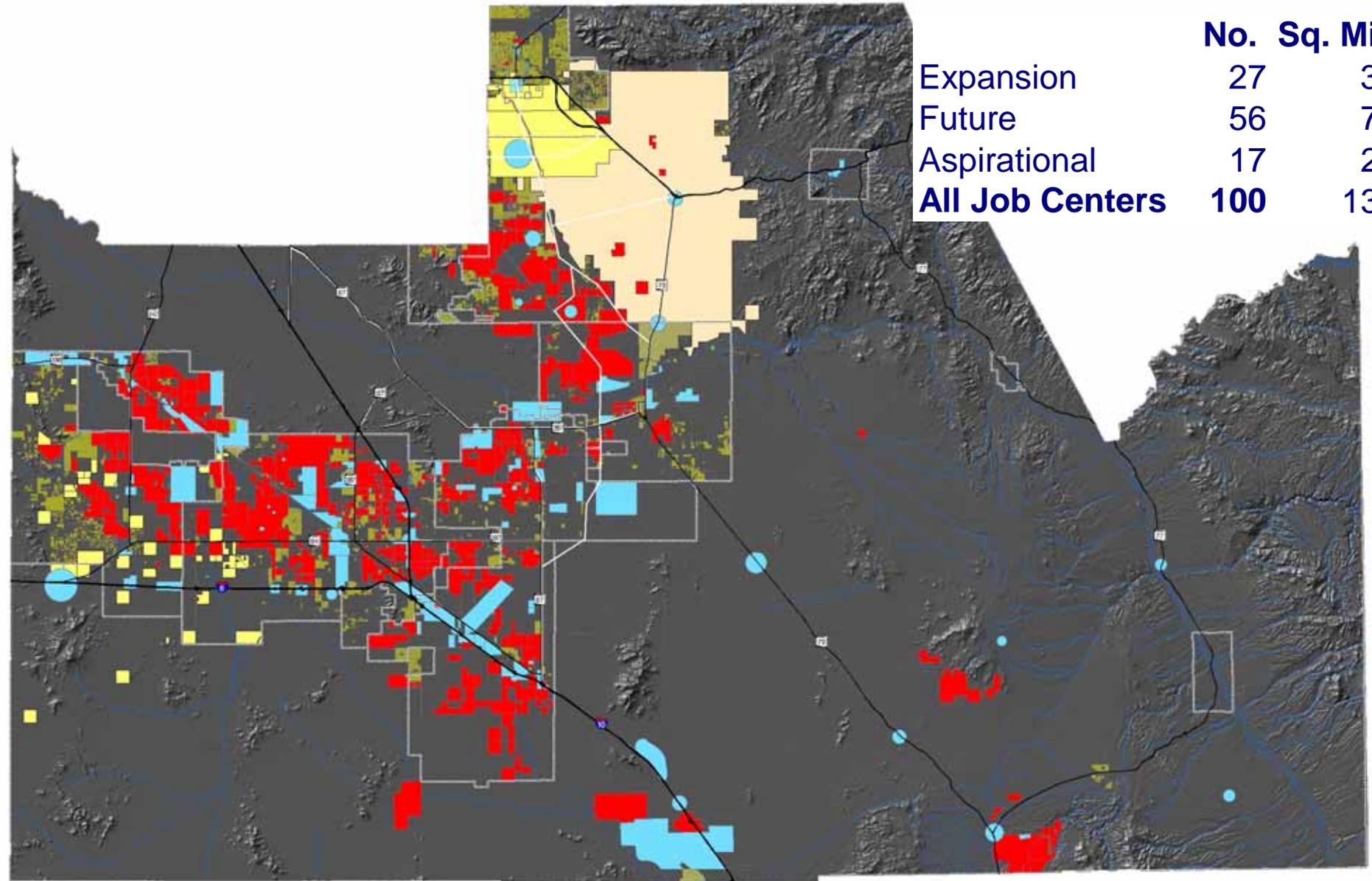
**Projects - 453**  
**Sq. Mi. - 398.9**  
**DU's - 767,175**



# Draft - job centers, August 2006



	No.	Sq. Mi.
Expansion	27	38
Future	56	74
Aspirational	17	22
<b>All Job Centers</b>	<b>100</b>	<b>134</b>

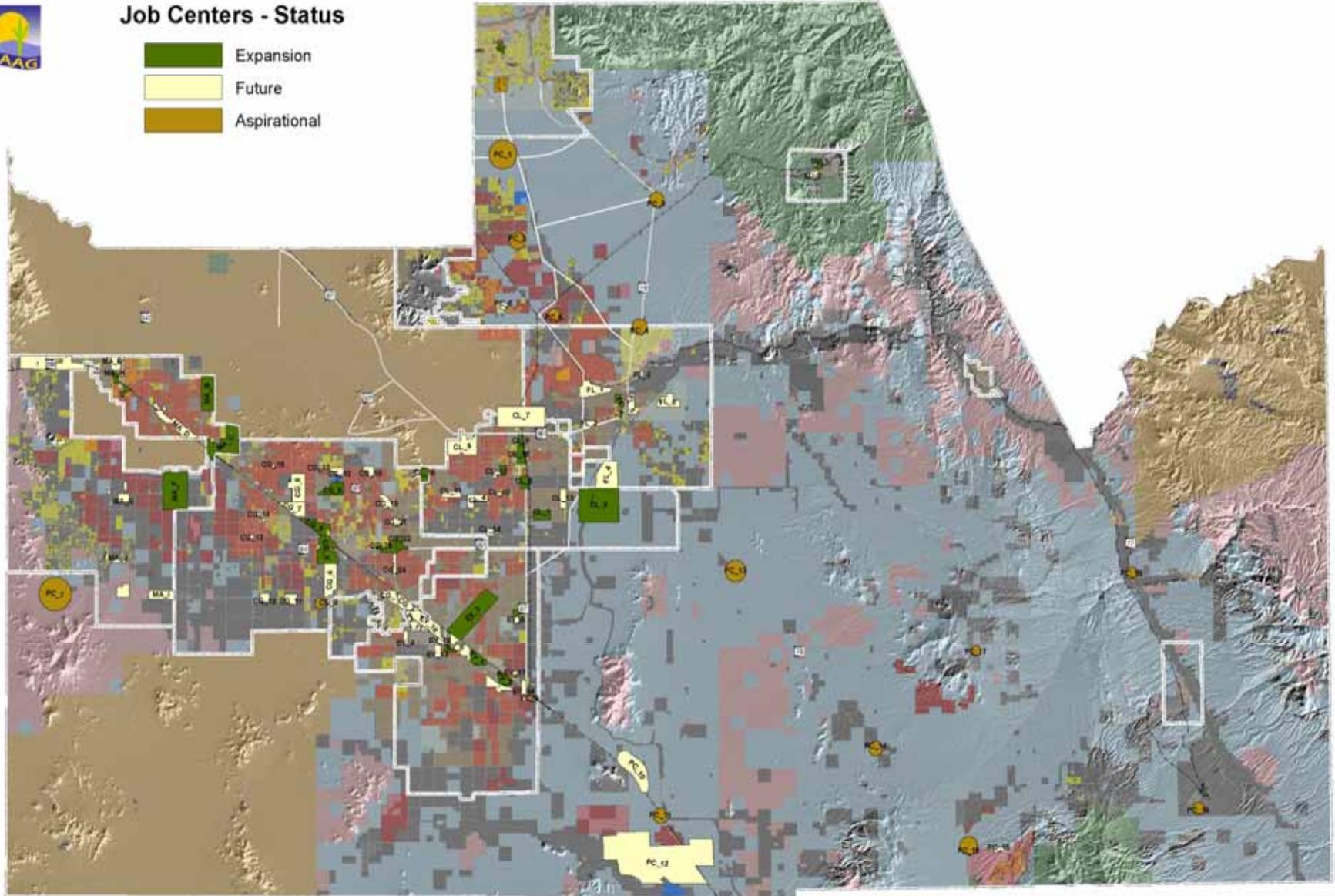


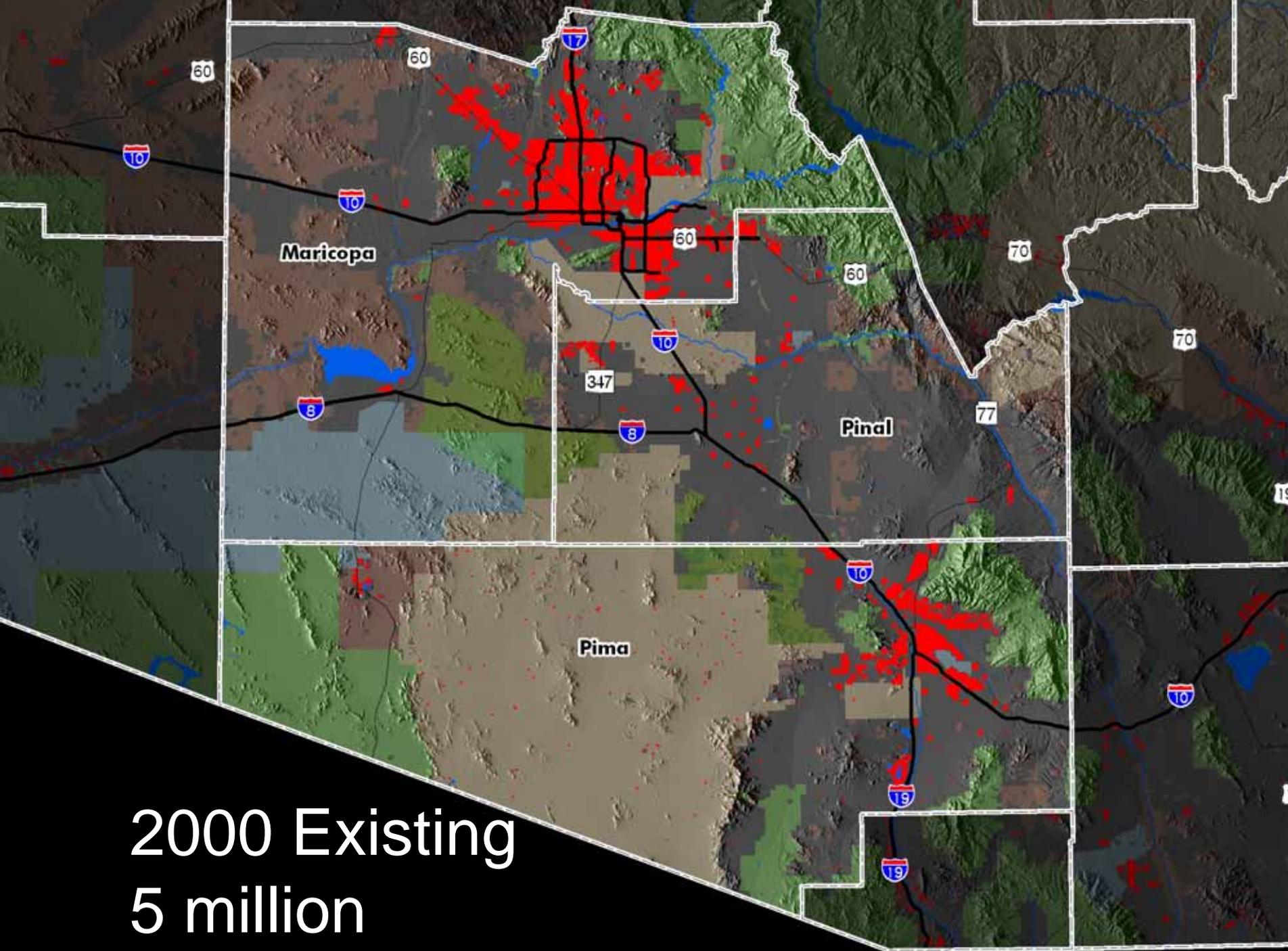
# Draft Pinal County Composite Job Centers, September 2006



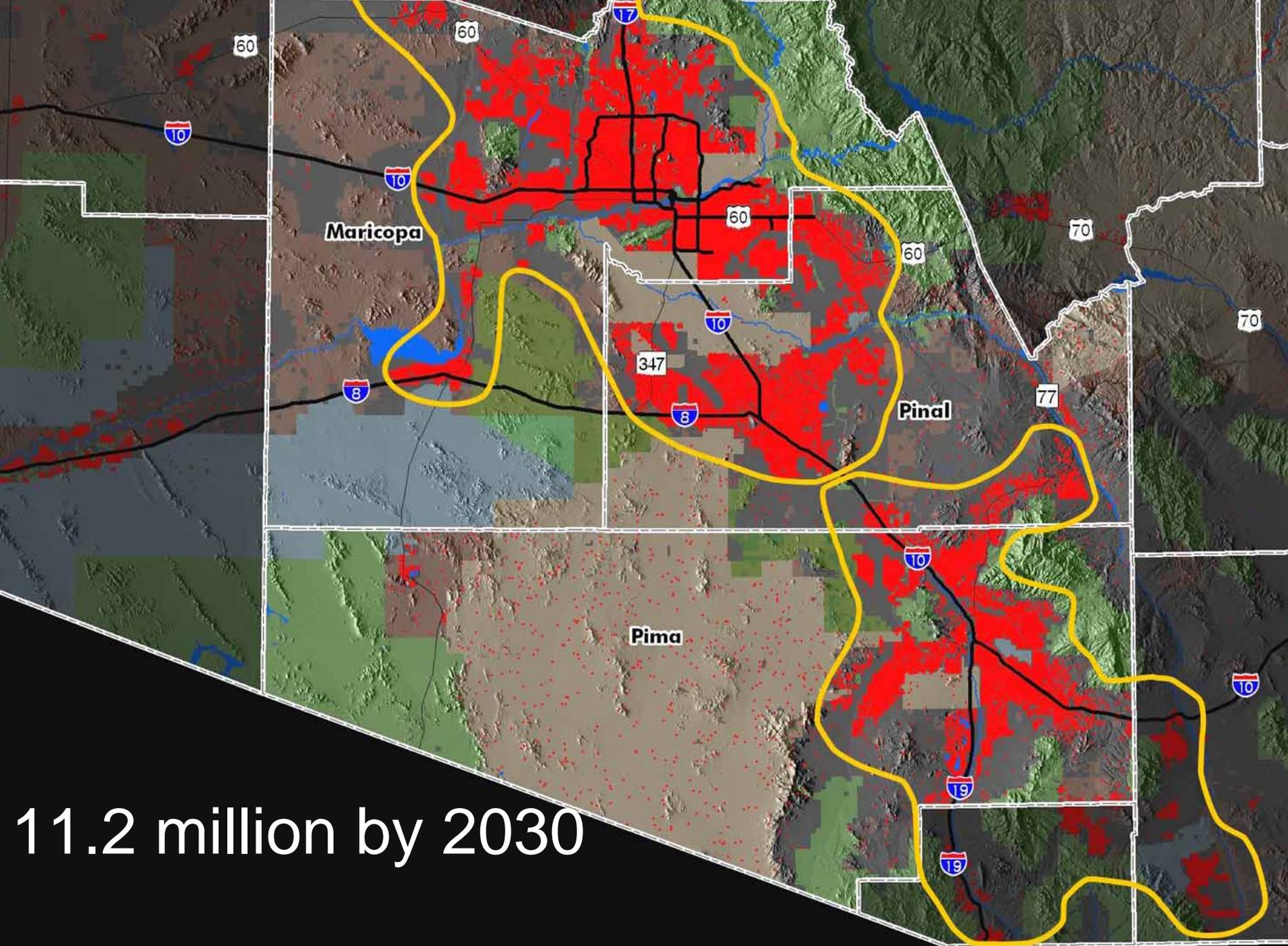
## Job Centers - Status

- Expansion
- Future
- Aspirational

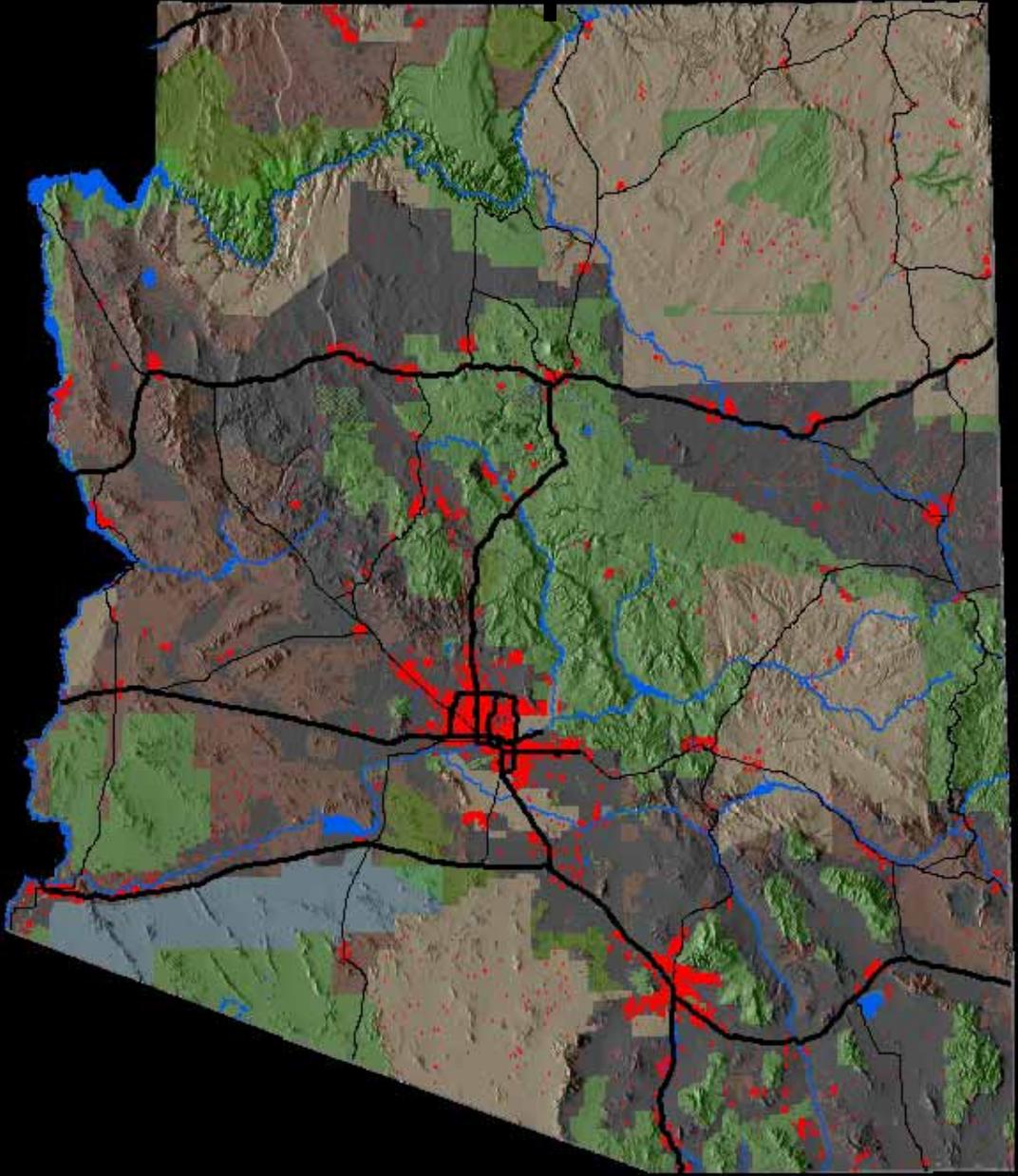


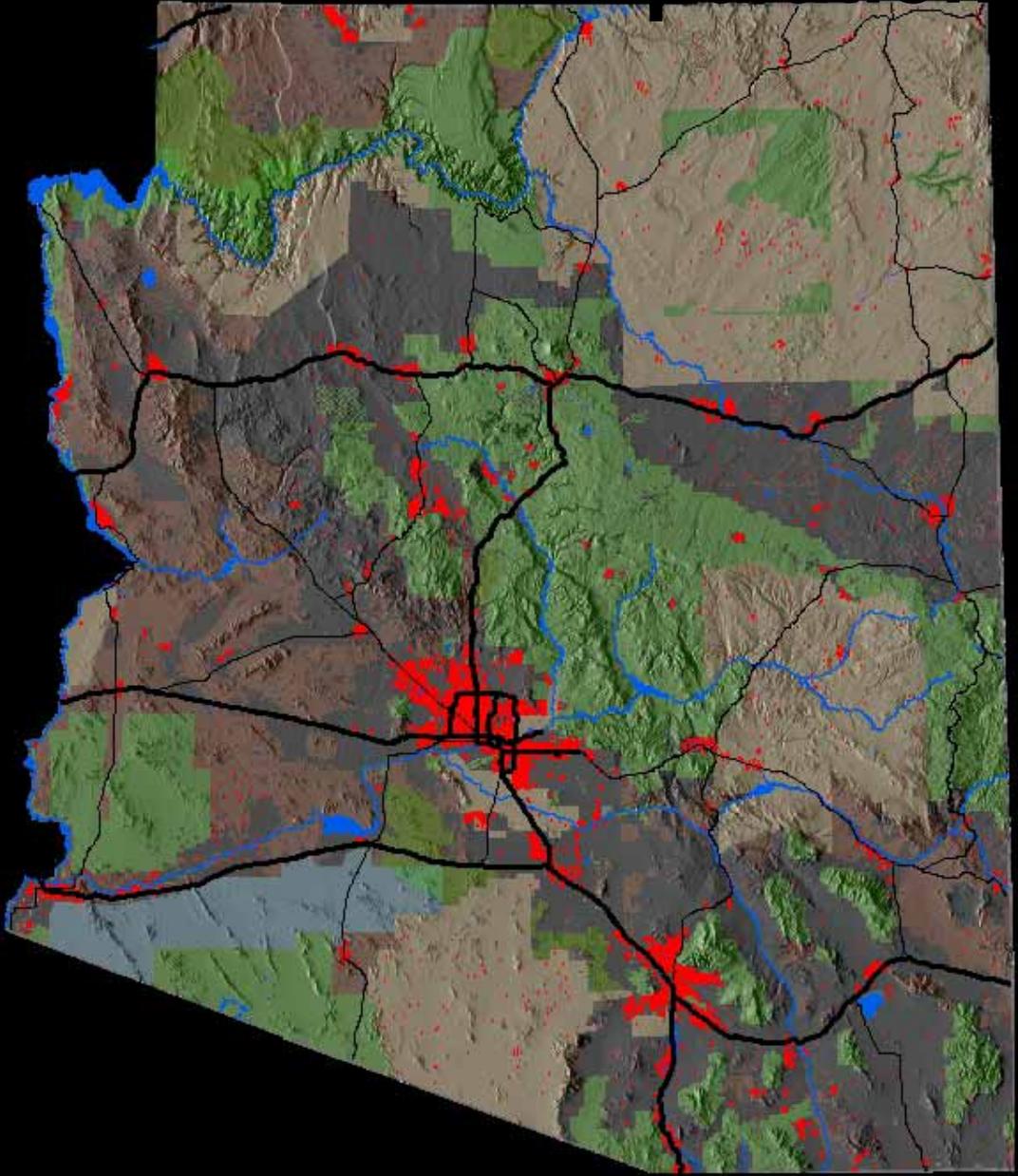


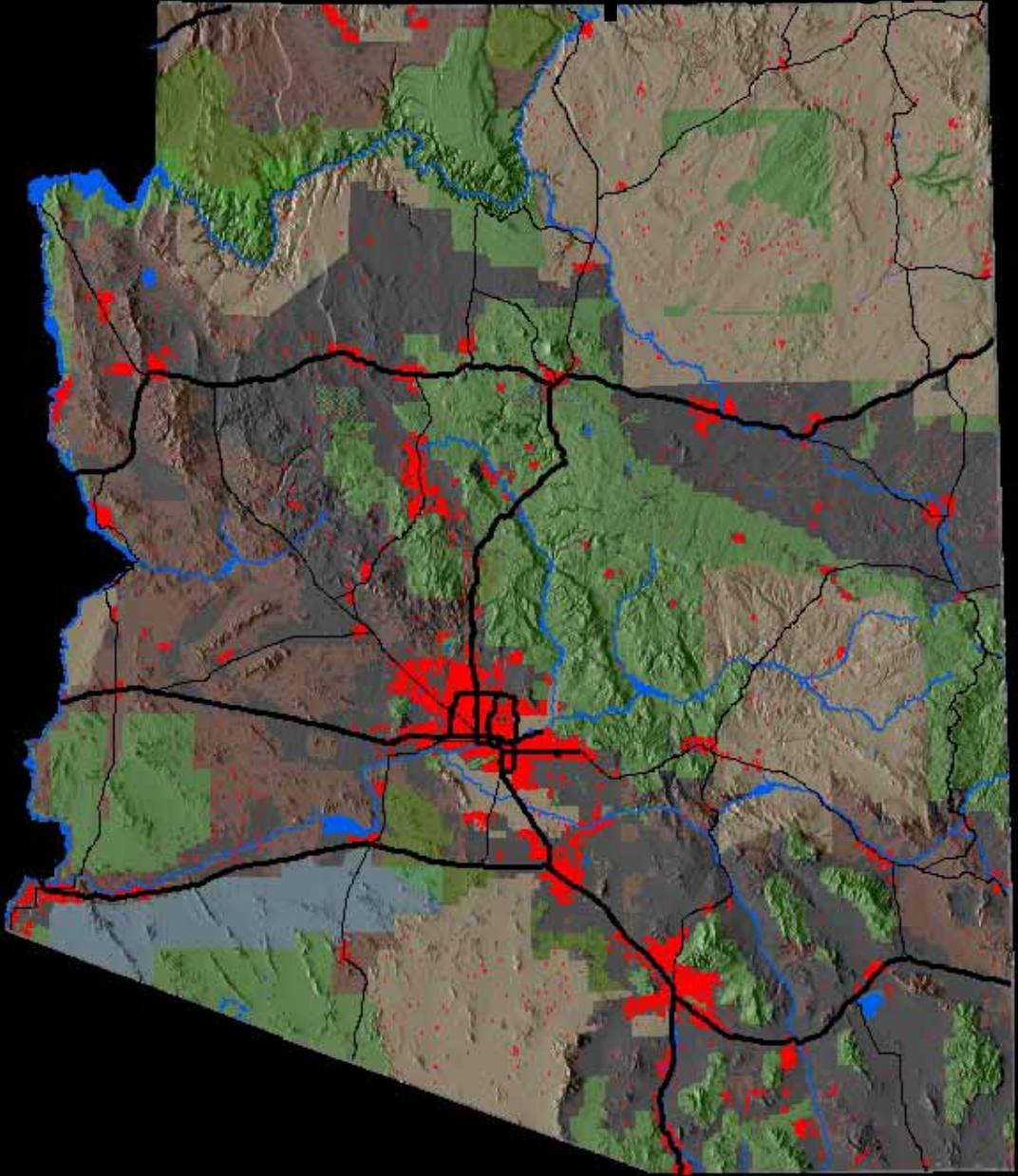
2000 Existing  
5 million

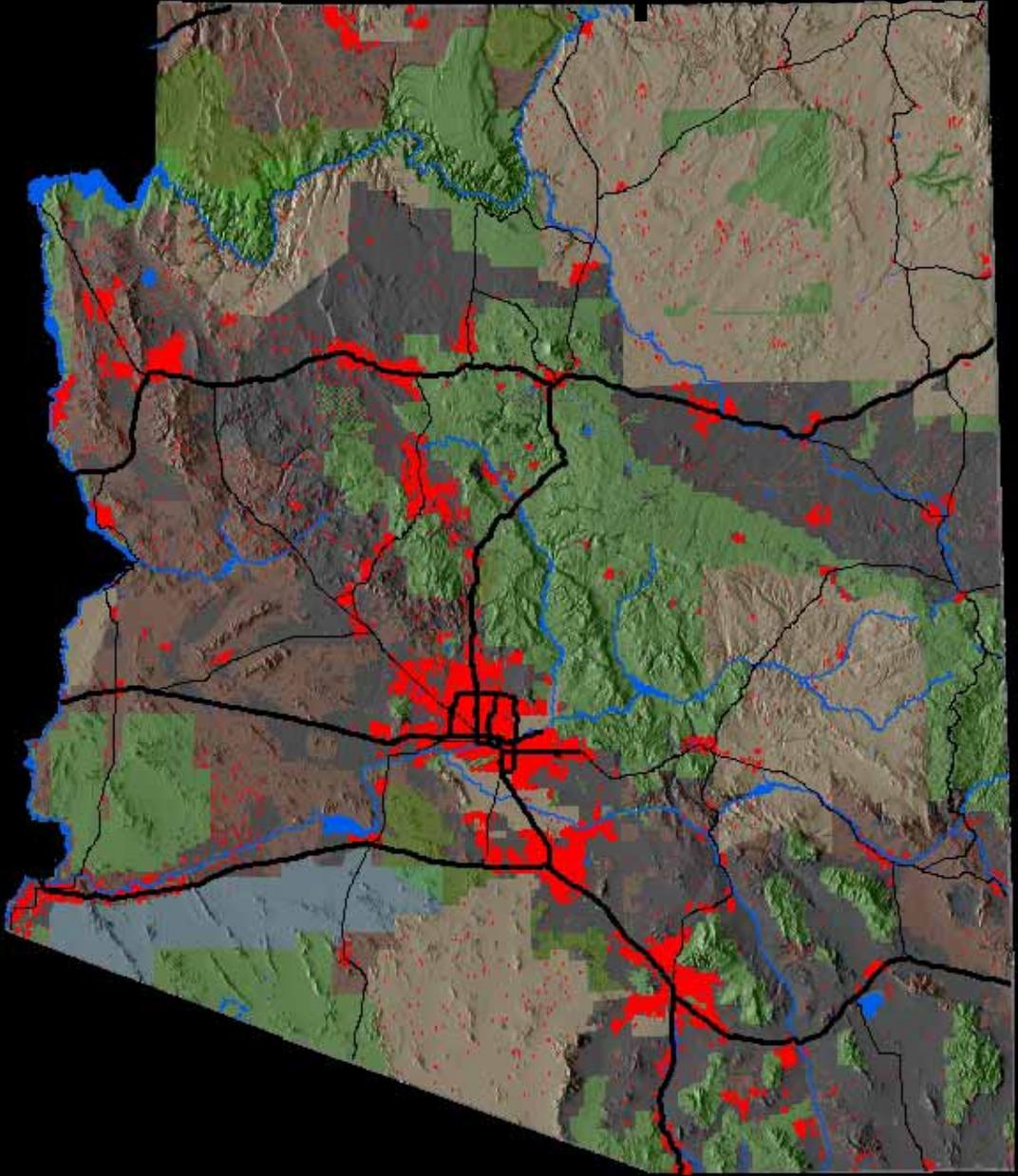


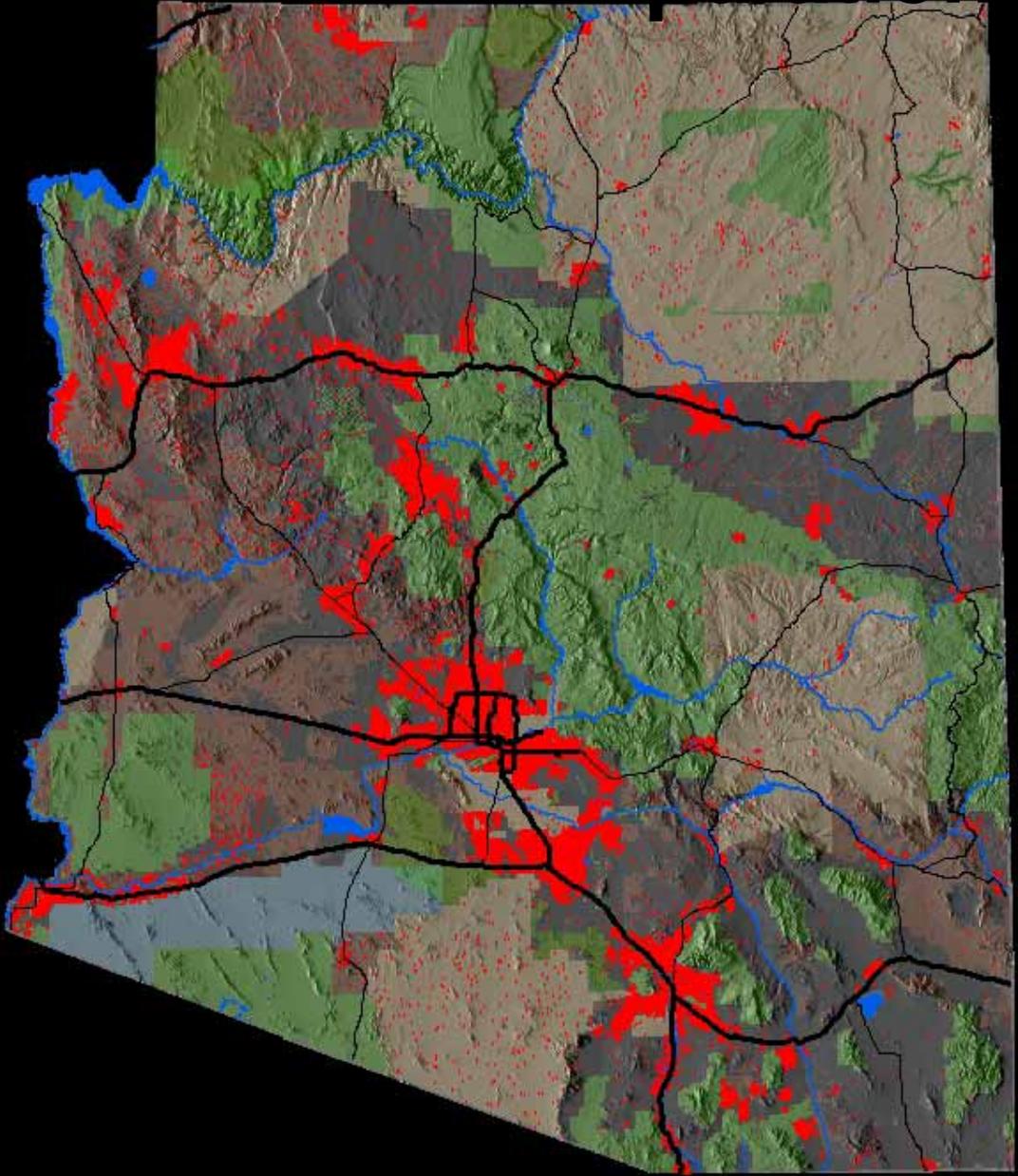
11.2 million by 2030

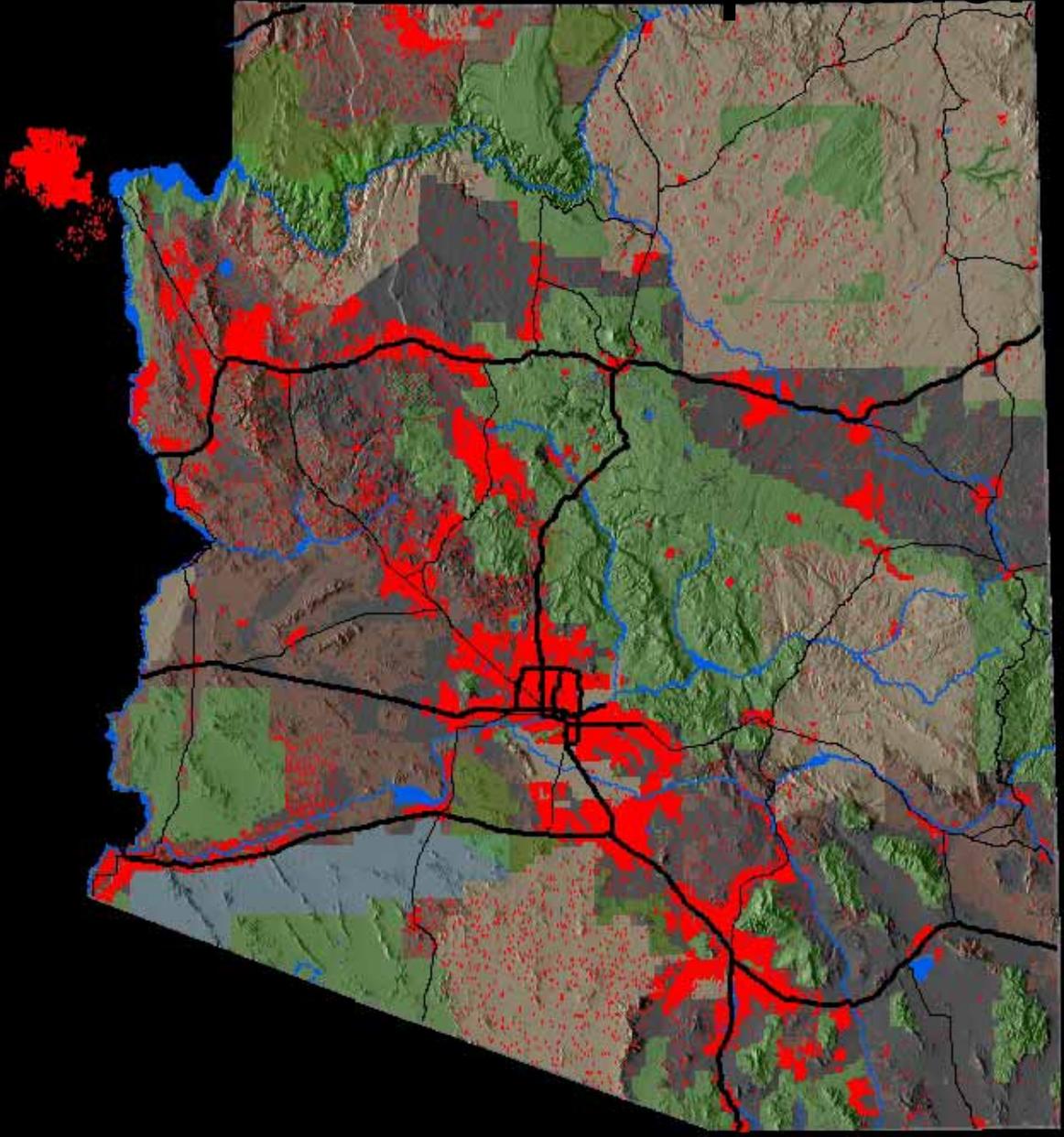












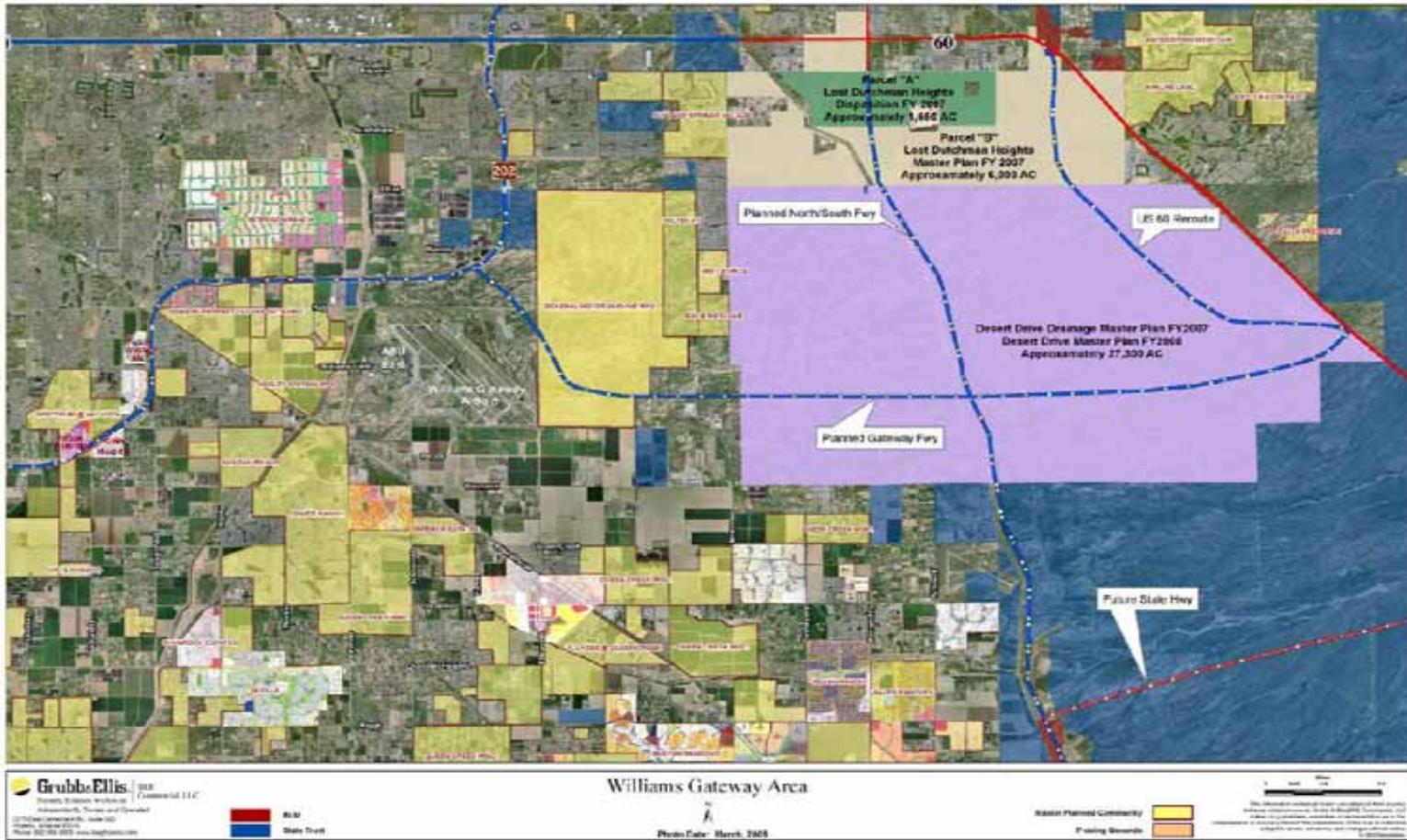


# Pinal County Today

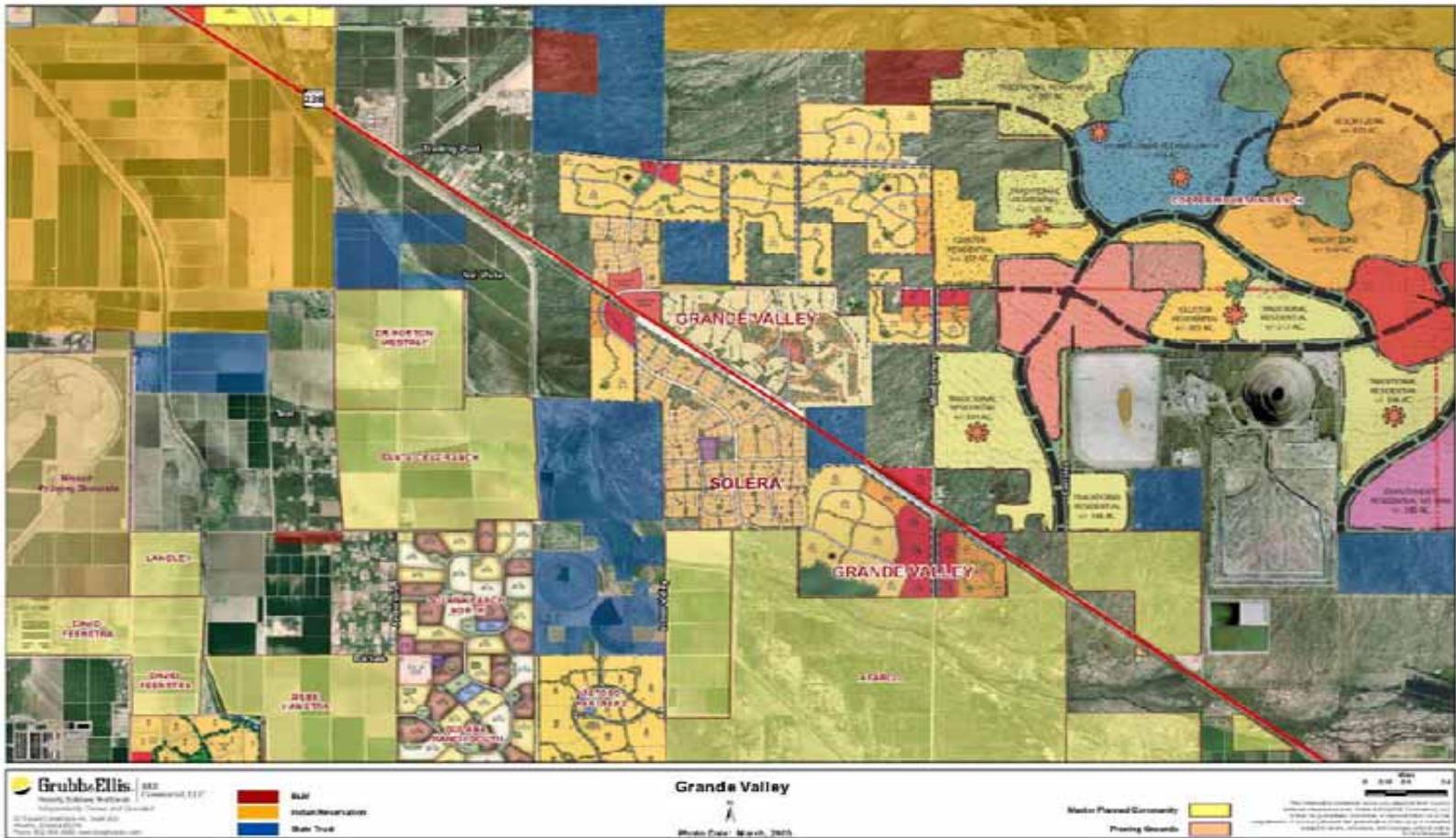
- **Land Use % in Pinal County**

**(5,386 sq.mi.)**

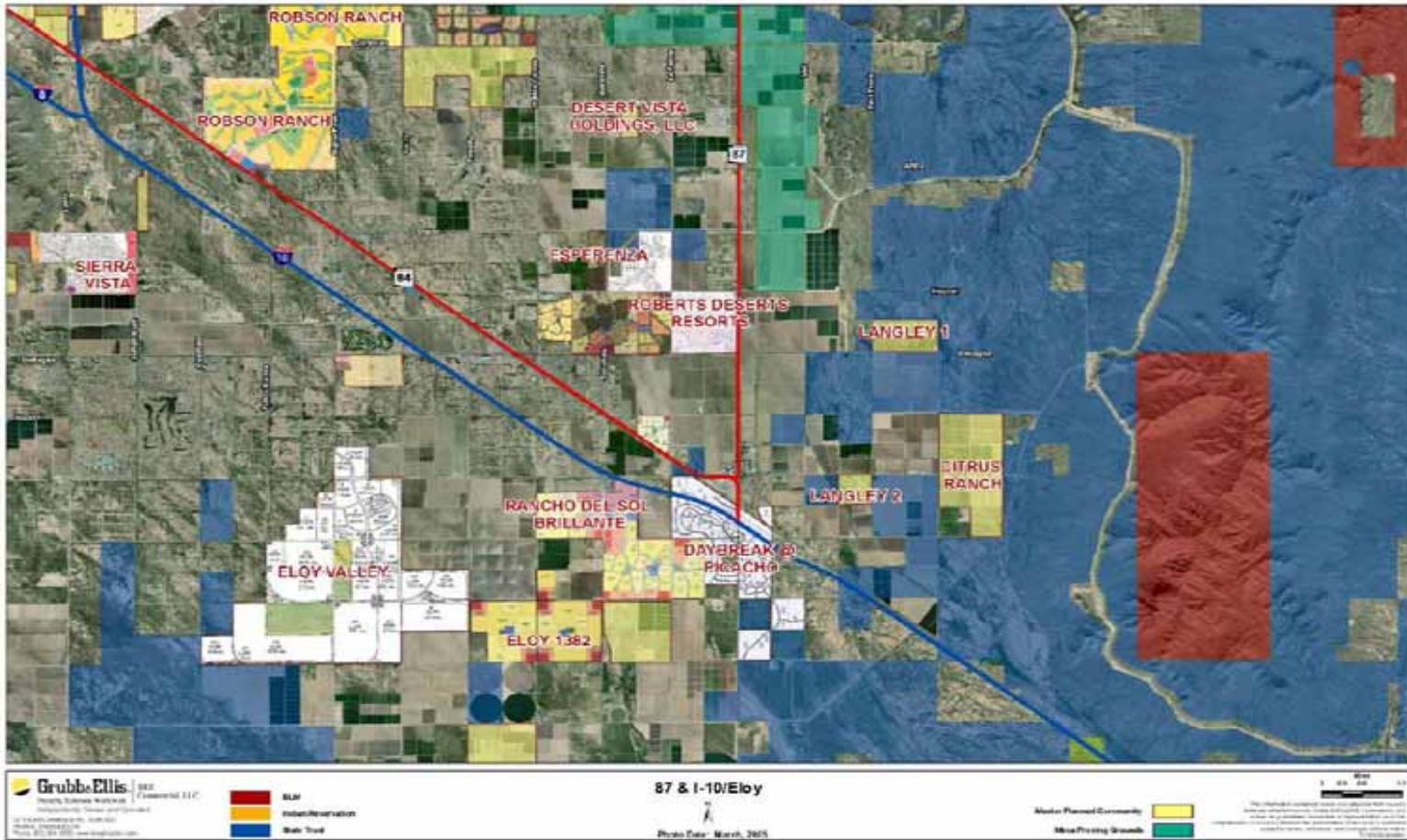
- **Private 25%**
- **BLM 11%**
- **State Trust 35% (1,900sq.mi.)**
- **Indian Communities 20%**
- **Parks/Monuments 2.5%**
- **National Forest 6.5%**



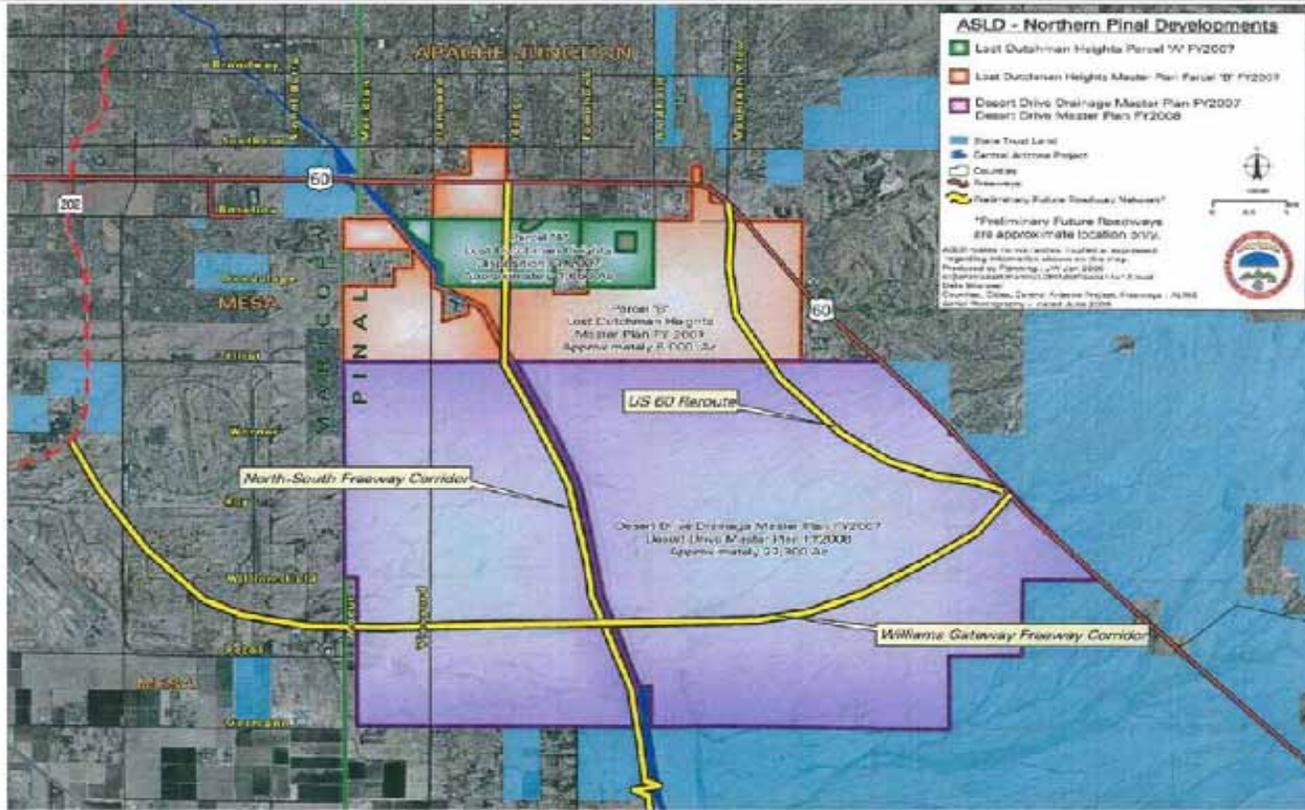
# Development in Northern Pinal County



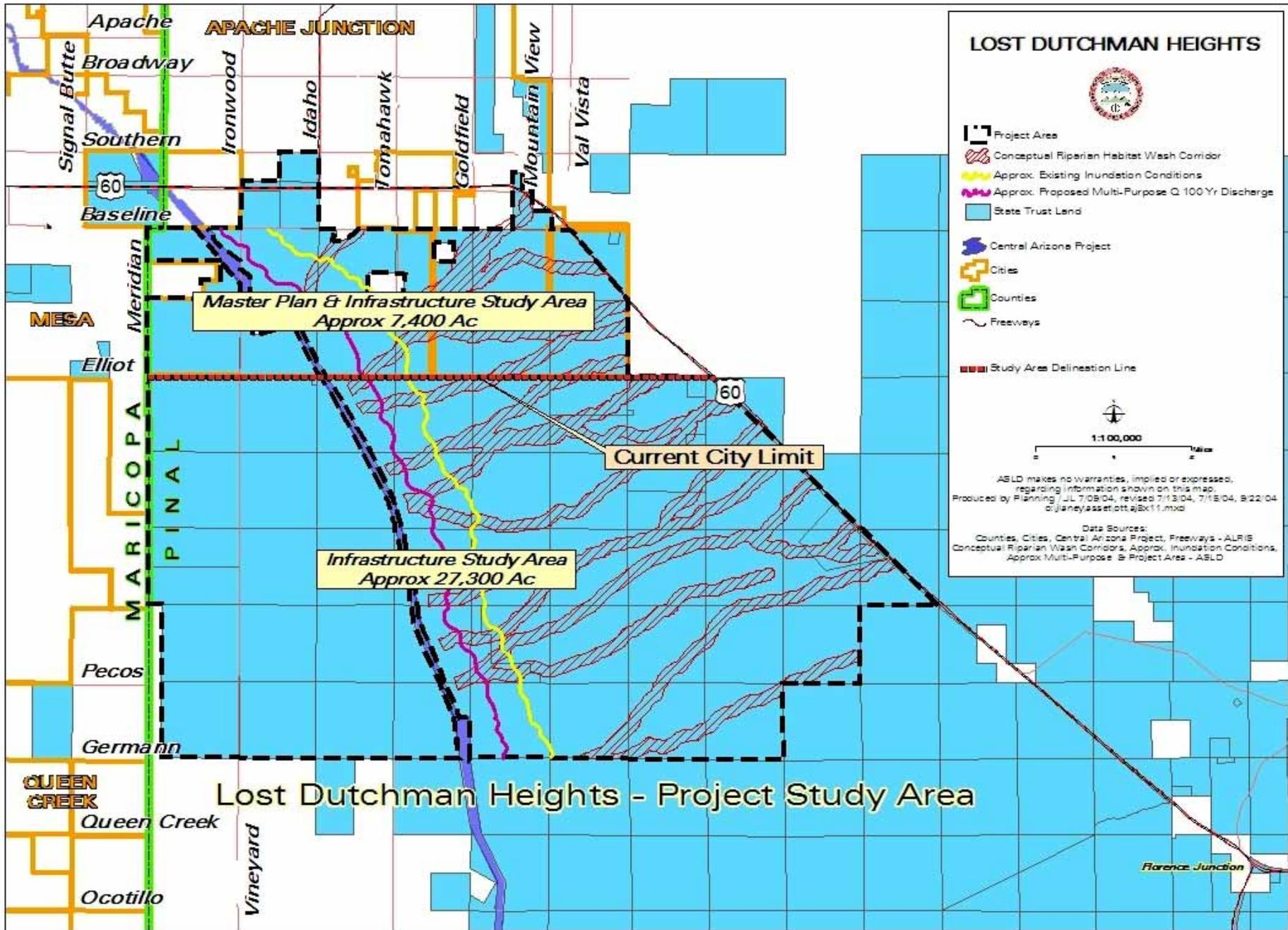
**Development between Casa Grande and Maricopa**



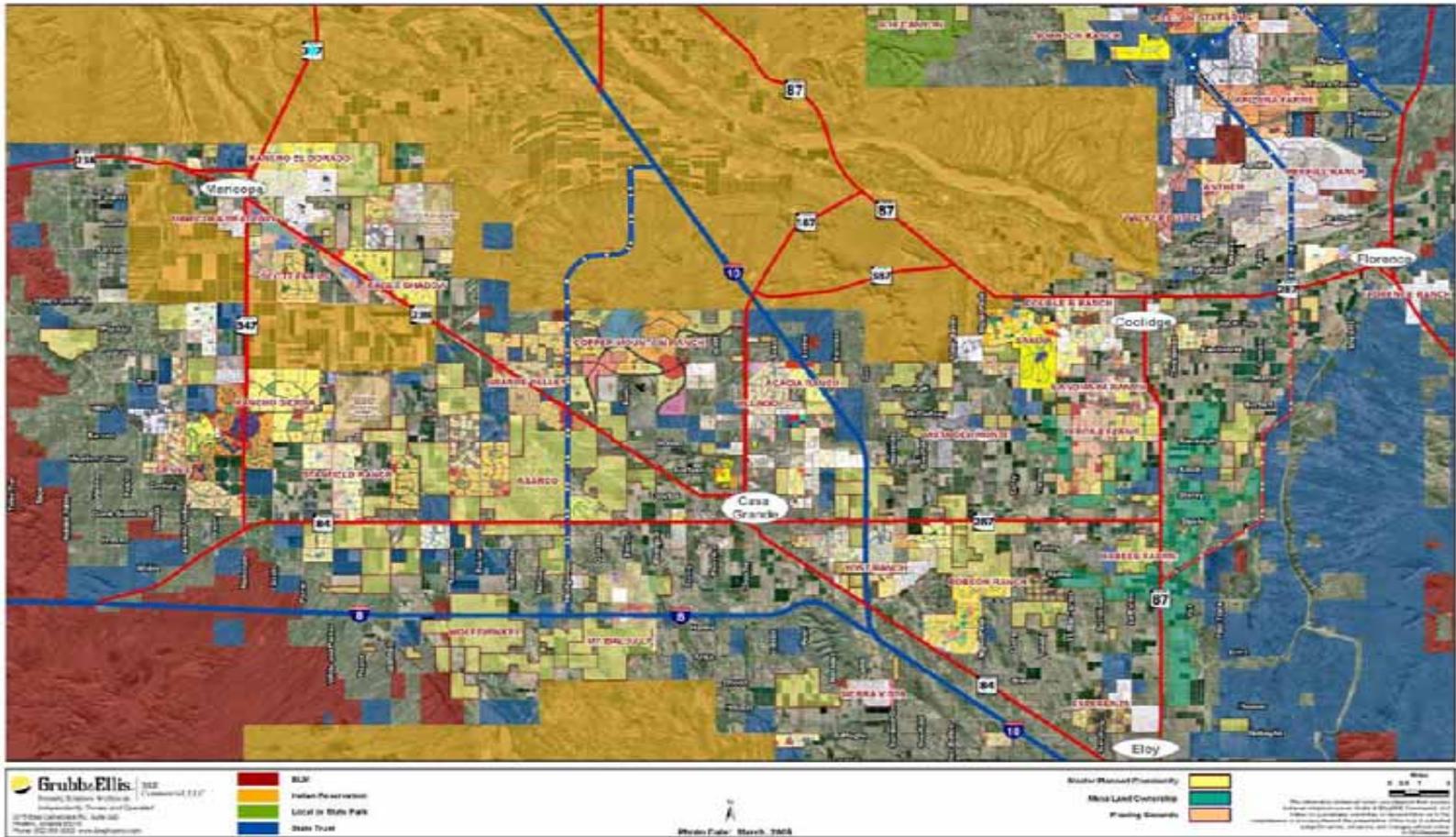
**Development in the Eloy Area**



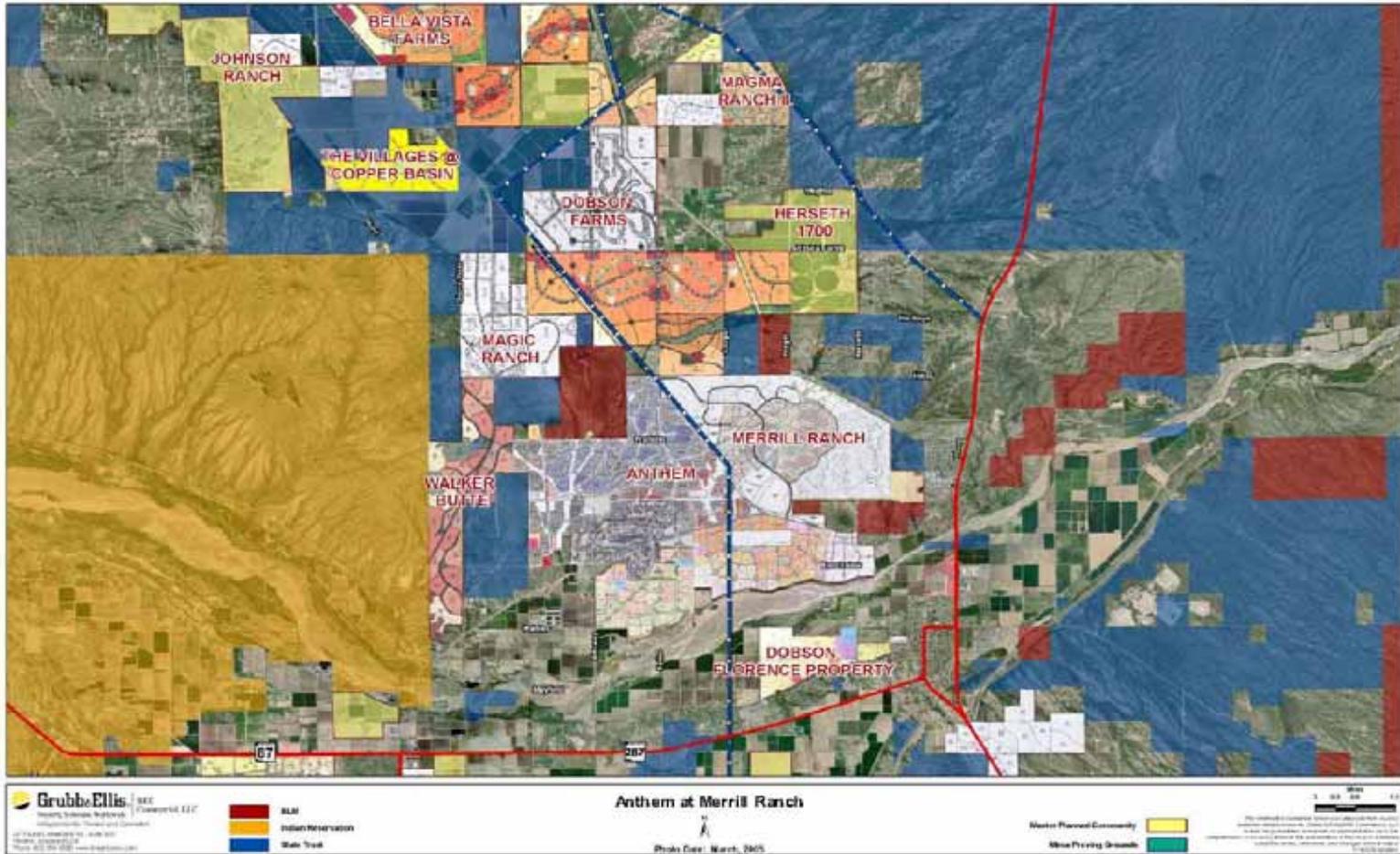
# ASLD's LOST DUTCHMAN HEIGHTS & SUPERSTITION VISTAS



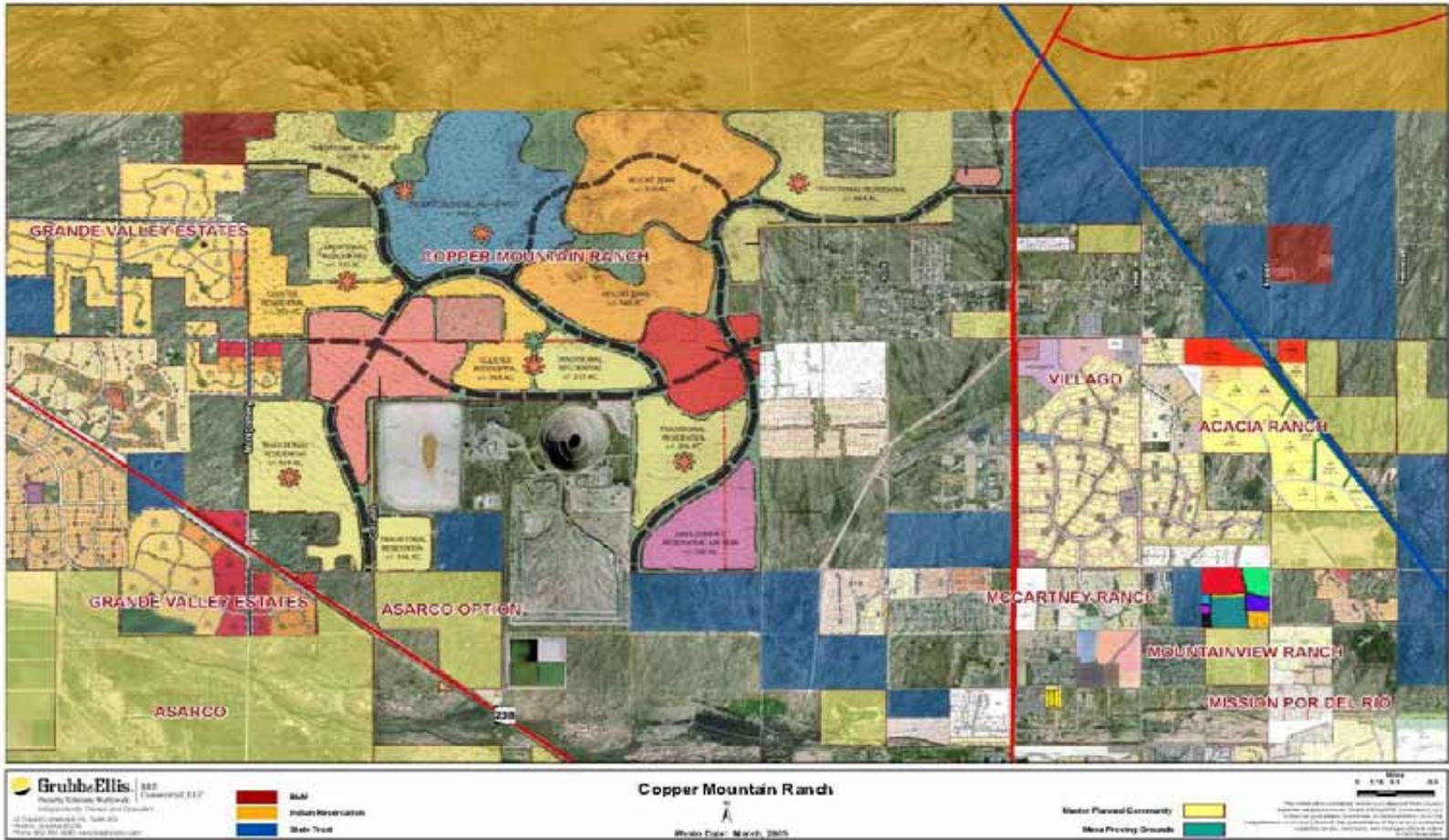
**Lost Dutchman Heights - Project Study Area**



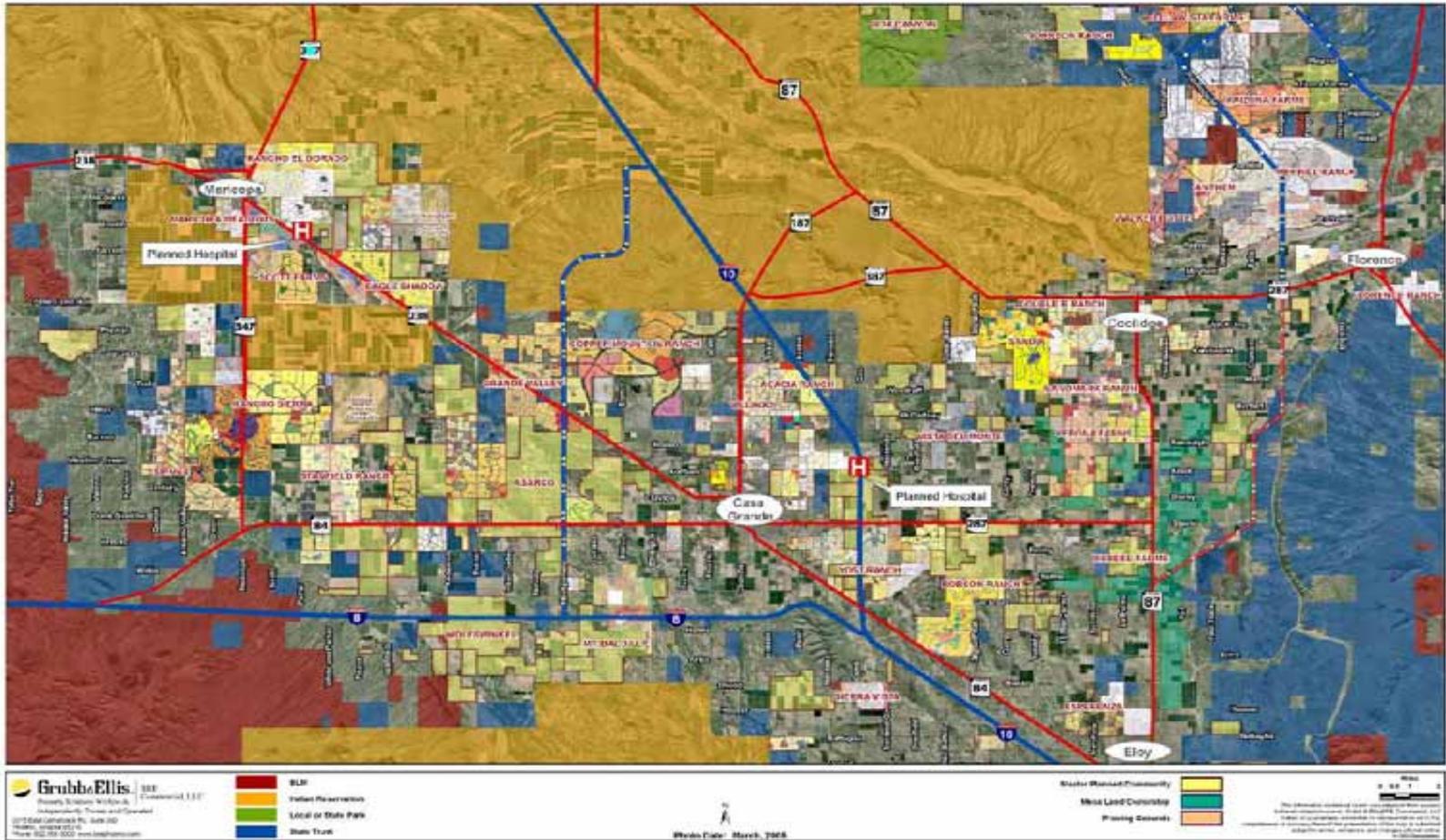
**Maricopa, Casa Grande, Eloy, Coolidge & Florence**



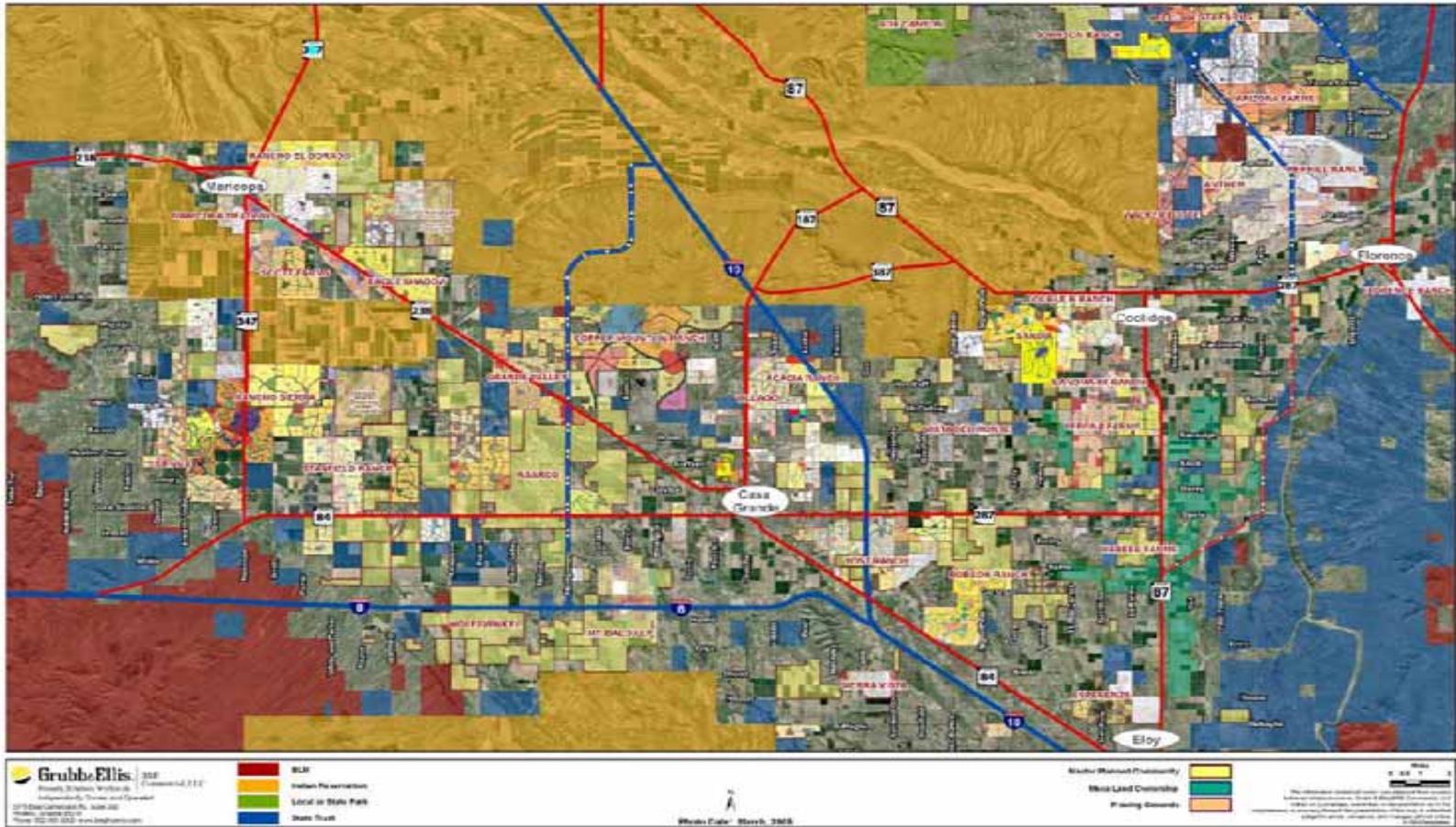
**Johnson Ranch, San Tan and Anthem at Merrill Ranch**



**Copper Mountain Ranch & Other Developments in Casa Grande**



# PROPOSED HOSPITAL SITES



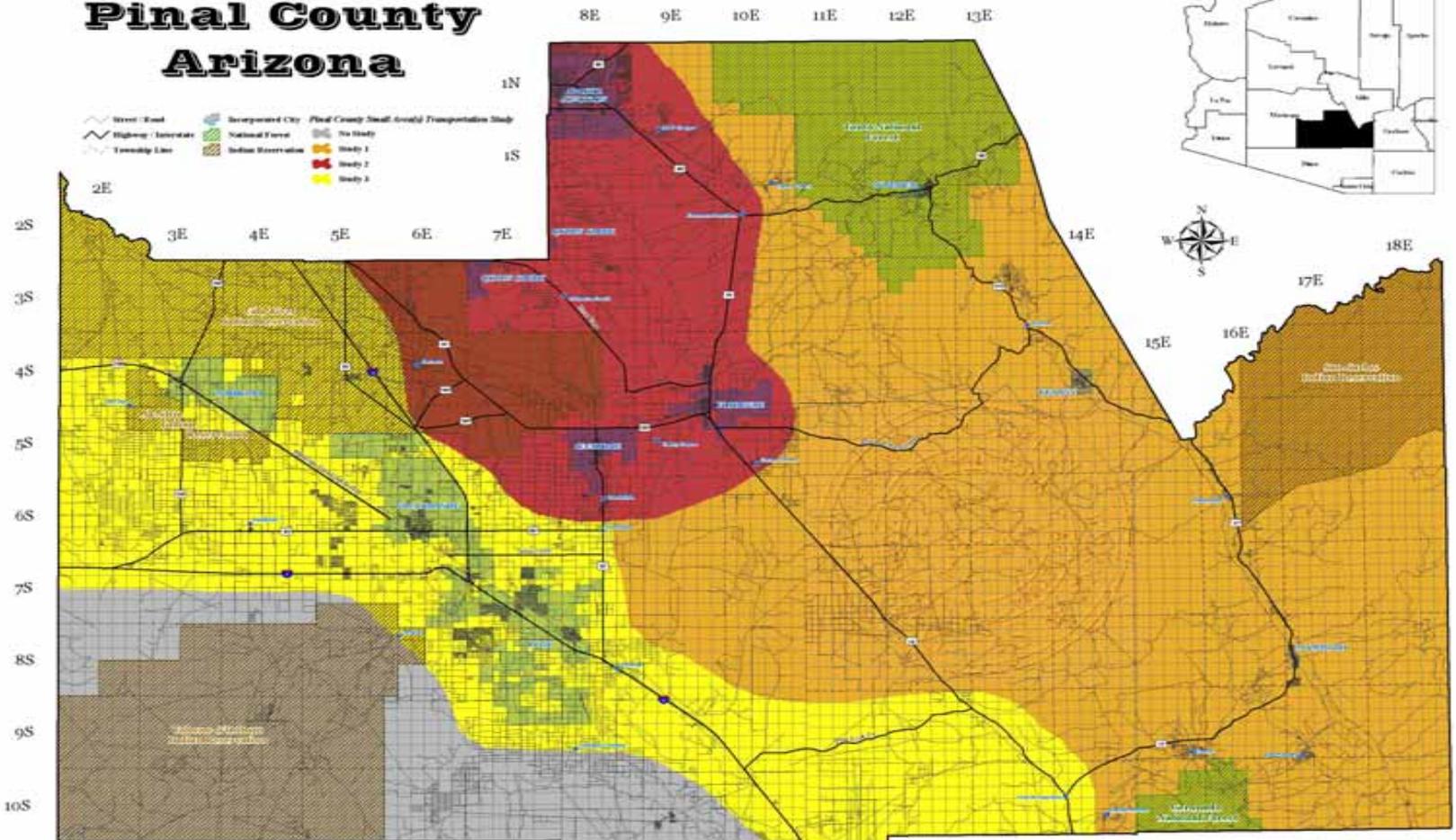
ADOT State Route System

# Small Area Transportation Study



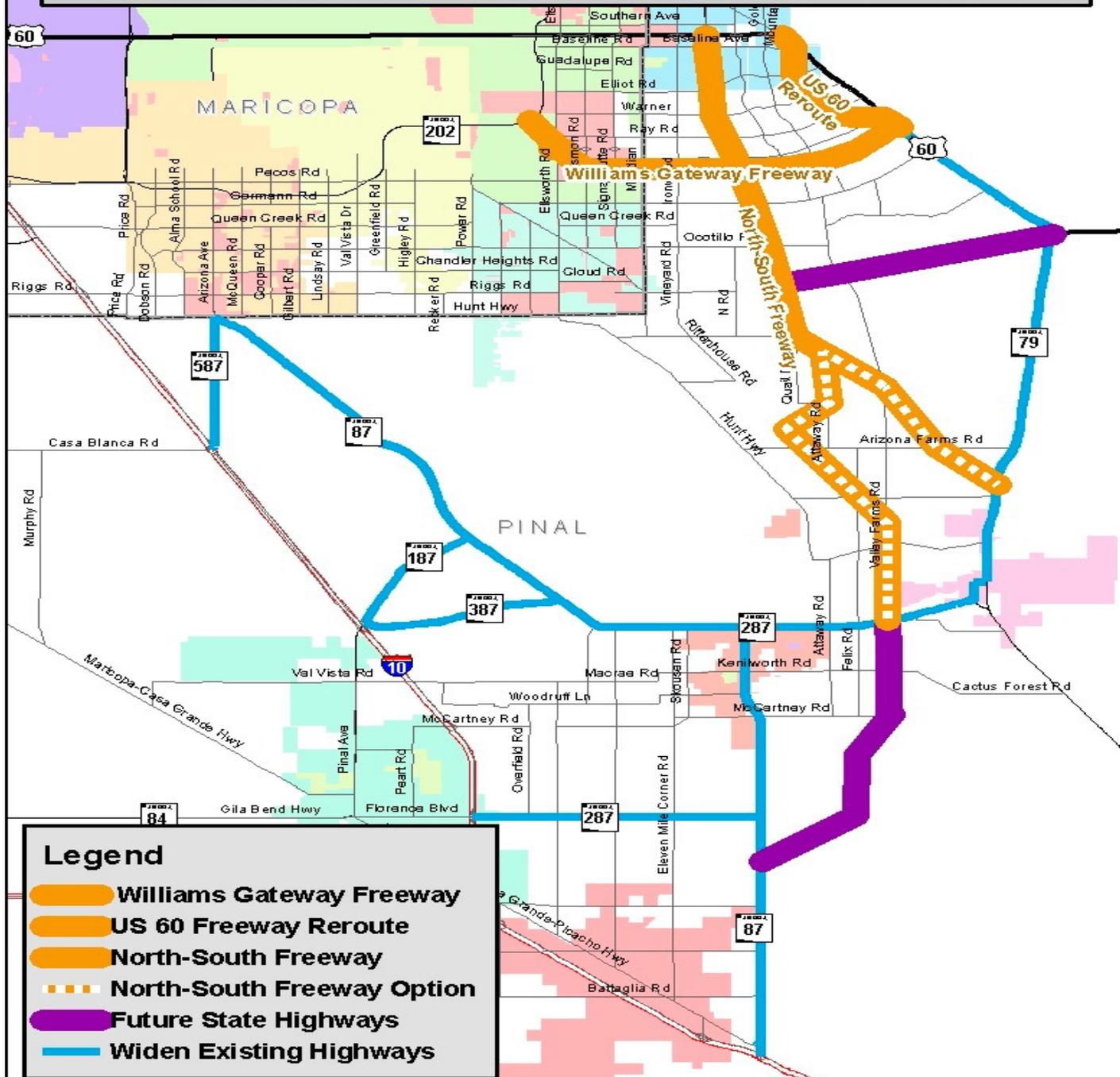
## Pinal County Arizona

Exhibit 1





# Draft Build Out of State Transportation System in Pinal County



**Legend**

-  Williams Gateway Freeway
-  US 60 Freeway Reroute
-  North-South Freeway
-  North-South Freeway Option
-  Future State Highways
-  Widen Existing Highways



# Property Tax Distribution 2007



**Courts & Public Safety**  
**\$51,000,000**

**AHCCCS**  
**\$14,800,000**

**Public Health**  
**\$3,700,000**



**73.4%**

**21.3%**

**5.3%**





# Maricopa County vs. Pinal Primary Property Tax Revenue

- Maricopa County - \$0.01 Primary Property Tax = \$3,400,000
- Pinal County - \$0.01 Primary Property Tax = \$147,000

# Pinal County Today



- **52 Final Plats approved in 2006**
- **39 Tentative Plats approved in 2006**
- **564 Minor Land Divisions taken in during 2006**
  
- **300,000+** approved planned/entitled lots in unincorporated Pinal County.
- **230,000+** is estimated within the Cities & Towns.

# Pinal County Today



- **Pinal Growth Areas Today:** Gold Canyon, Apache Junction, Queen Creek, Johnson Ranch, Casa Grande, Florence, Coolidge, Maricopa, Eloy, Arizona City & Oracle Junction.
- **Pinal Growth Areas Tomorrow:**
  - \* Southeast Pinal: San Manuel, Oracle, Mammoth
  - \* I-10 Corridor: Red Rock, Picacho



# Pinal County Growth Planning Initiative “GPI”



# GROWTH PLANNING INITIATIVE (GPI)

**Funding:  
Plan Fee  
Update**

**Funding:  
Impact Fees  
CIP Plan**

**Pinal Trails  
Plan**

**Quality of Life**  
Noise Ordinance  
MLD Ordinance  
Density/Diversity Standards

**Small Area  
Transportation  
Planning**

**Open Space  
Master  
Plan**

**Freeway  
Corridor  
Planning**

**Zoning Code  
Update**

**Specific  
Area Planning**

**Subdivision  
Standards  
Update**

**Staffing &  
Organization**

**GIS  
ACCLA  
E-Gov**

**Comprehensive  
Plan  
Updates**

**Environmental**  
Air, Water  
Wastewater,  
Floodplain/Control,  
Electricity

**Population  
Demographics  
Model**

# Pinal County Today

## “Growth Planning Initiative”

### 15 Point Plan



- Impact Fees
- Planning Review Fees Updated
- Pinal Trails Master Plan
- Open Space Master Plan
- Comprehensive Plan Update
- Specific Area Plans
- Freeway Corridor Planning
- Small Area Transportation Plans (3)

# Pinal County Today

## Growth Planning Initiative

cont..



- Subdivision Standards
- Zoning Code
- Population/Demographics Modeling
- Technology: GIS; ACCELA; IVS
- Staffing, Organization & Facility Planning
- Environmental: Air; H2O; Wastewater; Floodplain, electricity
- Capital Improvement Planning

# Pinal County Today



- **2007 Major Projects**
- **Expect an Update of the Pinal County Comprehensive Plan**
- **Expect a new Zoning Ordinance**
- **Expect an Open Space Master Plan**

# Pinal County Today



Thank You!

