Town of Fountain Hills

Land Use Analysis & Statistical Report

2021

Land Use Analysis

and Statistical Report

Fountain Hills, Arizona

Prepared By:
Town of Fountain Hills
Development Services Department
Planning & Zoning
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

January 1 - December 31, 2021

Town of Fountain Hills
2021

Town Council

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Sharron Grzybowski
Mike Scharnow
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introduction

The Town of Fountain Hills overlooks the Verde River Valley and the east valley of the metro Phoenix area. Once thought to be in a remote location, Fountain Hills now enjoys easy connections to its neighbors, the City of Scottsdale, the City of Mesa, Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community, as well as Phoenix and the rest of the Valley of the Sun.

Fountain Hills is a master planned community. Robert P. McCullough of McCullough Properties planned and marketed the development which began in 1970. The Town officially incorporated in December 1989.

The crown jewel of the community is the 65 acre Fountain Park featuring the world famous fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises up to 560 feet on special occasions and normally rises 330 feet into the air from a concrete water lily sculpture. The fountain operates 7 days a week, on the hour for 15 minutes from 9 a.m. and 9 p.m.

Fountain Hills is a dynamic community teaming with pride for its cultural and recreational amenities. The Town boasts numerous active parks with tennis courts, baseball, football and soccer fields, basketball courts, pickle ball courts, a dog park, a skate park and sand volleyball courts. Outdoor enthusiasts have easy access to hiking and biking opportunities, including the Town's 822-acre McDowell Mountain Preserve. Golf enthusiasts from around the globe enjoy playing on our four 18-hole picturesque and challenging courses.

With unparalleled scenic views of the surrounding rugged mountains, and the serenity of the Sonoran Desert, the Town carefully protects the native flora, fauna and scenic vistas. It is not unusual to see bobcats, javelina, jackrabbits or coyotes wandering the fringes of the community. Quail and roadrunners thrive as well in the washes and among the natural vegetation.

Fountain Hills' collection of public art, which now stands at over 150 pieces, is the envy of Arizona and provides interesting and inviting opportunities to tour the community. While here, visitors can also enjoy the many unique restaurants and shops along the Avenue of the Fountains, and throughout the town.

Amongst the natural beauty, a diversity of businesses thrive. Fountain Hills is home to many niche manufacturing companies and software development firms. Attracted by the ability to tap into the region's highly skilled and educated workforce, and the availability of very desirable commercial space, Fountain Hills offers a welcoming, pro-business environment for new businesses.

The Town is pleased to present this Land Use Inventory & Statistical Report which is designed to provide current statistical information in an easy to read and digest format. This report also includes a look at historical data which can be used to garner demographic and development trends.

Celebrating 4th of July at Fountain Park

Avenue Concerts

Fountain Hills Music Festival

demographics

- Current Population
- Trends & Projections

Turket Trot

Make A Difference Day

Easter at Fountain Park

current population

Based upon the July 1, 2020 US Census, American Community Survey population estimate figure of 25,167, Fountain Hills has an average of 1,239 people per square mile, or 1.9 people per acre.

Fountain Hills' low population density is a major reason it is such a desirable place to live. Unlike other regions of the Valley, one can dine, play, and commute, without congestion.

Fountain Hills' land is currently developed at an average density of 2.2 dwelling units per acre for single family homes and 7.8 units per acre for multi-family housing.

At the end of 2021, there were 1001 vacant single family lots and 72 vacant multi-family lots.

If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,700 at build-out around the year 2040.

Population by Gender & Age	Male	Female	0-4 Years old	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-34 Years old	35-44 Years old	45-54 Years old	55-59 Years old	60-64 Years old	65-74 Years old	75-84 Years old	85 Years & older	TOTAL
Population	12,328	12,839	748	996	1,138	961	390	1,738	2,336	2,737	2,260	2,701	5,328	2,903	931	25,167
Percent	49.0%	51.0%	3.0%	4.0%	4.5%	3.8%	1.5%	6.9%	9.3%	10.9%	9.0%	10.7%	21.2%	11.5%	3.7%	100.0%

Median Age = 58.6 Years old | Average Household Size = 2.2 | Average Family Size = 2.2

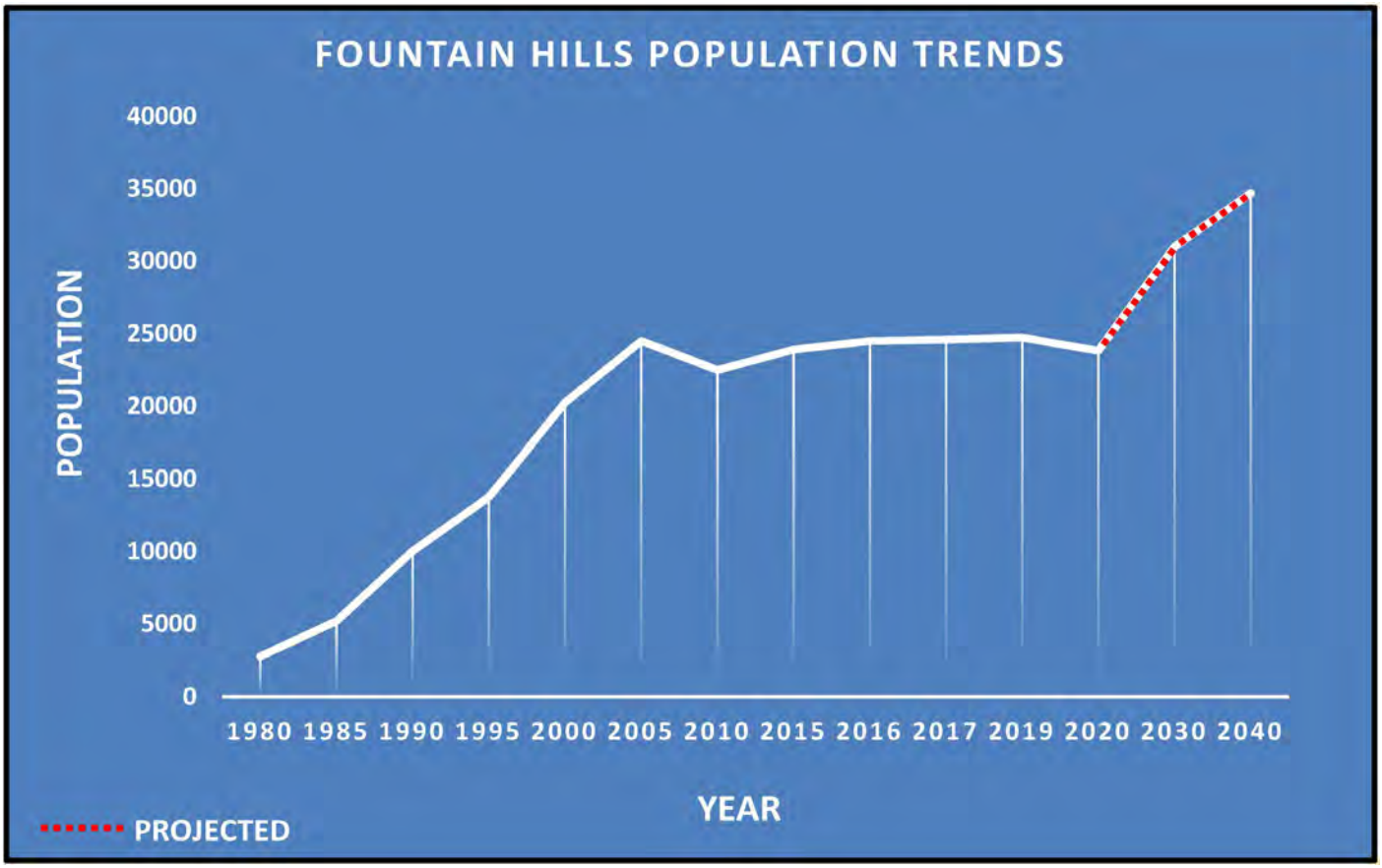
Income Per Household	Less than $10,000	$10,000-$14,999	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000-$199,999	$200,000 or more	TOTAL
Household	392	149	644	834	910	2,019	1,707	2,196	884	1673	11,408

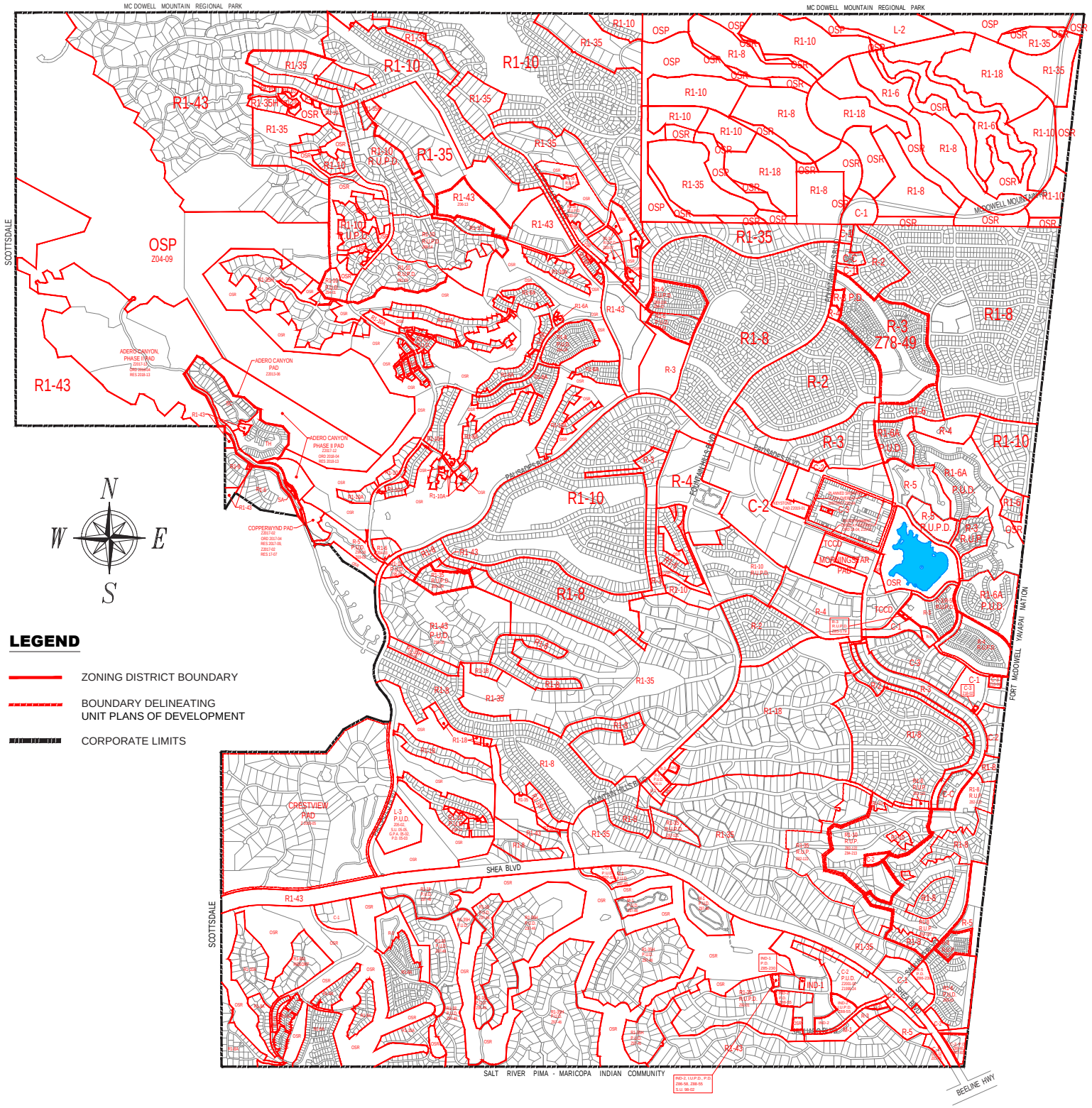
Median Household Income = $87,080
Per Capita Income = $57,550

SOURCE: American Community Survey (ACS) 2020

Population Trends	
Year	**Fountain Hills Population**
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
2010	22,489*
July 1, 2015	23,899***
July 1, 2016	24,482***
July 1, 2017	24,583***
July 1, 2019	24,729***
July 1, 2020	25,167***
2020	**23,820***
2030	31,000**
Estimated Buildout ~2040	34,700****

* US CENSUS
** MAG
***US CENSUS, AMERICAN COMMUNITY SURVEY
****TOWN DEVELOPMENT SERVICES





LEGEND

- ZONING DISTRICT BOUNDARY
- BOUNDARY DELINEATING UNIT PLANS OF DEVELOPMENT
- CORPORATE LIMITS

Zoning Map of Fountain Hills

development trends

- town-wide
- residential
- commercial

Commercial - Fountain Hills Medical Center

Multi-Family Residential - The Havenly

Commercial - Remax Ribbon Cutting

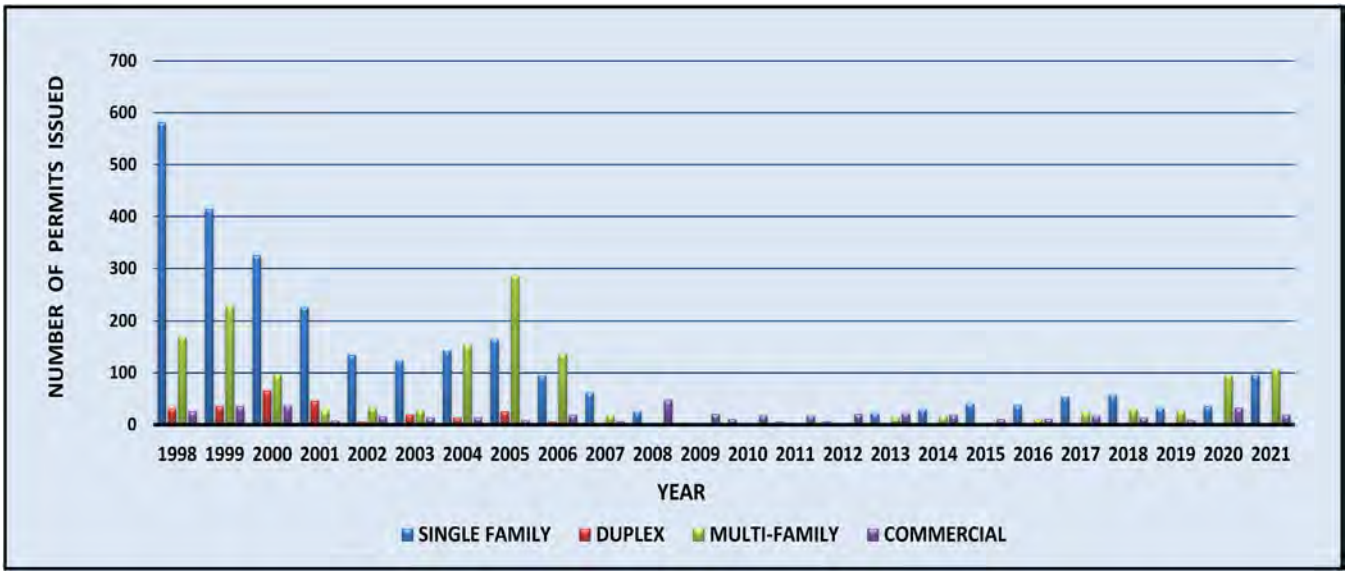
Commercial - Avenue Shops

town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. While building activity in Fountain Hills has been on the upswing since 2016 and continuing into 2021, particularly with multi-family housing, and luxury housing construction, the total building permits issued is still below the peak in the year 1998. The following charts show the historical building permit activity from the year 1998 forward. Most recently, the Town continues to experience a shift from new construction to remodeling.

To guarantee the high quality lifestyle that Fountain Hills' residents have come to appreciate, the Town has adopted standards for grading, hillside preservation, and low water use landscaping. All proposed developments must meet these standards before receiving approval from the Town.

TOWN-WIDE BUILDING PERMITS ISSUED



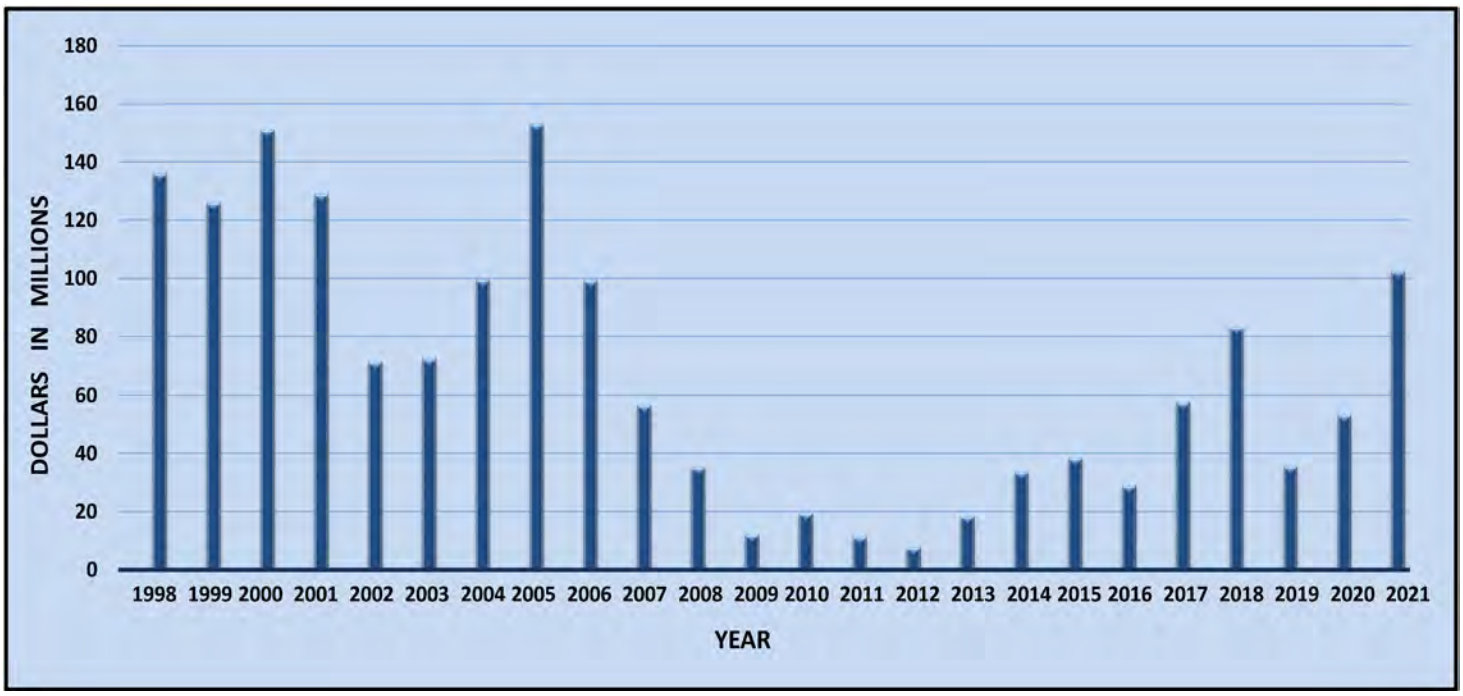
Year	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	17	32	36	170	784	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	14	689
2004	143	7	14	64	154	311	14	664
2005	165	13	26	184	287	478	9	777
2006	95	3	6	102	137	238	19	745
2007	62	0	0	18	18	80	7	589
2008	25	1	2	2	2	29	48	489
2009	4	1	2	0	0	6	21	328
2010	11	0	0	0	0	11	18	366
2011	6	0	0	0	0	6	17	319
2012	7	0	0	0	0	7	21	106
2013	22	0	0	14	14	36	22	143
2014	30	0	0	16	16	46	19	194
2015	41	0	0	4	4	45	11	186
2016	38	0	0	10	10	48	12	238
2017	54	0	0	24	24	78	17	377
2018	58	0	0	30	30	88	14	454
2019	32	3	6	26	26	64	9	448
2020	36	2	4	95	95	135	33	434
2021	**96**	**1**	**2**	**107**	**107**	**205**	**19**	**521**
24 Year Total	2734	135	268	809	1509	4511	467	12230
24 Year Avg	113.9	5.6	11.2	33.7	62.9	188.0	19.5	509.6

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

MONTH	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2020	2021
JAN	6.57	2.63	9.66	10.10	12.67	8.28	5.38	12.49	10.40	5.88	4.96	0.64	0.64	0.37	0.08	0.45	1.24	1.78	3.38	5.26	5.56	4.39	7.05	4.13
FEB	4.87	9.95	11.96	6.92	6.76	4.53	6.28	11.02	10.07	2.57	3.05	0.96	3.55	0.69	0.10	0.34	3.48	5.86	1.45	14.99	0.87	2.48	3.45	4.14
MAR	5.92	15.22	9.06	7.34	5.52	3.55	7.99	18.23	13.14	5.69	2.28	1.10	3.22	0.23	0.32	2.07	4.16	0.84	3.87	2.54	2.98	3.09	5.80	7.90
APR	5.70	12.1	28.86	5.39	5.23	4.63	10.25	11.93	23.88	7.46	4.41	2.11	1.85	1.81	0.72	0.63	2.39	1.31	2.07	4.33	7.08	1.55	2.84	3.38
MAY	10.81	8.8	15.06	11.43	4.34	6.40	6.78	13.14	6.16	4.90	3.23	0.41	3.04	1.15	0.56	1.15	4.39	3.77	2.15	3.85	4.48	6.37	2.81	12.04
JUNE	10.82	9.39	18.27	6.69	6.84	5.06	7.41	11.51	4.86	4.37	0.99	1.12	1.08	2.15	1.22	1.82	0.95	2.09	3.03	4.58	3.31	2.83	1.83	6.99
JULY	7.03	8.1	13.74	9.97	3.59	4.01	8.98	11.2	6.31	8.13	5.87	1.27	0.79	0.76	1.09	2.41	3.50	1.91	1.94	3.04	4.45	2.92	3.91	12.12
AUG	8.46	12.2	11.78	15.44	7.10	5.27	6.59	10.59	6.06	3.68	3.12	0.68	0.32	0.19	1.04	1.90	1.66	1.58	2.12	3.94	40.77	3.53	2.90	12.76
SEPT	10.22	10.22	10.57	12.80	4.23	12.94	7.75	10.9	5.99	2.61	0.49	1.28	1.43	0.92	0.52	1.10	2.60	1.55	1.77	5.81	1.44	1.93	2.73	9.43
OCT	15.17	22.41	5.20	16.86	7.20	2.95	16.60	13.95	4.94	3.80	3.01	1.06	0.19	1.29	0.67	3.59	2.41	2.55	3.30	3.19	4.50	1.89	4.91	12.89
NOV	15.06	7.85	9.63	22.03	5.35	7.08	10.05	14.1	3.48	5.62	1.17	0.68	0.99	1.14	0.76	0.72	2.45	2.43	1.57	2.86	3.58	1.25	10.08	7.24
DEC	34.99	9.06	6.88	3.65	2.46	7.56	5.08	13.57	3.64	1.59	2.31	0.62	2.07	0.45	0.30	1.87	4.17	12.48	2.04	3.08	3.74	3.11	4.69	9.07
TOTAL	135.62	127.93	150.67	128.62	71.29	72.26	99.14	152.63	98.93	56.30	34.89	11.93	19.17	11.15	7.38	18.05	33.40	38.15	28.69	57.47	82.76	35.34	53.00	102.09

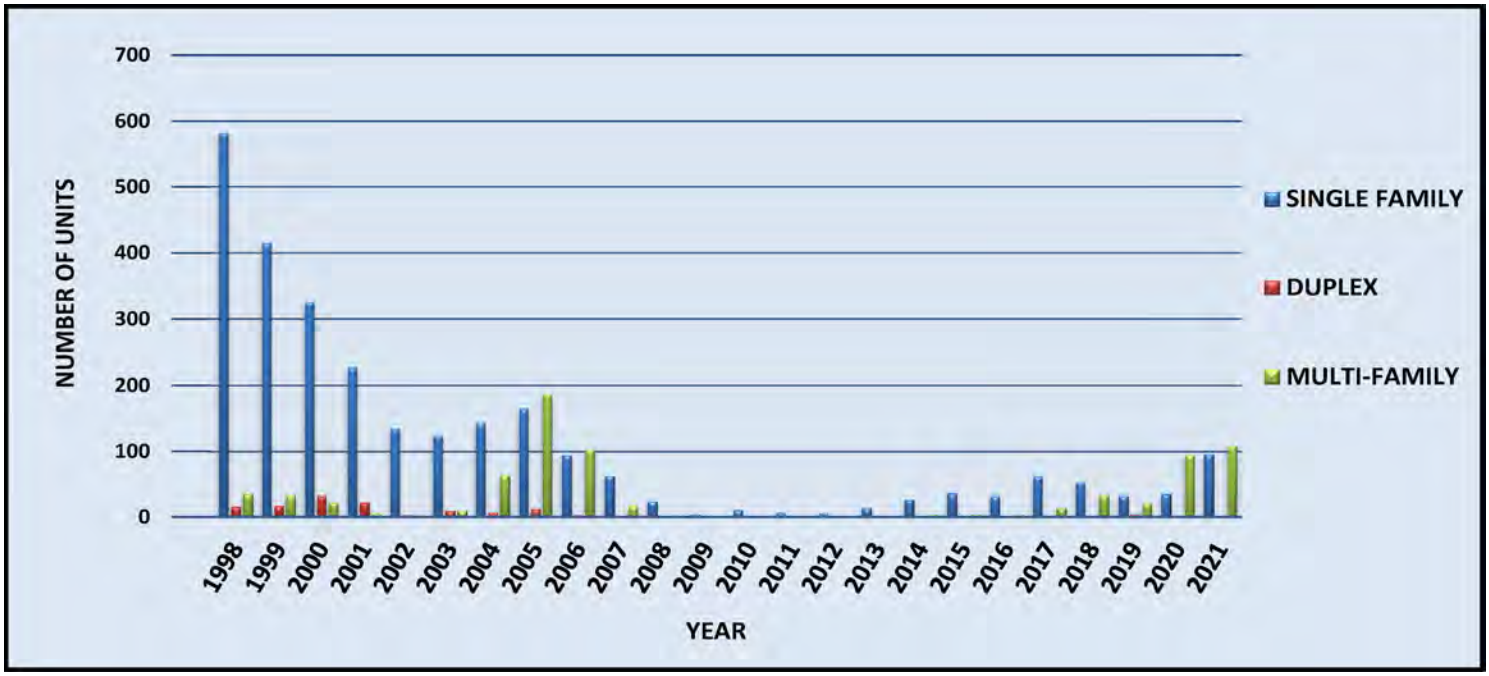
Valuation ($ In Millions)

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



RESIDENTIAL BUILDING PERMIT DATA

Year	Single Family	Multi-Family*	Total Units**
1998	582	202	784
1999	415	265	680
2000	326	163	489
2001	227	74	301
2002	135	39	174
2003	124	50	174
2004	143	168	311
2005	165	313	478
2006	95	143	238
2007	62	18	80
2008	25	4	29
2009	4	2	6
2010	26	0	26
2011	10	0	10
2012	7	0	7
2013	22	14	36
2014	30	16	46
2015	41	4	45
2016	38	10	48
2017	54	24	78
2018	58	30	88
2019	32	32	64
2020	36	97	133
2021	96	109	205

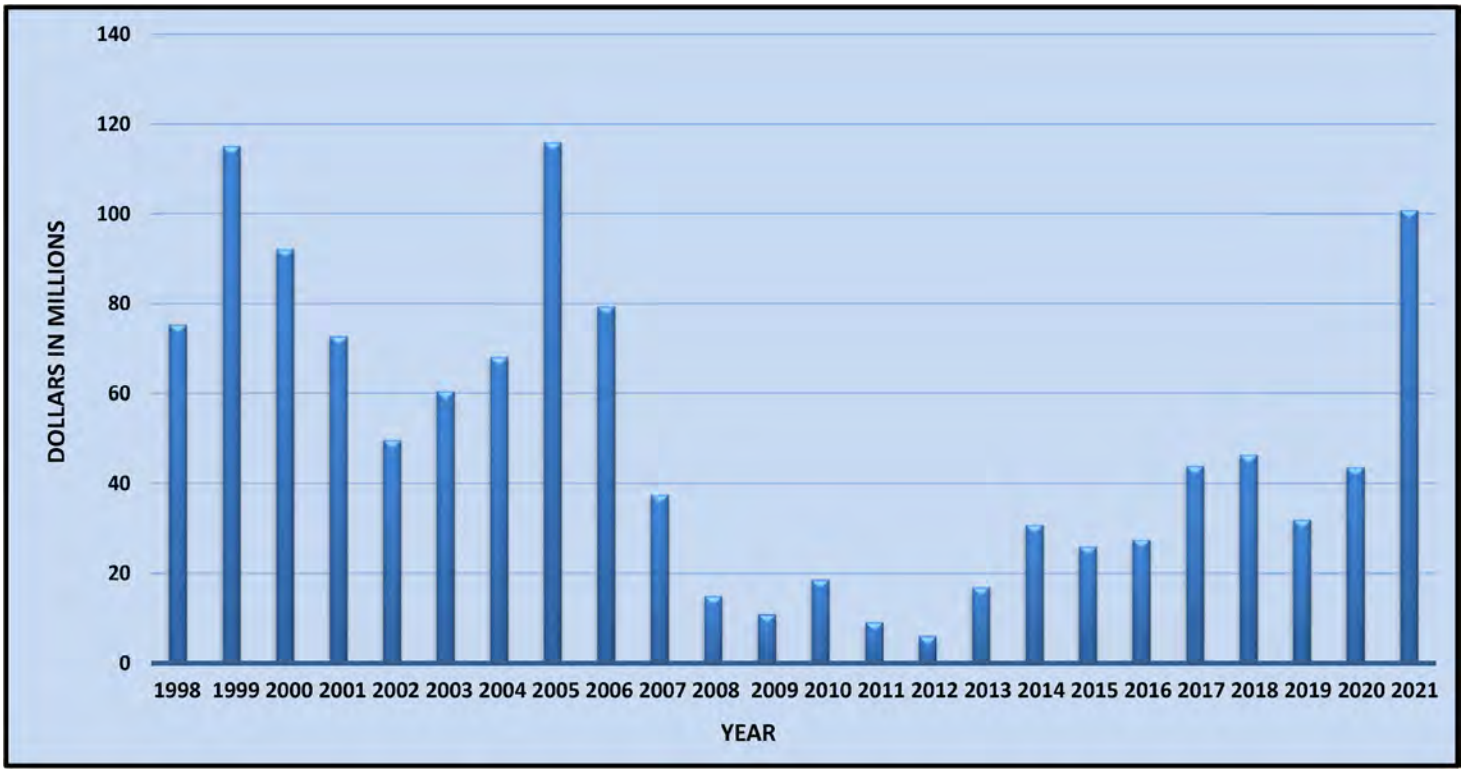
* Includes duplexes, townhomes, and apartments.

** The total number of units does not equal single family and multi-family building permits issued.

RESIDENTIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation ($ in Millions)
1998	784	75.290
1999	680	115.069
2000	489	92.105
2001	301	72.642
2002	174	49.710
2003	174	60.388
2004	311	68.048
2005	478	115.994
2006	238	79.374
2007	80	37.506
2008	29	14.944
2009	6	10.931
2010	26	18.609
2011	10	9.159
2012	7	6.090
2013	36	16.976
2014	46	30.799
2015	45	25.921
2016	48	27.482
2017	78	43.903
2018	92	46.444
2019	63	31.939
2020	133	43.558
2021	205	100.826

RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



commercial building permit data

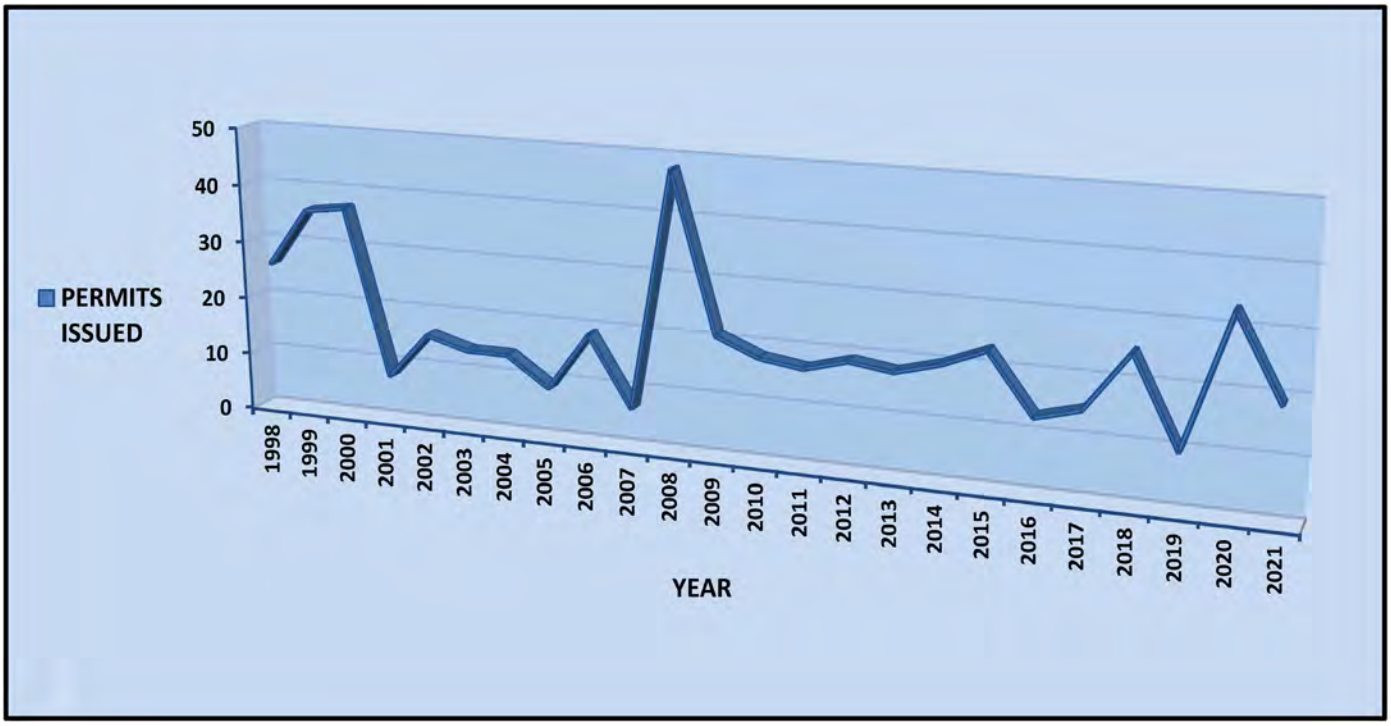
Commercial Plaza Fountainside

Commercial Red Mountain Plaza

Commercial - La Montana & Palisades Plaza

Commercial Mixed Use - Plaza Fountainside

COMMERCIAL BUILDING PERMITS ISSUED

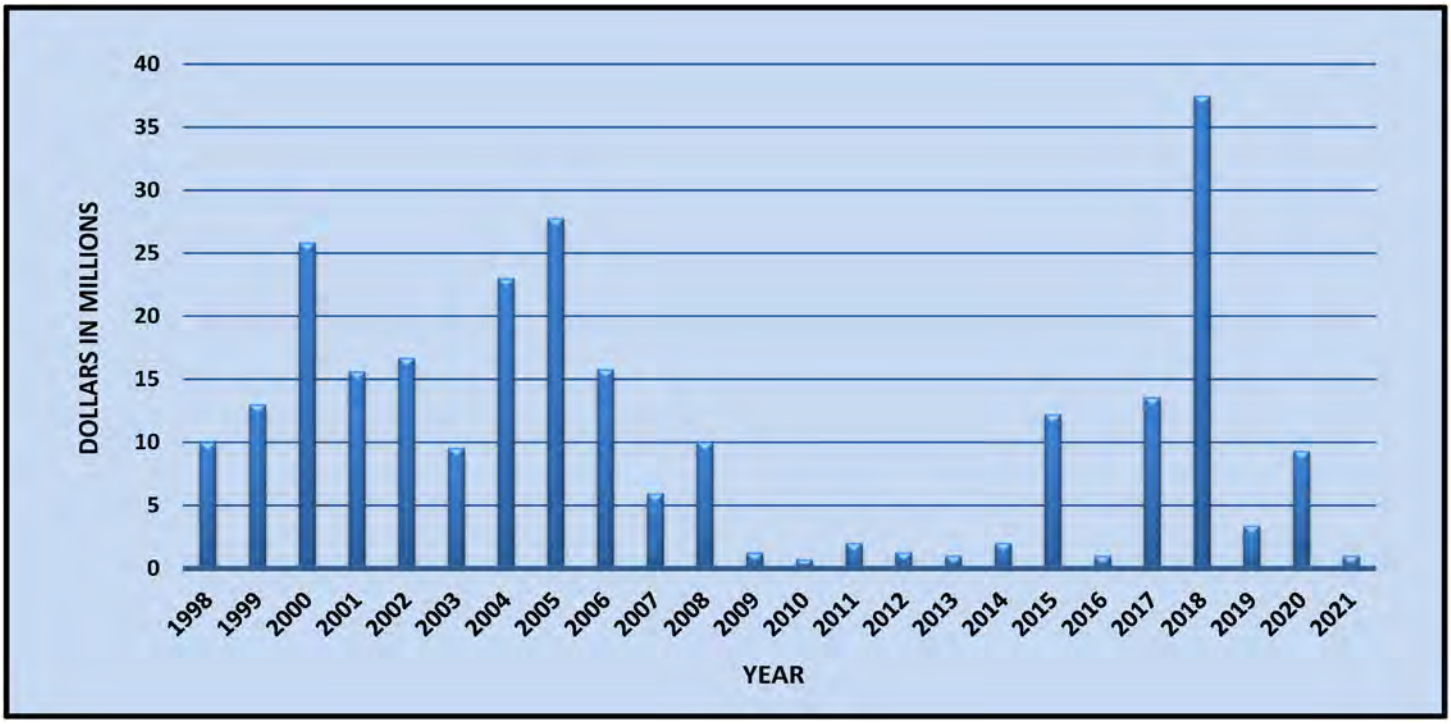


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation ($ in Millions)
1998	26	9.739
1999	36	13.326
2000	37	25.869
2001	8	15.625
2002	16	16.698
2003	14	9.554
2004	14	23.021
2005	9	27.782
2006	19	15.792
2007	7	5.966
2008	48	10.004
2009	21	0.944
2010	18	0.719
2011	17	2.311
2012	19	1.012
2013	18	1.060
2014	20	1.936
2015	23	12.730
2016	13	0.859
2017	15	13.619
2018	25	37.552
2019	10	3.416
2020	33	9.455
2021	19	1.277

1998 - 2021 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2021 Valuation includes commercial building permits as well as tenant improvements.

Downtown - Restaurant and Businesses on the Avenue

Firebrick Plaza - Businesses and Shops on Shea Blvd

Eagle Mountain Village Plaza

Four Peaks Plaza

Downtown - Lodging, Shopping Centers, Restaurants and Fountain Lake View

existing businesses

- Lodging
- Restaurants
- Shopping Centers

Lodging

Restaurants

Fountain Hills Plaza - Shopping Centers

lodging/hotels

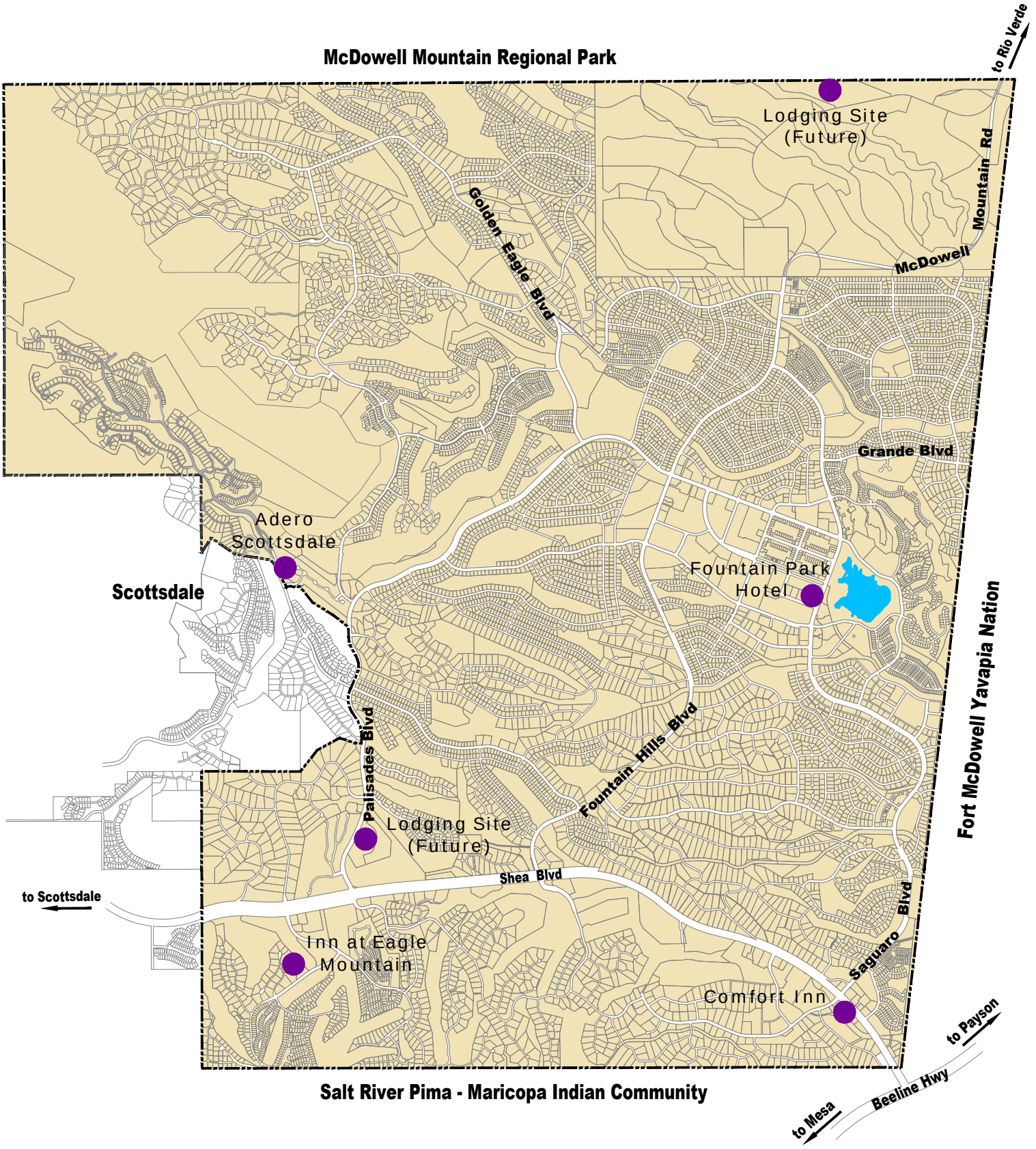
Comfort Inn
17105 E. Shea Blvd
48 guest rooms

Adero Scottsdale
13225 Eagle Ridge Drive
177 guest rooms

Fountain Park Hotel
12800 N Saguaro Blvd
130 guest rooms

Inn at Eagle Mountain
9800 N Summer Hill Rd.
42 guest rooms

Lodging/Hotels Location Map



restaurants

BAR/PUB/WINE BAR

1. **ALAMO SALOON**
11807 N. Saguaro Blvd.
480.837.5699

2. **BONE HAUS BREWING**
14825 E. Shea Blvd., #101
480.292.9541
bonehausbrewing.com

3. **BRUNO'S SPORTS BAR & GRILLE**
16737 E. Parkview Ave.
480.836.0770

4. **GRAPEABLES FINE WINES**
12645 N. Saguaro Blvd.
480.816.5959
grapeableswinebar.com

CAFE/COFFEE/TREATS

1. **CHOCOFIN CHOCOLATIER**
13404 N. La Montana Dr.
480.836.7444
chocofin.com

2. **CROWNING GLORY TEA ROOM**
16733 E. Palisades Blvd.
480.868.4832
crowningglorytearoom.com

3. **MOUNTAIN VIEW THAI COFFEE**
12645 N Saguaro Blvd
480.621.6166

4. **OYO FROZEN YOGURT**
12645 N Saguaro Blvd #7
602.910.0329

5. **PAPAYA'Z CREPES & JUICE BAR**
16845 E. Ave. of the Fountains
480.618.0164

6. **SIPPS EATERY**
16425 E. Palisades Blvd. Ste 101
480.340.5017
sippseatery.com

7. **STARBUCKS**
13733 N Fountain Hills Blvd.
480.837.0287

8. **SUN BAKED FOOD 4 THE SOUL**
16842 E. Parkview Ave.
480.837.2448

DINING

1. **AGUAMENTI BAR AND KITCHEN**
16842 E. Parkview Ave. #2
602.478.0644
aguamentiaz.com

2. **ALEXANDER'S GREEK KITCHEN**
13014 N. Saguaro Blvd #101
480.678.9922
agkaz.com

3. **ALL AMERICAN SPORTS GRILL**
16872 E. Avenue of the Fountains
480.816.4625
allamericansportsgrill-az.com

4. **ARRIVEDERCI CUCINA ITALIANA**
12645 Saguaro Blvd., Ste. 1
480.816.5895
arrivederciaz.com

5. **BLOSSOM KITCHEN**
14835 E. Shea Blvd. #100
480.837.2566
blossomkitchenaz.com

6. **CIELO AT ADERO SCOTTSDALE**
13225 N. Eagle Ridge Dr.
480.333.1900
cieloscottsdale.com

7. **DENNY'S**
17053 E. Shea Blvd.
480.837.5307

8. **DC BAR & GRILL**
10440 N. Indian Wells Dr.
480.837.1561
dcbarandgrill.com

9. **DJ'S BAGEL CAFE**
13693 N. Fountain Hills Blvd.
480.816.4155

10. **EL ENCANTO DE LA FUENTE**
11044 N. Saguaro Blvd.
480.837.1070
elencantorestaurants.com

11. **EURO PIZZA CAFE**
16645 N. Saguaro Blvd. #11
480.836.0207

12. **FLAPJACKS**
16758 E. Glenbrook Blvd
480.837.2910

13. **GEORGIE'S**
16725 E. Avenue of the Fountains, Ste. 110 480.837.4392
georgiesdiner.me

14. **HAO**
11849 N. Saguaro Blvd.
480.816.8888
haofountainhills.com

15. **HD ASIAN BISTRO**
16740 E. Palisades Blvd.
480.836.9988 hdasianbistro.com

16. **LA MAI THAI CUISINE**
12015 N. Saguaro Blvd.
480.907.7706
lamaithaicuisineaz.com

17. **MUNICH GYROS**
16948 E. Shea Blvd. #101
480.816.3647

18. **OKA SUSHI**
16725 E. Avenue of the Fountains, R104 480.837.5575
okasushi-fountainhills.com

19. **PHIL'S FILLING STATION GRILL**
16852 E. Parkview Ave.
480.816.8200
philsfillingstationgrill.com

20. **PIETRO'S**
9800 N. Summer Hill Blvd.
480.257.1199
pietrosattheinn.com

21. **PING'S CAFE**
17115 E. Shea Blvd., #100
480.816.1827
pingscafearizona.com

22. **PISA PIZZA RISTORANTE**
16650 E. Palisades Blvd., #100
480.836.7500
orderpisapizza.com

23. **QUE BUENO**
13207 N. La Montana Dr.
480.837.2418
quebuenoaz.com

24. **ROSATI'S PIZZA**
12605 N. Saguaro Blvd.
480.836.8400
myrosatis.com/fountainhills

25. **SADDLE BRONC GRILL**
11056 N. Saguaro Blvd.
480.816.5900
saddlebroncgrill.com

26. **SAPORI D' ITALIA**
11865 N. Saguaro Blvd.
480.816.9535
saporiditaliaaz.com

27. **SOFRITA**
16848 E. Ave. of the Fountains
480.816.5316
sofrita.com

28. **STREETS OF NEW YORK**
16841 E. Shea Blvd. #101
480.837.3730
streetsofnewyork.com

29. **SUNRIDGE CANYON-WICKED SIX BAR & GRILL**
13100 N. Sunridge Dr.
480.837.5396
sunridgecanyongolf.com

30. **TAPHOUSE BAR AND GRILL**
16828 E. Parkview Ave.
480.837.4884
taphouseonparkview.com

31. **THAT GUY'S PIZZA**
16948 E. Shea Blvd.
480.816.1356
thatguyspizzamenu.com

32. **THE GRILLE AT EAGLE MOUNTAIN**
14915 E. Eagle Mountain Pkwy.
480.816.0422
eaglemtn.com/the-grille

33. **VU BISTRO**
14815 E. Shea Blvd., #100
480.368.0087
vubistro.com

FAST CASUAL/FAST FOOD

1. **BURGER KING**
   13725 N. Fountain Hills Blvd.
   480.816.0767
2. **FILIBERTO'S**
   16225 E. Palisades Blvd.
   480.837.2465
3. **FOUNTAIN HILLS EXPRESS DELI** 11829 N. Saguaro Blvd.
   480.837.3236
4. **MASKADORES**
   16754 E Glenbrook Blvd
   480.837.2003
   maskadoresaz.com
5. **MCDONALDS**
   16936 E. Shea Blvd.
   480.837.0033
6. **SENOR TACO**
   16948 E. Shea Blvd.
   480.816.8226
   senortaco.com
7. **SENOR TACO II**
   13525 N. Fountain Hills Blvd.
   480.816.5317
   senortaco.com
8. **SUBWAY**
   13771 N. Fountain Hills Blvd. 480.816.9305
9. **SUBWAY**
   16841 E. Shea Blvd.
   480.816.5803
10. **WENDY'S**
    17218 E. Shea Blvd.
    480.837.2551

GRAB & GO

1. **PAPA MURPHY'S**
   13525 N. Fountain Hills Blvd
   480.387.4669
2. **PIZZA HUT**
   13693 N. Fountain Hills Blvd.
   480.837.5566

FORT MCDOWELL DINING

1. **WE-KO-PA CASINO RESORT**
   10438 WeKoPa Way
   Fort McDowell, AZ 85264
   480.789.4957
   wekopacasinoresort.com
   Ahnala Mesquite Room, Daubs, Ember, the Buffet, The Market, WKP Sports and Entertainment
2. **WE-KO-PA GOLF CLUB**
   18200 E. Toh Vee Circle
   Fort McDowell, AZ 85264
   480.789.8713, 866.660.7700
   wekopa.com
   We-Ko-Pa Grille, Saguaro Grille

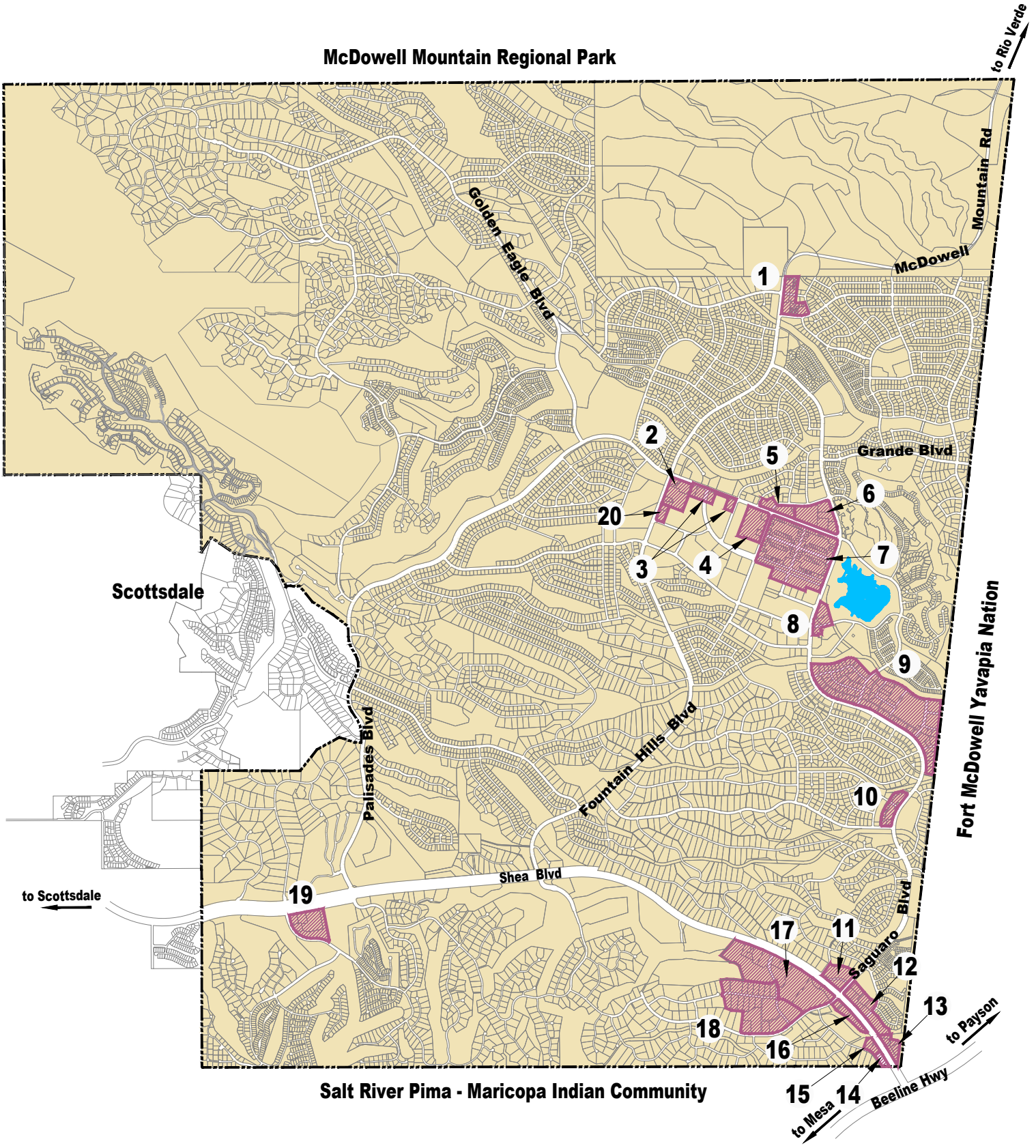
RIO VERDE & TONTO VERDE DINING

1. **MESQUITE GRILL AT TONTO VERDE**
   18401 El Circulo Dr.
   480.471.0438 tontoverde.org/mesquite-grill

shopping centers (and other non-residential developments)

1. **Northside Business District** (42,700 sf)	Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (93,500 sf)	Located at Fountain Hills Blvd and Palisades Blvd (Anchored by Safeway)
3. **Town Center I** (51,500 sf)	Includes all businesses at the southwest and southeast of Palisades Blvd and Avenue of the Fountains, and the south west corner of Palisades Blvd and Westby Dr
4. **Fountain Hills Plaza** (120,900 sf)	Located at the southwest corner of Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,400 sf)	Located at the northeast and northwest corner of La Montana Dr and Palisades Blvd
6. **Red Mountain Plaza** (114,200 sf)	Northwest corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (919,700 sf)	Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, Avenue of the Fountains and Paul Nordin Pkwy
8. **Plaza Fountainside** (66,900 sf)	On the southwest side of Fountain Park
9. **Enterprise Colony District** (514,300 sf)	Along Saguaro Blvd, between Colony Dr to the north and Rand Dr to the south
10. **Plat 202** (51,600 sf)	Located along Saguaro Blvd between Kingstree Blvd and Malta Dr
11. **Circle K Center** (9,800 sf)	Located at the northwest corner of Saguaro Blvd and Shea Blvd
12. **Red Rock Business Center** (84,900 sf)	Located at the northeast corner of Saguaro Blvd and Shea Blvd
13. **Crossroads Center** (16,100 sf)	West of the Beeline Highway north side on Shea Blvd
14. **Shea East Plaza** (10,800 sf)	West of the Beeline Highway south side on Shea Blvd
15. **Firebrick Plaza** (18,800 sf)	Located between Firebrick Dr and Shea Blvd
16. **Plat 704** (38,700 sf)	Southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (295,000 sf)	Southwest corner of Shea Blvd west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (337,200 sf)	Northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (83,000 sf)	Southeast corner of Shea Blvd and Eagle Mountain Pkwy (Anchored by Fry's)
20. **Fountain View Plaza** (14,500 sf)	Located along Fountain Hills Blvd between Palisades Plaza and Keith McMahan Dr

Shopping Center Location Map



Surrounding Landscape, Beauty and Wildlife

government & public facilities

- Municipal & Utility Services
- Schools
- Community Services Department
- Capital Improvements
- Property Taxes

Four Peaks Park Playground

Community Center Remodel

MCSO Law Inforcement

Fountain Hills Fire Department

Museum and Library

Lake Overlook Trail

municipal & utility services

The Town of Fountain Hills provides a wide range of services and facilities to Town residents including fire protection, emergency medical services, law enforcement, a library, a community center, public information, economic development, building inspection, code enforcement, planning, parks, tourism recreational classes and many other governmental and non-governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, River of Time Museum, Centennial Circle, Public Art, Community Garden and Community Center. Town Hall includes the Town government as well as the Maricopa County Sheriff's office and the Municipal Court. The Town of Fountain Hills Community Center provides space for corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as providing additional meeting rooms. Residential curside solid waste by Republic Services of Phoenix.

EPCOR Water
12021 N. Panorama Drive
480-837-3411

Community Center
13001 N. La Montana Drive
480-816-5200

Salt River Project
1521 N. Project Drive
Tempe, AZ
602-236-8888

Fire Department
Emergency 911
Fire Station No. 1
16246 E. Palisades Blvd
480-837-9820

Fire Station No. 2
10650 N. Fountain Hills Blvd
480-837-0804

Fountain Hills Sanitary District
16941 E. Pepperwood Circle
480-837-9444

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Avenue of the Fountains
480-837-2047 or 602-252-7840

Library
12901 N. La Montana Drive
480-837-9793

Post Office
16605 E. Avenue of the Fountains
1-800-275-8777

Code Enforcement

EPCOR - Water Main

Republic Services of Phoenix
18500 N. Allied Way
Phoenix, AZ 85054
602-237-2078

Southwest Gas
2200 N. Central Avenue,
Phoenix, AZ
877-860-6020

Telephone & Cable
Century Link
480-428-1292 or 800-244-1111
Cox Communications
602-277-1000

Town Hall
16705 E. Avenue of the Fountains
480-816-5100

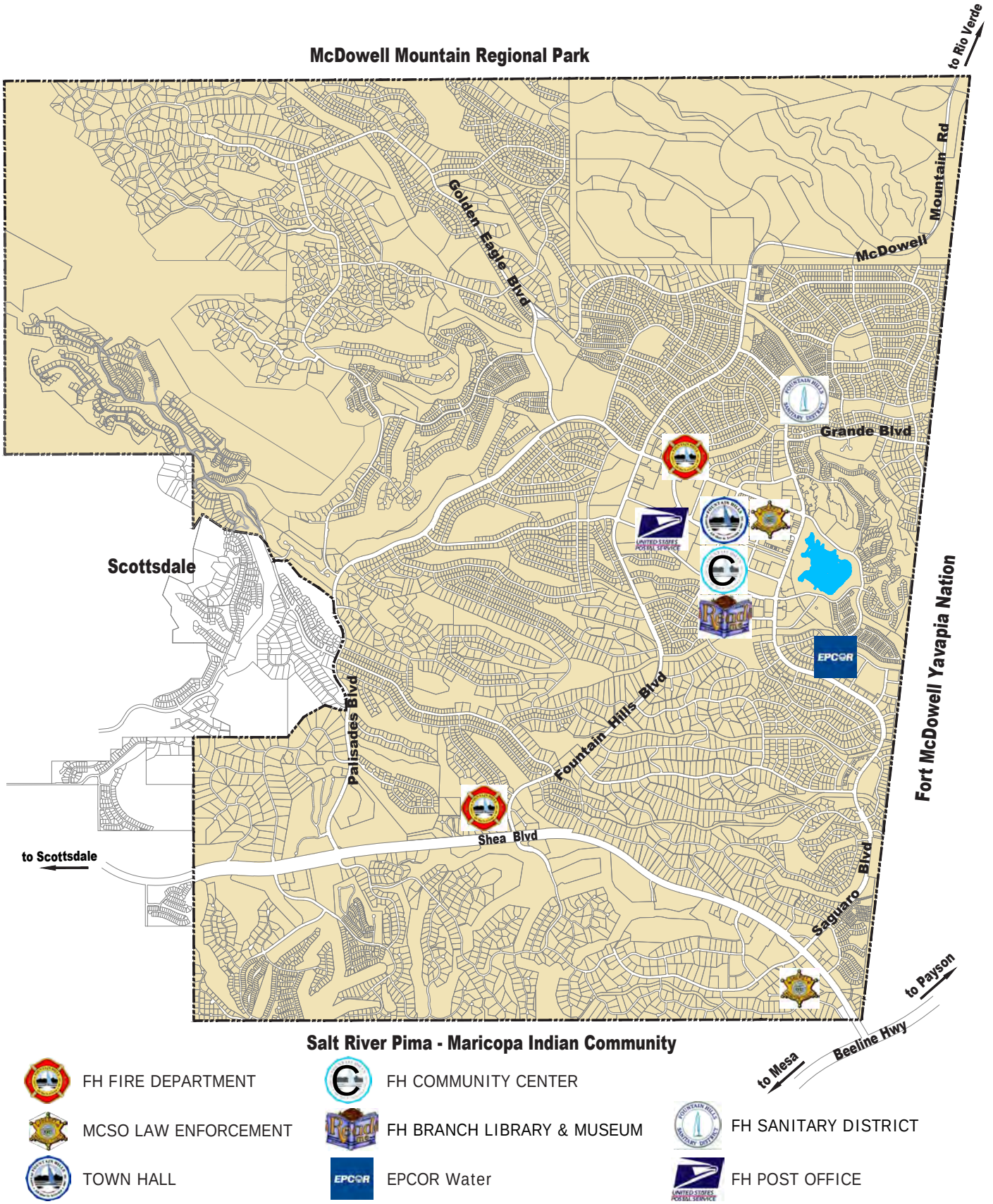
Valley Metro Transit System
Phoenix, AZ
602-253-5000

Fountain Hills Community Center

Republic Services of Phoenix

Fountain Hills Sanitary District Main Building

Municipal and Utility Service Location Map



fountain hills schools

The Fountain Hills Unified School District has earned a reputation for excellent academic programs, noteworthy student achievement, and high levels of parent and community involvement. Over the past several years the district has earned respect throughout the state as a small, friendly, and high achieving system with well-trained and motivated staff (www.fountainhillsschools.org).

Public Schools	**Address**	
1. Fountain Hills High School	16100 E. Palisades Blvd	(480)664-5500
2. Fountain Hills Middle School & Four Peaks Elementary School	15414 N. McDowell Mountain Rd	(480)664-5400
3. McDowell Mountain Elementary School	14825 N. Fayette Drive	(480)664-5200

Preschools	**Address**	
4. Creative Child Care	17150 E Amhurst Drive	(480)837-0282
5. Here We Grow Learning Center	16901 E Palisades Blvd	(480)837-6600
6. McDowell Mountain Elementary	14825 N. Fayette Drive	(480)664-5212
7. Maxwell Preschool Academy	15249 N. Fountain Hills Blvd	(480)837-6206
8. Promiseland Christian Preschool	15555 E. Bainbridge Ave	(480)836-4467

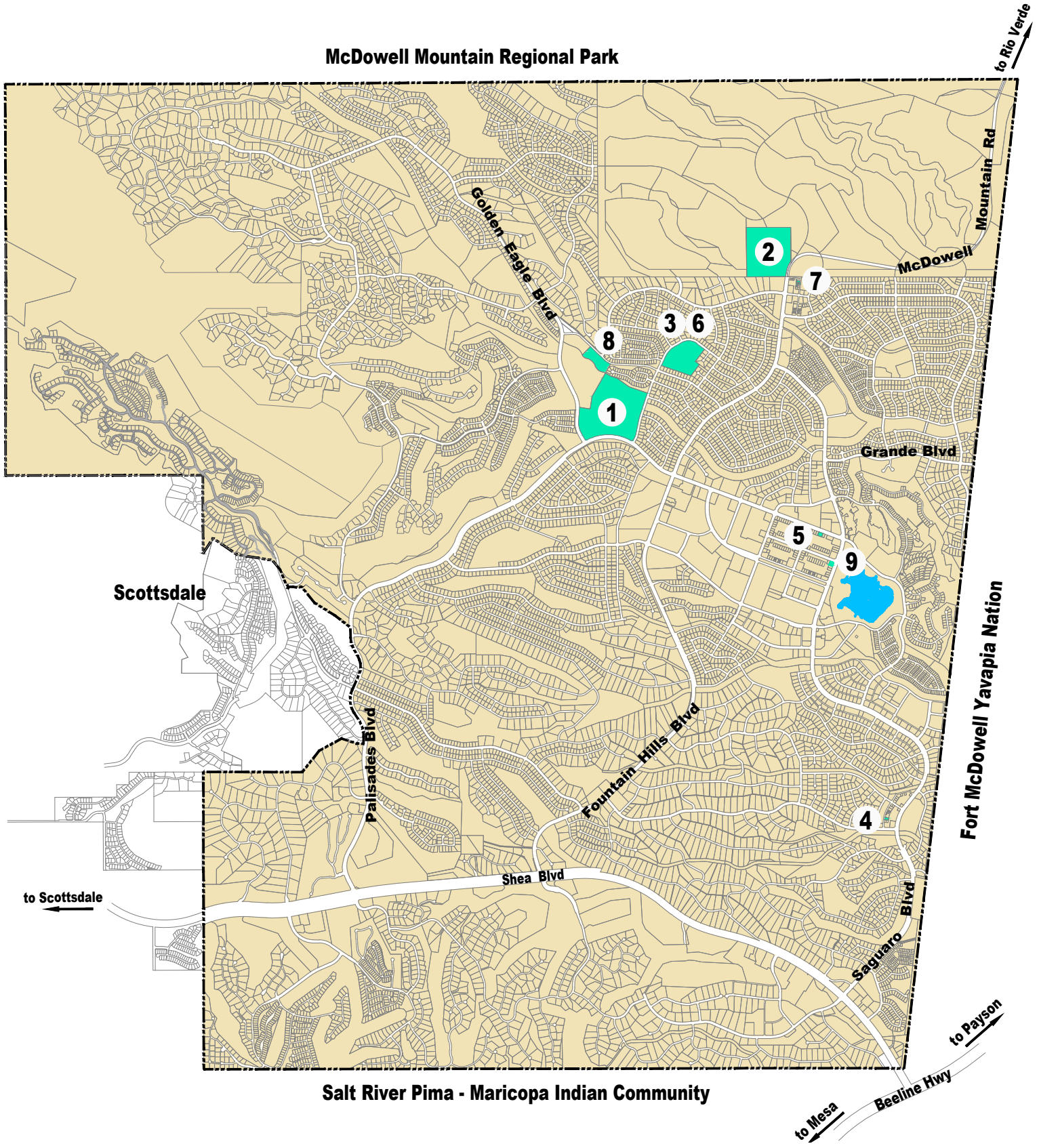
American Institute Of Interior Design	**Address**	
9. Design Your Future	13014 N Saguaro Blvd	(480)946-9601

Fountain Hills High School

Fountain Hills Middle School

McDowell Mountain Elementary and Preschool

School Location Map



fountain hills community services department

The Town of Fountain Hills Community Services Department is dedicated to supporting over 119 acres of park land throughout Fountain Hills by professionally maintaining and operating facilities and amenities to enhance the beauty, value and quality of each park's environment.

Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the parks in the Town's park system is in a different stage of development. Development is based on Master Plans that were developed specific to each park and approved by both the Parks and Recreation Commission and the Town Council. Golden Eagle Park was completed per the Master Plan in 1998. The Desert Vista Park was completed per the master plan in 2008. An update of the Four Peaks Park master plan began in the fall of 2012. Fountain Park's master plan was approved in 1998 and improvements have been ongoing since 2000, Fountain Park Master Plan was updated in 2016. A new destination called The Avenue Linear Park, is an enhancement project including a pedestrian-friendly hub of activity on our main street. The Fountain Hills Community Garden is a volunteer effort to create a nurturing garden space where we build a sense of community, provide gardening lessons for children and adults, grow nutritious produce and beautify our town.

Desert Vista Park - 12 ac
11800 North Desert Vista
Desert Vista Park is located on Saguaro Blvd. between Tower Dr. and Desert Vista

Fountain Park - 65 ac
12925 North Saguaro Blvd.
Fountain Park is located on Saguaro Blvd. between El Lago Blvd. and Palisades Blvd.

Four Peaks Park - 14 ac
14825 North Del Cambre Avenue
Four Peaks Park is located on Del Cambre Ave. just north of Calaveras Ave.

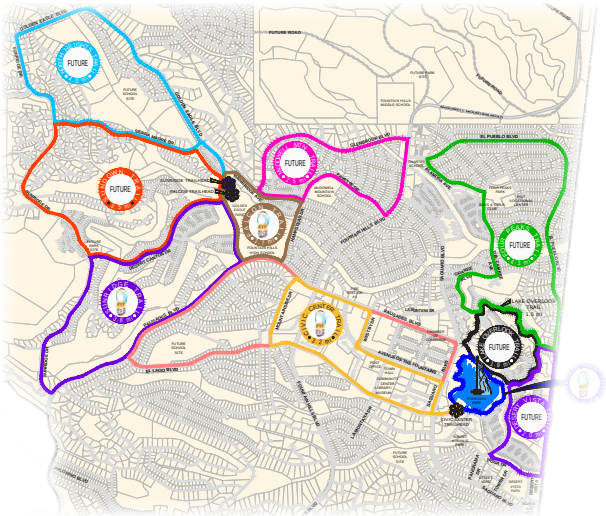
Golden Eagle Park - 25 ac
15900 East Golden Eagle Blvd.
Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.

Avenue Linear Park - 3 ac
16831 East Avenue of the Fountains
Avenue Plaza is located between
La Montana Dr. and Saguaro Blvd.

FH McDowell Mountain Preserve
822 ac / 11 miles of trails
Borders west edge of town limits

FH Community Garden - 1 ac
12825 North La Montana Dr.

Lake Overlook Preserve
83.2 ac/ 1.5 miles of trails
Streets that surrond the area are Panorama Dr. (west), Fontana Way (north), borders east edge of town limits and Sunscape Dr. (south).



Civic Center Trail - 3.2 Mi
Falcon Trail - 1.7 Mi
Fountain Park Trail - 1.2 Mi
Sunridge Trail - 3.8 Mi

Fountain Hills Recreation Statistics:

119	Acres of Developed Parks
822	Acres of Mountain Preserve Park
8	Acres of Botanical Garden Preserve
1	Acre of Community Garden
83.2	Acres of Lake Overlook Trail Preserve
11	Miles of Mountain Preserve Trails
2.1	Miles of Preserve Trails
9.9	Miles of (FIT) Interconnect Trails

Botanical Garden Preserve
8 ac / 0.6 miles of trails
11300 N Fountain Hills Blvd.
Streets that surround the area are Palomino Blvd. (South), Burro (West), Ocotillo Way (North) and Fountain Hills Blvd. (East).
Emerald Wash is part of the Garden.

FOUNTAIN PARK

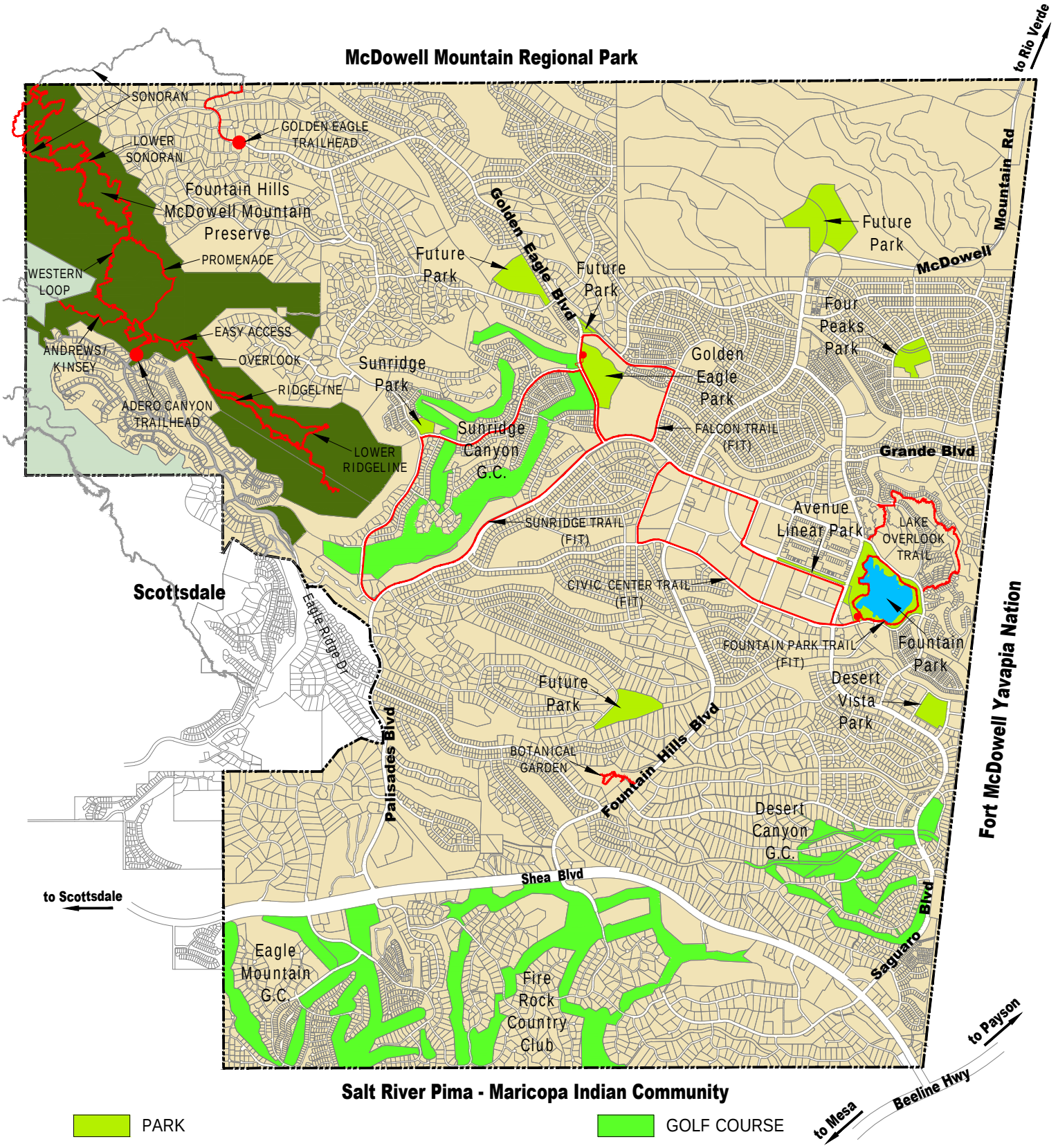
DESERT VISTA PARK

AVENUE LINEAR PARK

FOUR PEAKS PARK

GOLDEN EAGLE PARK

Park Location Map



public art

Index compiled by Jerry Miles and Jean Linzer

The pieces listed in this inventory include works of art owned by the Town of Fountain Hills and on public display, pieces owned by the Library Association and the Historical Society which are on public display, pieces purchased with Percent for Art funds and other works acquired by public donations. Photos and art within the Town offices are not listed because they are not immediately accessible by the public. Private pieces are also not listed, even though they may be open to public view.

The Remington piece in the Museum lobby is listed, but not those within the museum itself, again because the ones within the museum are not immediately accessible to the public without the payment of a fee. We have listed only the four Ron Head memorial plaques collectively and the Ron Head soldier in the Veterans' Memorial but it could be argued that the cannon and the four Ron Head murals individually should also be considered individual works of public art.

TOWN FOUNTAINS

1. Fountain in Fountain Lake
2. Fountain at Shea & Palisades
3. Fountain at Saguaro and Avenue
4. Fountain across from 16714 E Avenue
5. Fountain across from 16744 E Avenue
6. Fountain across from 16810 E Avenue
7. Sip and Splash across from 16824 E Avenue
8. Fountain across from 16840 E Avenue

LIBRARY AND MUSEUM

9. Coming Through the Rye
10. Egg Head
11. Ol' Bill
12. Petroglyph wall screen
13. The Enduring Spirit
14. Desert Ghosts
15. Old Friends
16. Windows of the Mind

TOWN HALL

17. Carousel Horse
18. Oracle of the Lake
19. Brothers
20. Red Mountain
21. Desert Backyard, Four Peaks
22. ??Limited Edition photograph of Red Mountain
23. Ceremonial Dance
24. Fusion
25. Coolin' the Dog
26. Alignment
27. Orange Sellers
28. Southwest Landscape
29. Art Moved to CC - "Winter View"

FOUNTAIN PARK

30. Bob the Frog
31. George the Tortoise
32. First Love
33. Lovers by Witness Bonjisi
34. An All Day Job
35. A Dough Boy
36. War Memorial plaques
37. Last Doll
38. Return to Puye
39. Quackers
40. Adolescence
41. Theodore Roosevelt, the Conservationist
42. Lincoln
43. Ronald Reagan
44. The Bill of Rights from the United States Constitution
45. Coyote & Key
46. Albero Gran
47. Second Story View
48. Emma's Garden
49. Quiet Pursuit
50. Infinity Ring
51. Big Blue
52. Fountain Park Wall Mural
53. Fred & Ginger
54. Art Removed - "The Man in the Moon"
55. George Washington & Thomas Jefferson
56. Soldier at War
57. Spirit of the Saguaro
58. My Buddy
59. Second Mesa Maiden
60. Vigilance
61. Aviator
62. Blowing in the Wind
63. Wedding Vase

63a New Art - Who Rescued Who

CENTENNIAL CIRCLE

64. Santa Clara Wedding Vase Gift
65. Precious Cargo
66. A Good Book
67. Blossom
68. Flower Dancing in the Wind
69. Joy of Music
70. Need a Lift
71. Where Have All the Mammoths Gone
72. The Great Arrow
73. Self Made Man
74. Waves and Windows
75. Embrace
76. Monument to COPPER in the history of Arizona
77. Monument to COTTON in the history of Arizona
78. Monument to CITRUS in the history of Arizona
79. Monument to CATTLE in the history of Arizona
80. Monument to CLIMATE in the history of Arizona
81. Chamber of Commerce Centennial Circle Monument
82. Arizona Time Line Monument
83. Ft. McDowell Yavapai Nation History Monument
84. Milestones, a Desert Odyssey through Public Art
85. Dewey
86. America
87. Winds of Change
88. Starburst
89. Good News
90. Corn Dancer
91. Truth
92. Damned Wind
93. More than Words
94. Circle of Peace
95. Ring of Peace
96. A Letter from Grandma
97. Chauncey the Rabbit
98. Keith McMahan memorial
99. Power of Thought
100. The Potato Man
101. The Enduring Family
102. The Tin Man
103. Hugs n' Kitten
104. Mayan Wind
105. Mirth & Melancholy
106. So Good to See You

106a New Art - Unity Art

COMMUNITY CENTER

107. Blooming Prickly Pear
108. Saguaro Bloom
109. Town Fountain painting
110. E Pluribus Unum
111. Mural in the Ladies Rest Room
112. Song of the Ancients
113. Atop of Bald Mountain
114. Jazz
115. Pony Express Riders Photo
116. Duck Parade
117. Little Sister
118. Taos Pueblo
119. Reflections of Fountain Hills
120. Portal for the Kiva
121. Diggin In'
122. Look to the Mesa
123. Mammillaria Longimamma
124. Music at Fountain Park
125. Beginning
126. After the Dance
127. At the End of the Day
128. Etched by Water/Embraced by Time
129. Sports Buddies
130. Town Seal Quilt
131. The Goldfields photo collage
132. Blue Spire
133. Jaba
134. Mother Earth
135. Father Sky
136. Grand Canyon
137. Fountain Hills Community Center 1979-2001
138. A Vision of Community
139. Ode to Fountain Hills

139a New Location - Winters View

LOCATED ELSEWHERE IN THE COMMUNITY

140. Wisdom at Chamber of Commerce
141. Walkway Through Time on Shea Boulevard East of Saguaro
142. Free To Be Me at the Boys and Girls Club

AVENUE OF THE FOUNTAINS

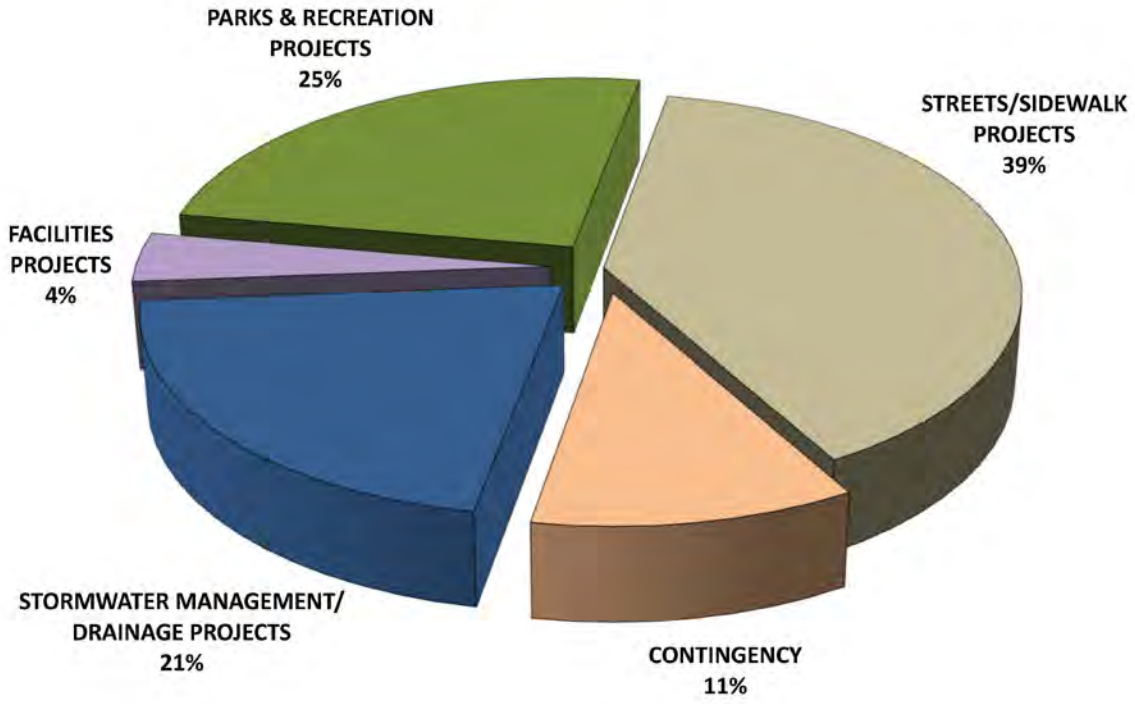
143. Freedom
144. Street Clock by Fountain Hills Rotary
145. Ascendo
146. Sky Totem
147. Sunglasses
148. Ghan Dancer 11
149. Fountain Spirit

149a New Art - Fountain of Light

PERCENT FOR ART ACQUISITIONS

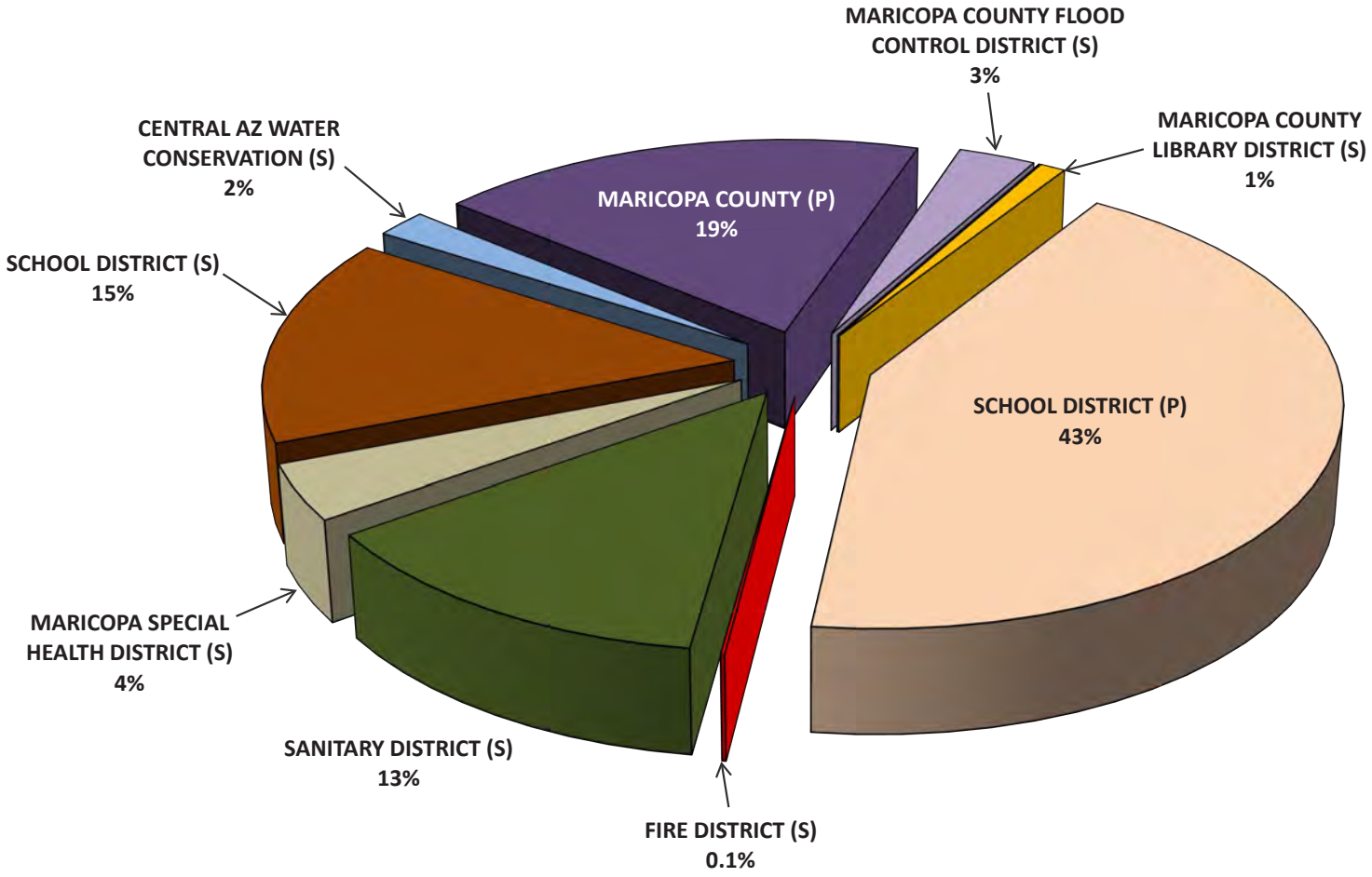
150. A Friend to Lean On at Bashas' supermarket
151. Fountain at the El Encanto
152. Mosaic at 16729 E Palisades Blvd
153. Bug at 16918 E Colony Drive
154. Eclectic Fountain at Morning Star
155. Mobiles at Park Place (Not In Place)
156. Sundial at SunRidge Canyon Golf Club
157. Clock at SunRidge Canyon Golf Club

capital improvements



Capital Projects by Category	FY22-26
Stormwater Management/Drainage Projects	$4,550,000
Facilities Projects	$925,000
Parks & Recreation Projects	$5,517,800
Streets/Sidewalk Projects	$8,575,600
Contingency	$2,289,200
Total	**$21,857,600**

FOUNTAIN HILLS
2021



(P) PRIMARY - 62%
(S) SECONDARY - 38%

View from Firerock Country Club

Park, Open Space & Trails

Avenue Linear Park

Street View of McDowell Mountain Preserve

Four Peaks Playground

Farmers Market on the Avenue

Christmas at the Community Center

land use

- Town-Wide Data
- Inventory by Section

4th of July at the Fountain

Adero Scottsdale

Multi-Family

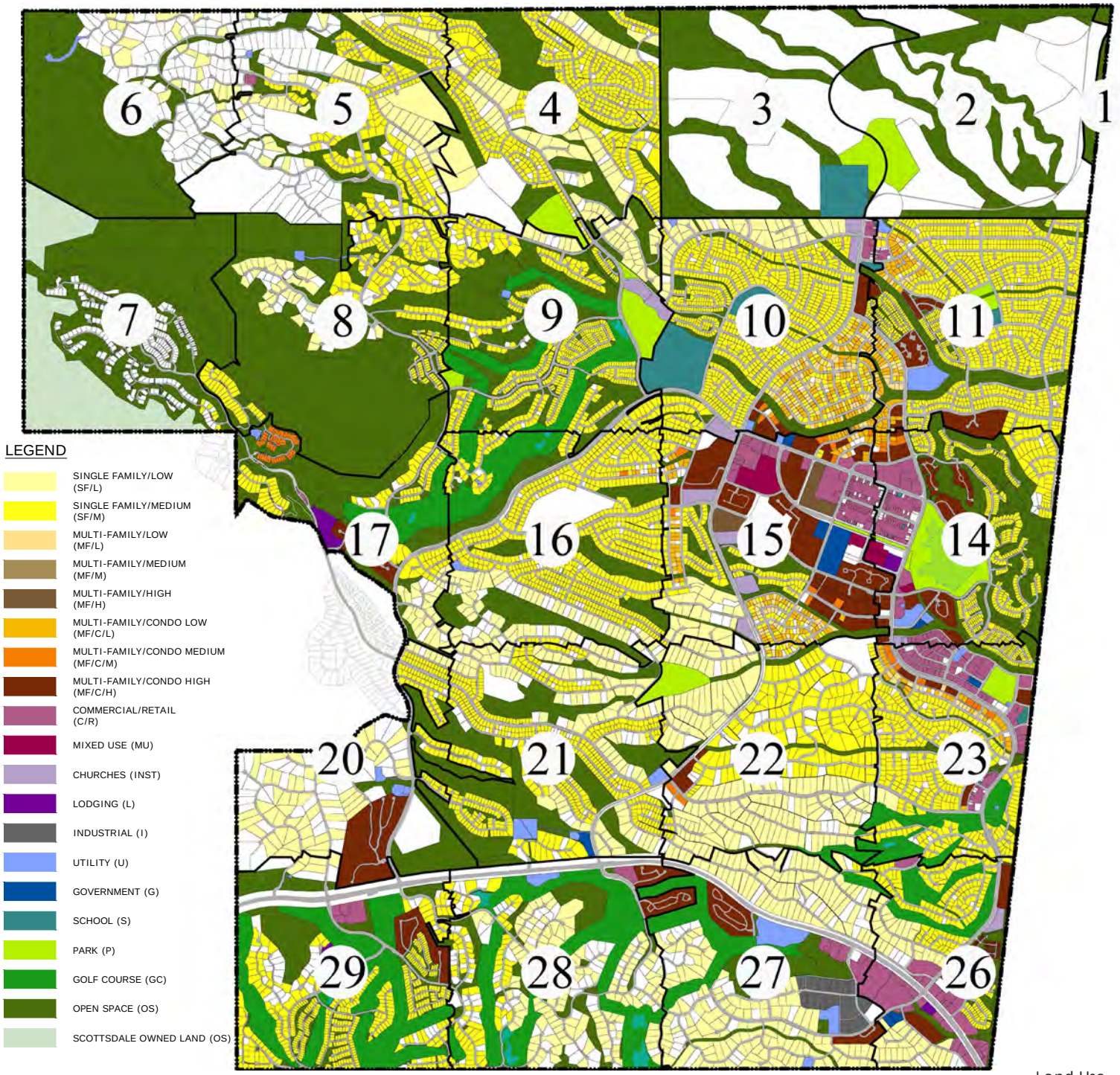
Commercial - Shops on the Avenue

Commercial - TSC

land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of commercial buildings and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

As data is analyzed year after year, some discrepancies are discovered and corrected. This continuous review necessarily revises some of the land-use category area totals in order to increase the accuracy of this report.



LAND USE INVENTORY

	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	L	L/V	INST	I	I/V	U	G	S	S/V	P	GC	OS	R	Scottsdale	TOTAL
Section 1																								22.4	1		23.4
Section 2									378		14			31								28		208.4	20.2		679.6
Section 3									359											35		19		194.9			607.9
Section 4	113.6	205							65.8												19.3	20.4		156.6	69.7		650.4
Section 5	107.1	130.7							247.2	1.8								0.8						106.8	66.7		660.8
Section 6	33.2								171.4									2.4						331.8	21.9		560.7
Section 7		2.4							67.4															335.9	26.5	199.9	631.9
Section 8	43.1	97.6							40.6									2.5						470.6	45.7		700.1
Section 9	33.7	177.3							9.9						7			1				29.6	95.5	190.3	82.8		627.1
Section 10	51.6	245.8	25.8	0.3		34.2	1.9	15.2	4	11.6	0.7				12.2			2.1		65.8				57.1	128.6		655.8
Section 11		272.7	9.4			23.7		40.5	2.8	1.3	1							13.3		6.1		27.7		71.8	134.5		604.8
Section 14		66.7				2.4	2.5	75.2	5.6	38	3.2	6.8	3.2		1.8			6.8	1.1	0.5		46.1		149.3	93.2		522.4
Section 15	43.2	70.7	13.6		21.4	24.2	7.2	131.6	11.3	51.6	31.5	18.6			19.9			0.9	18			1.5		51.5	110.9		527.6
Section 16	42.8	250.2	0.3			1.2	0.6		35.9									1.8			35.1		57.9	139.2	83.2		648.2
Section 17	27.9	53.8					9.4	17	9.6	0.5			8.9					1.2					48.9	132.6	44.5		354.3
Section 20	111.7	35.9						56.6	99.7					13.2				6.2						64.5	45.5		433.3
Section 21	121.4	186.8							54.1									11.5	3.1					213.4	74.1		664.4
Section 22	227.4	187.9	1			1.5	2.1	6.1	50.8												17.5	21.3	18.5	33.5	71.5		629.1
Section 23	5.1	134.4	6	0.9		10	5.5	9	7.5	41.1	4.3				0.2			2.8	1.3	2		11.6	96.8	34.2	105.3		468.8
Section 26	63.6	77.9						26.5	8.7	58.1	1.6		1.6		4.1				2.8				39.5	29.9	65.3		379.6
Section 27	262.4	2.3						29	54.8	12	1.3					31.3	3	21.2					71.3	62.9	80		631.5
Section 28	139.9	82.4						25.3	89.2	3.8								3.9					167.8	68.8	79.5		630.6
Section 29	9.9	151.5						19.8	41.1	9.3			5.9					0.2					173.5	91	101		603.2
TOTAL	1,437.5	2,392.0	56.1	1.2	21.4	97.2	29.2	451.8	1,814.8	228.8	57.6	25.4	19.6	44.2	40.2	31.3	3.0	78.6	26.3	109.4	71.9	225.2	769.2	3,217.4	1,551.4	199.9	13,005.7
PERCENT	11.1%	18.4%	0.4%	0.01%	0.2%	0.7%	0.2%	3.5%	14.0%	1.8%	0.4%	0.2%	0.2%	0.3%	0.3%	0.2%	0.02%	0.6%	0.2%	0.8%	0.6%	1.7%	5.9%	24.7%	11.9%	1.5%	100.00%
																								TOTAL ACRES:			13,005.7
																								TOTAL SQ MILES:			20.32

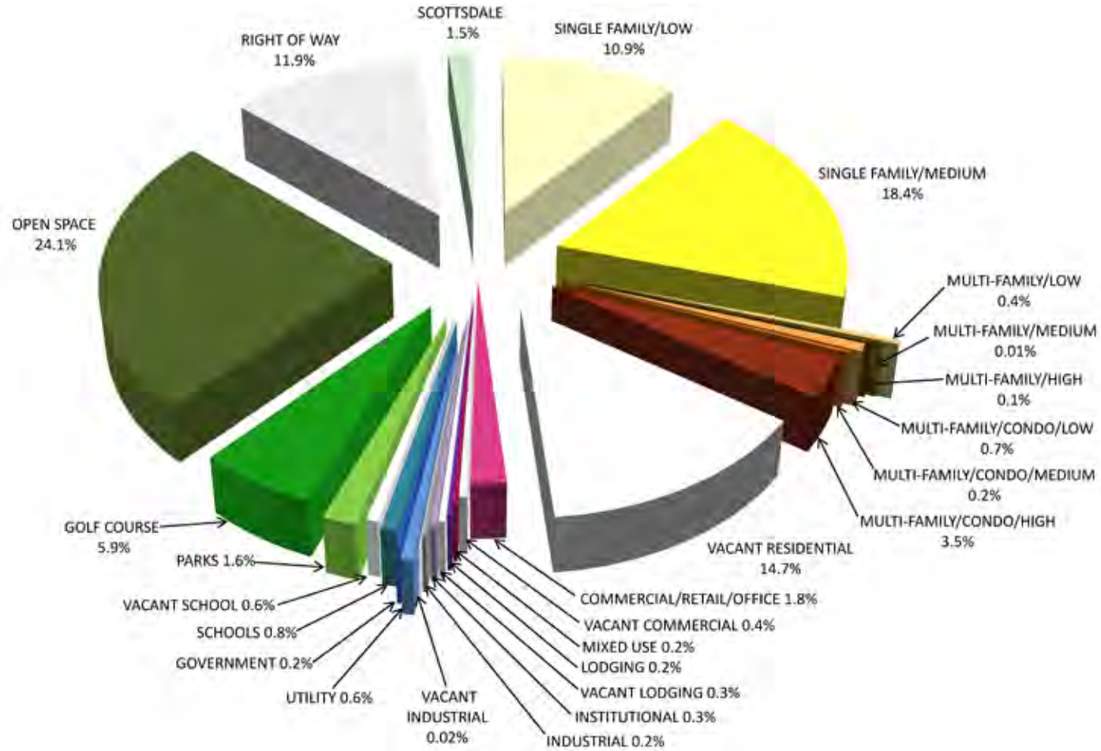
Figures represent amount of acreage for a particular land use in each section

LAND USE INVENTORY KEY

SF/L	Single Family - Low Density	(R1-190, R1-43, R1-35)
SF/M	Single Family - Medium Density	(R1-18, R1-10, R1-8, R1-6)
MF/L	Multi -Family - Low Density	(1-4 units)
MF/M	Multi - Family - Medium Density	(5-9 units)
MF/H	Multi - Family - High Density	(10 + units)
MF/C/L	Multi - Family - Condo Low Density	(1-4 units)
MF/C/M	Multi - Family - Condo Medium Density	(5-9 units)
MF/C/H	Multi - Family - Condo High Density	(10+ units)
R/V	Vacant land with a general plan designation of Residential	
C/R	General Commercial/Retail/Office	
C/V	Vacant land with general plan designation of Commercial	
MU	Structures that include Commercial & Residential	

L	Lodging (Hotels, Bed & Breakfasts)
L/V	Vacant land with general plan designation of Lodging
INST	Institutional (Churches, etc.)
I	Industrial
I/V	Vacant land with general plan designation of Industrial
U	Utility
G	Government/Town Owned
S	School
S/V	Vacant land with general plan designation of School
P	Park
GC	Golf Course
OS	Open Space
R	Right-of-Way
Scottsdale	Scottsdale owned land

town-wide land use



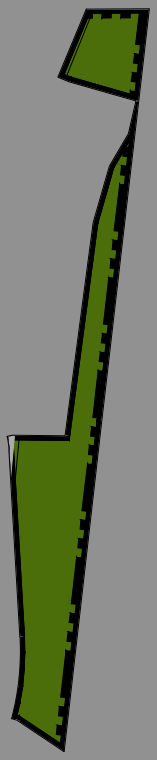
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					6300.8
Single Family – L	1,059	1,437.5	928.2		
Single Family – M	7,522	2,392.0	869.4		
Multi-Family – L	419	56.1	16.8		
Multi-Family – M	30	1.2			
Multi-Family – H	203	21.4			
Multi-Family/Condo – L	721	97.2			
Multi-Family/Condo – M	245	29.2			
Multi-Family/Condo – H	3,097	451.8			
Commercial/Retail		228.8	57.6		286.4
Mixed Use	580	25.4			25.4
Lodging		19.6	44.2		63.8
Institutional		45.2			45.2
Industrial		31.3	3.0		34.3
Utility		78.6			78.6
Government/Town Owned		26.3			26.3
Schools		109.4	71.9		181.3
Parks		225.2			225.2
Golf Course		769.7			769.7
Open Space				3,217.4	3,217.4
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,543.7			1,551.4
Total	13,876	7,589.6	1,991.1	3,417.3	13,005.7

TOWN-WIDE RESIDENTIAL LAND USE	Single Family Low Density	Single Family Medium Density	Multi-Family Low Density	Multi-Family Medium Density	Multi-Family High Density	Multi-Family/Condo/Low Density	Multi-Family/Condo/Medium Density	Multi-Family/Condo/High Density	Mixed Use	Vacant Residential	TOTAL
Total Acres	1,437.5	2,392.0	56.1	1.2	21.4	97.2	29.2	451.8	25.4	1,814.4	6,326.2
Percent Acres	22.72%	37.81%	0.89%	0.02%	0.34%	1.54%	0.46%	7.14%	0.40%	28.68%	100%
Total Dwelling Units	1,070	7,535	420	30	297	723	249	3,143	580	0	14,047
Percent Dwellings	7.62%	53.64%	2.99%	0.21%	2.11%	5.15%	1.77%	22.37%	4.13%	0%	100%
Dwelling Type Totals	8,605 / 61.3%		747 / 5.3%			4,115 / 29.3%			580/4.1%	0%	100%

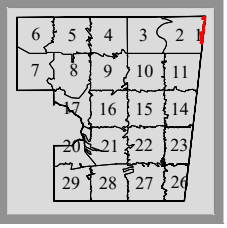
	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lot/Unit	1,001	72	95	1,168
Vacant Acres	1,797.6	16.8	105	1,919.4

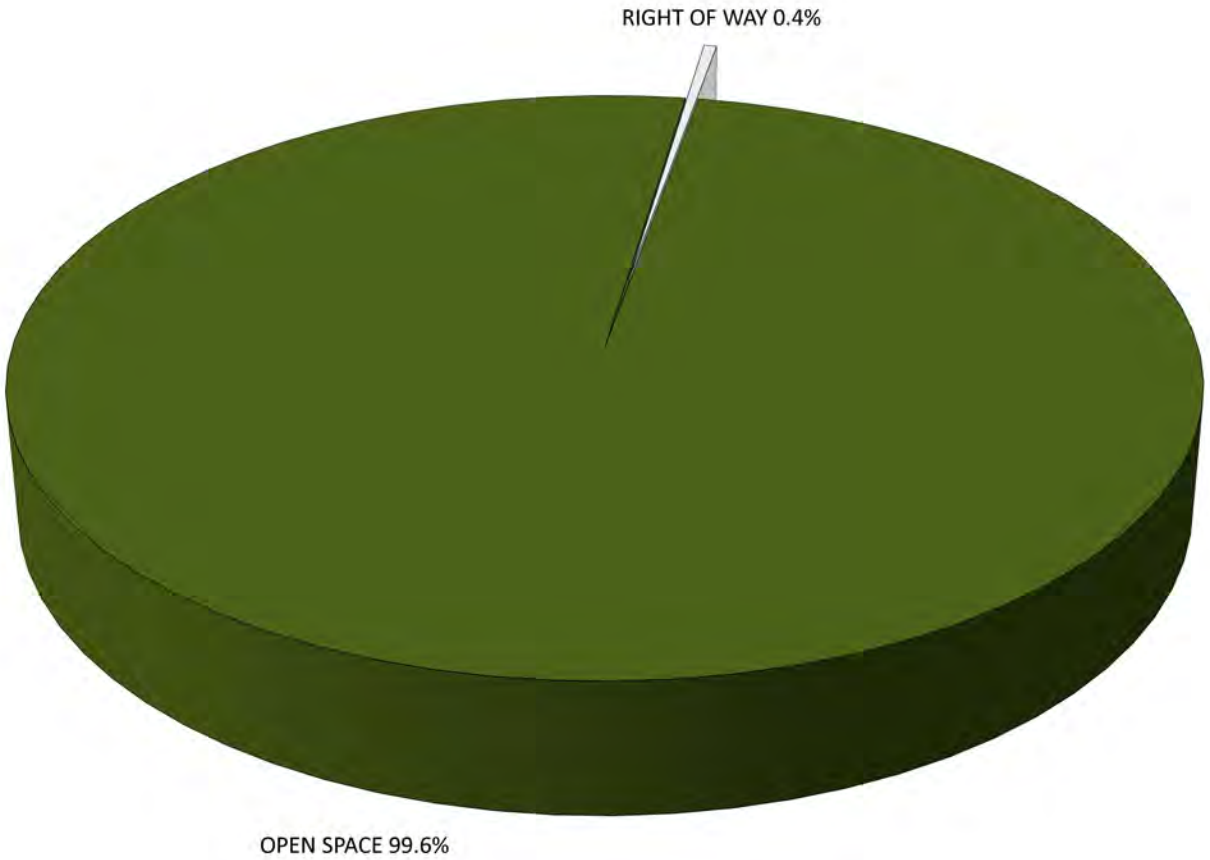
TOTAL DWELLING UNITS	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	54	622								676
Section 5	58	306								364
Section 6	22									22
Section 7		6								0
Section 8	38	230								268
Section 9	30	641								671
Section 10	42	962	190	5		258	24	225		1,706
Section 11		1,183	56			165		326		1,730
Section 14		440				20	33	450	217	1160
Section 15	24	232	118		297	189	77	1,213	363	2,513
Section 16	51	739				12	6			808
Section 17	26	103					42	108		279
Section 20	58	104						41		203
Section 21	103	555								658
Section 22	167	169	6			10	12	75		439
Section 23	2	433	50	25		69	55	91		725
Section 26	55	251						309		615
Section 27	200	4						141		345
Section 28	135	78						90		303
Section 29	5	477						74		556
TOTAL	1,070	7,535	420	30	297	723	249	3,143	580	14,041

section 1



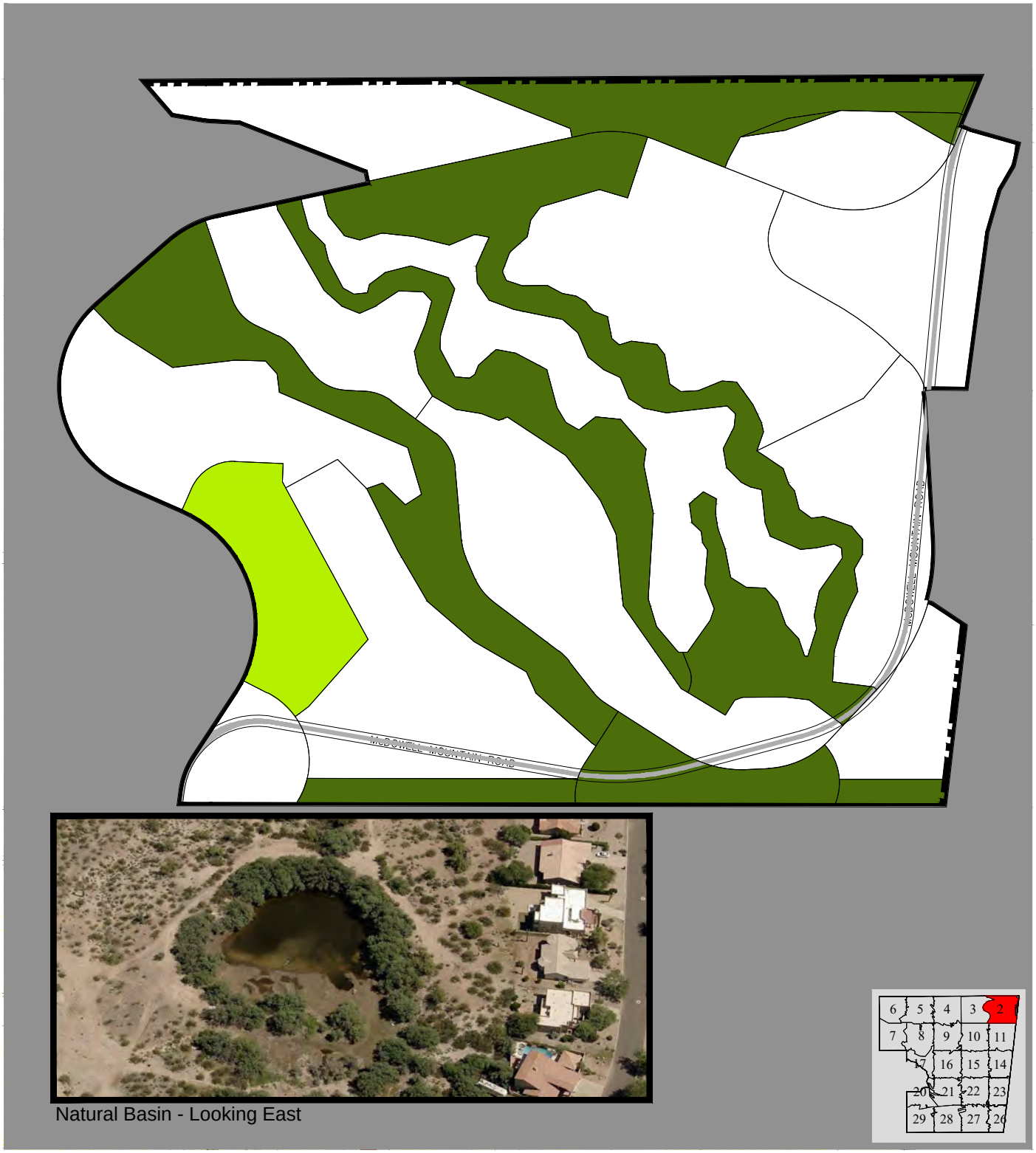
McDowell Mountain Rd - Looking North





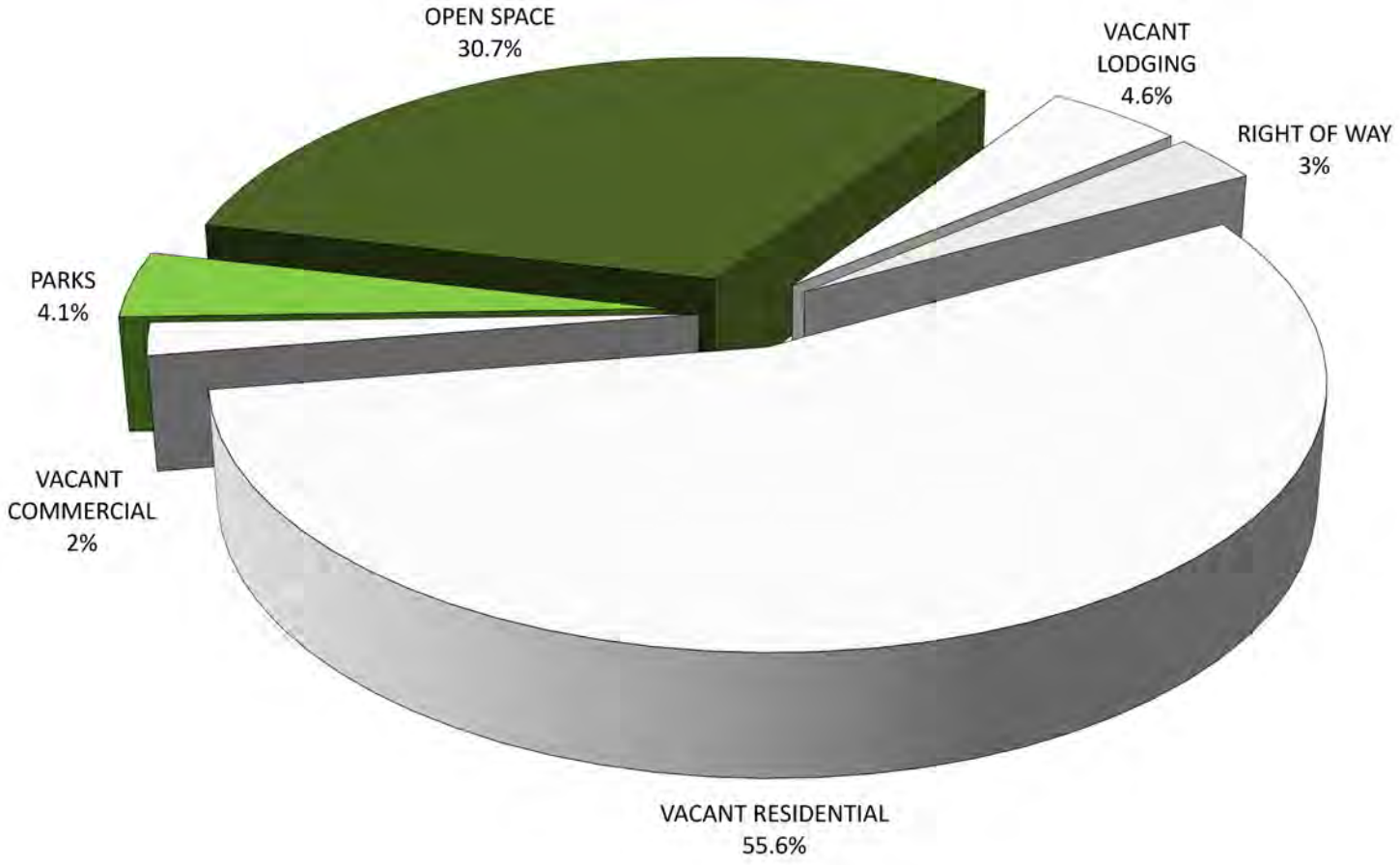
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				22.4	22.4
Scottsdale Owned Land					
Right of Way/Streets		1			1
Total	0	1	0	22.4	23.4

section 2



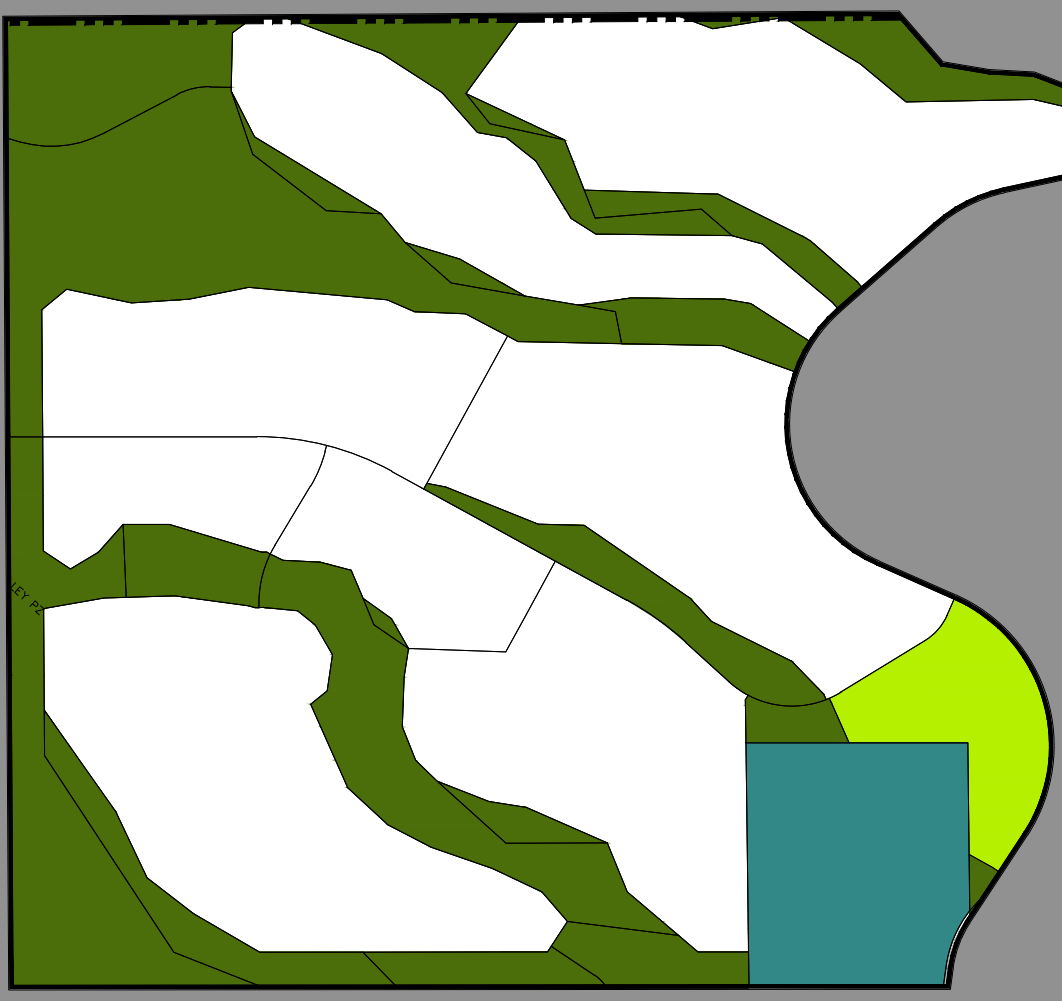
Natural Basin - Looking East

Undeveloped land shown in white

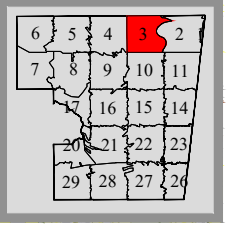


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			56		
Single Family – M			322		
Multi-Family – L					
Multi-Family – M					378
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail			14		14
Mixed Use					
Lodging			31		31
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks			28		28
Golf Course					
Open Space				208.4	208.4
Scottsdale Owned Land					
Right of Way/Streets		20.2			20.2
Total	**0**	**20.2**	**451**	**208.4**	**679.6**

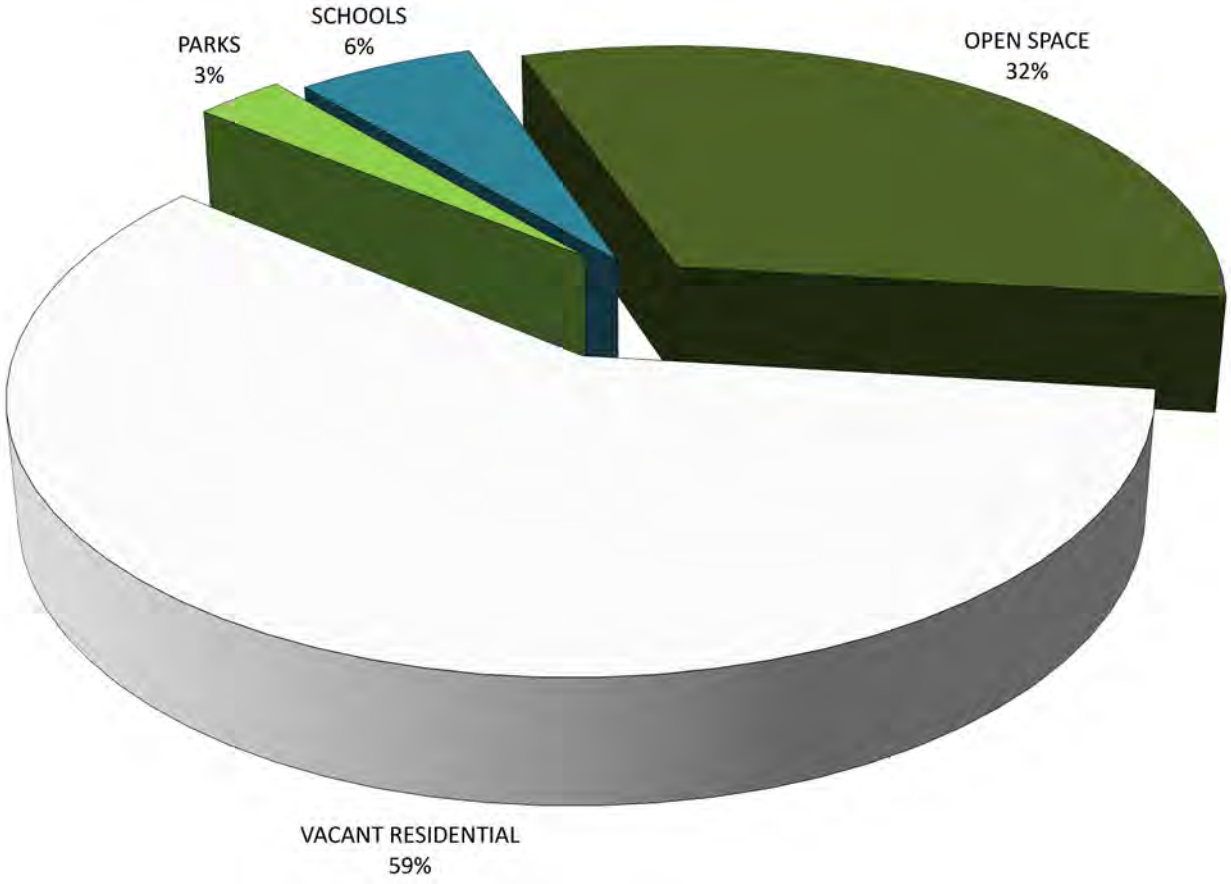
section 3



Fountain Hills Middle School - Looking North

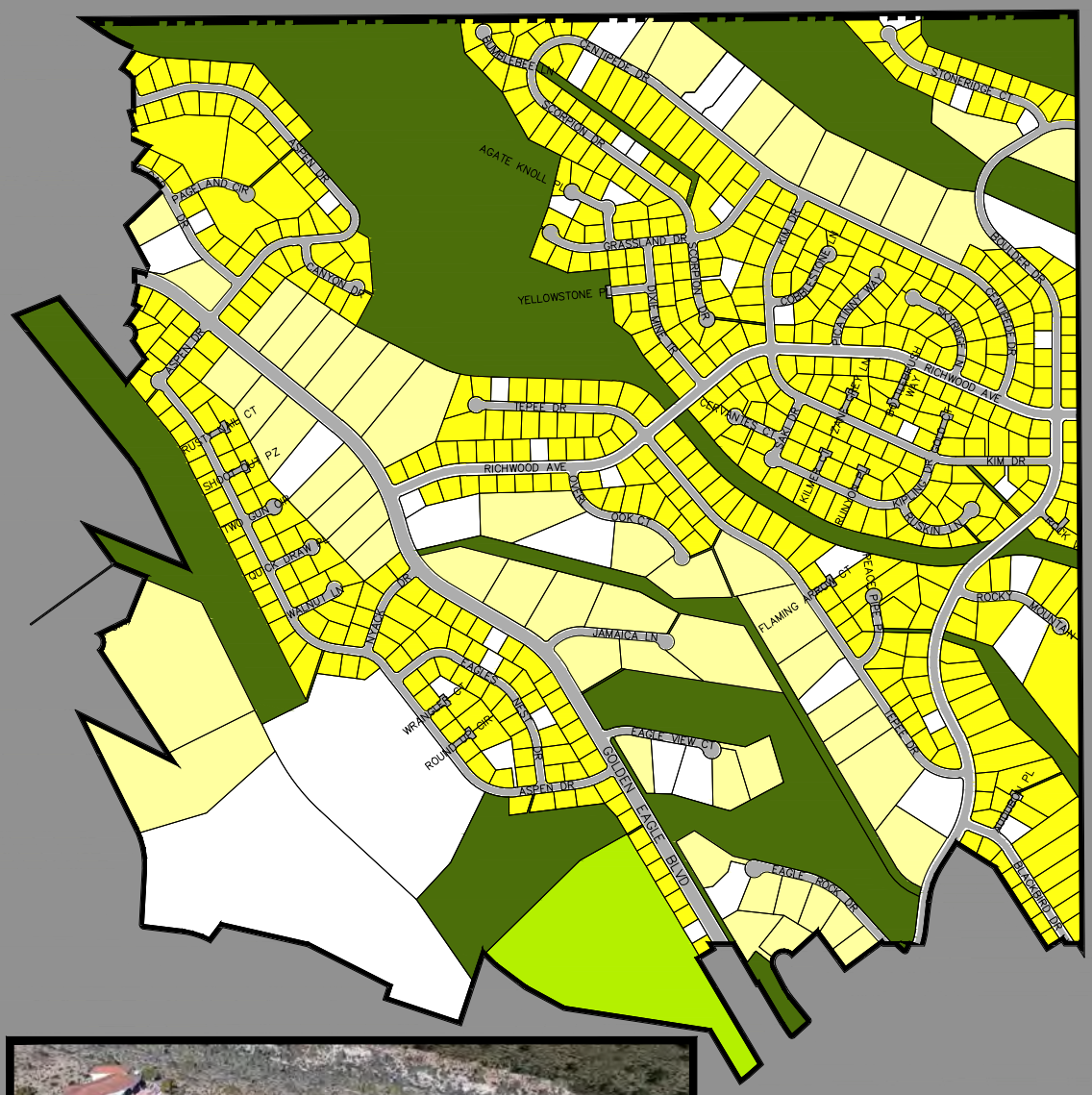


Undeveloped land shown in white

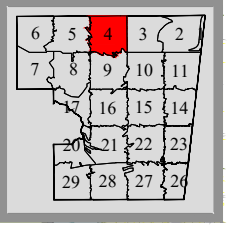


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			67		
Single Family – M			292		
Multi-Family – L					
Multi-Family – M					359
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools		35			35
Parks			19		19
Golf Course					
Open Space				194.9	194.9
Scottsdale Owned Land					
Right of Way/Streets					
Total	**0**	**35**	**378**	**194.9**	**607.9**

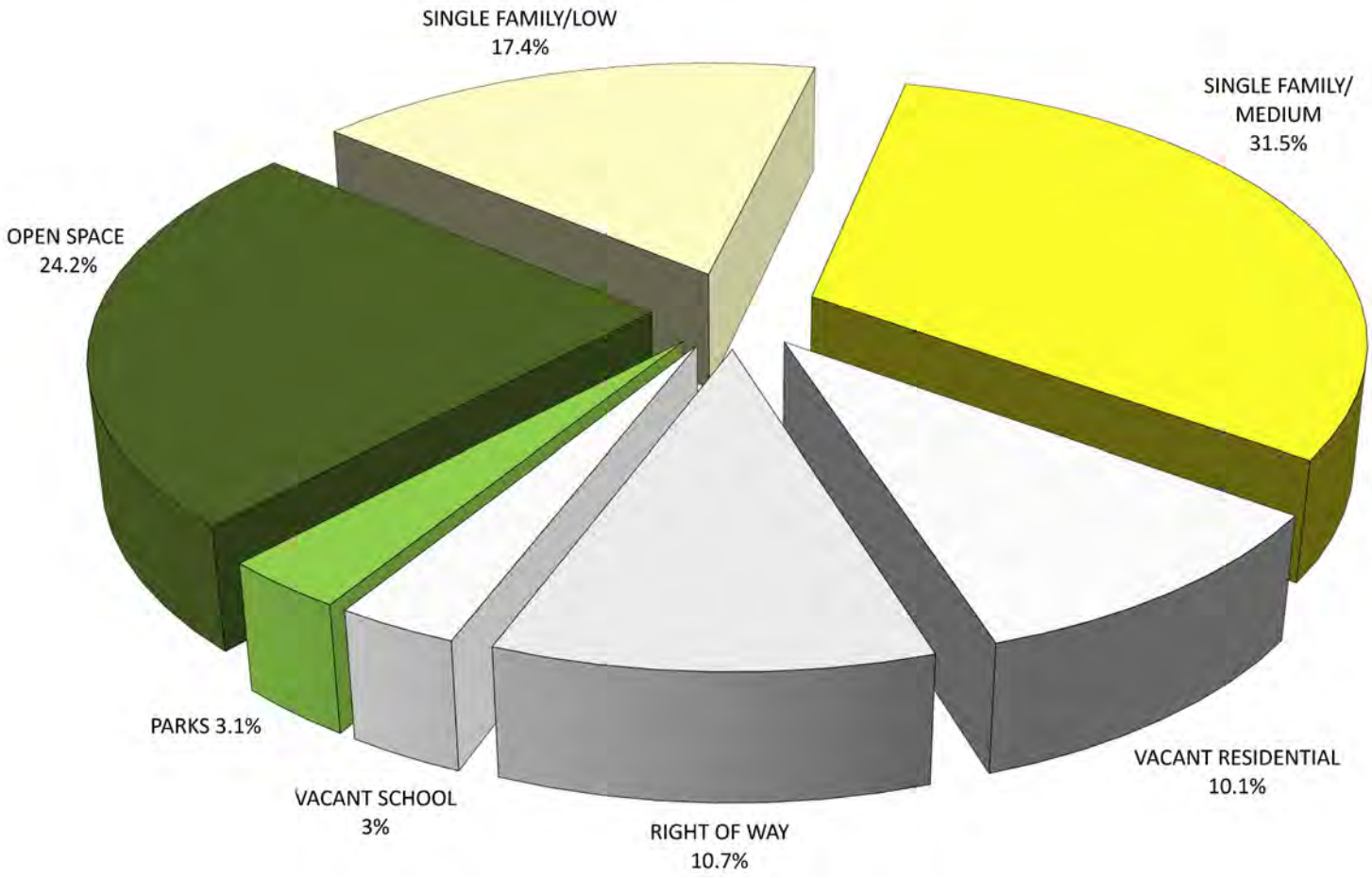
section 4



Stoneridge Court - Looking North

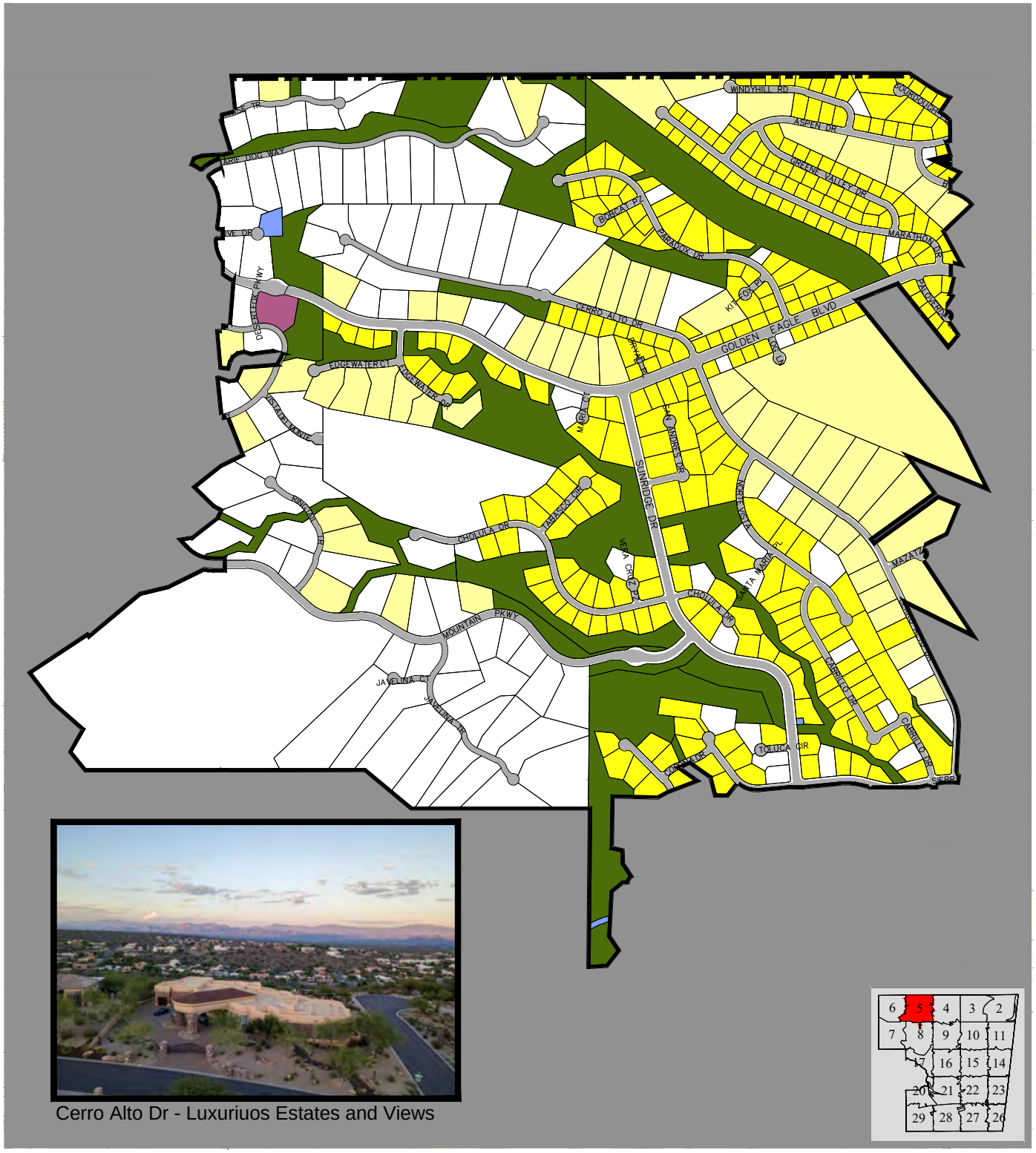


Undeveloped land shown in white



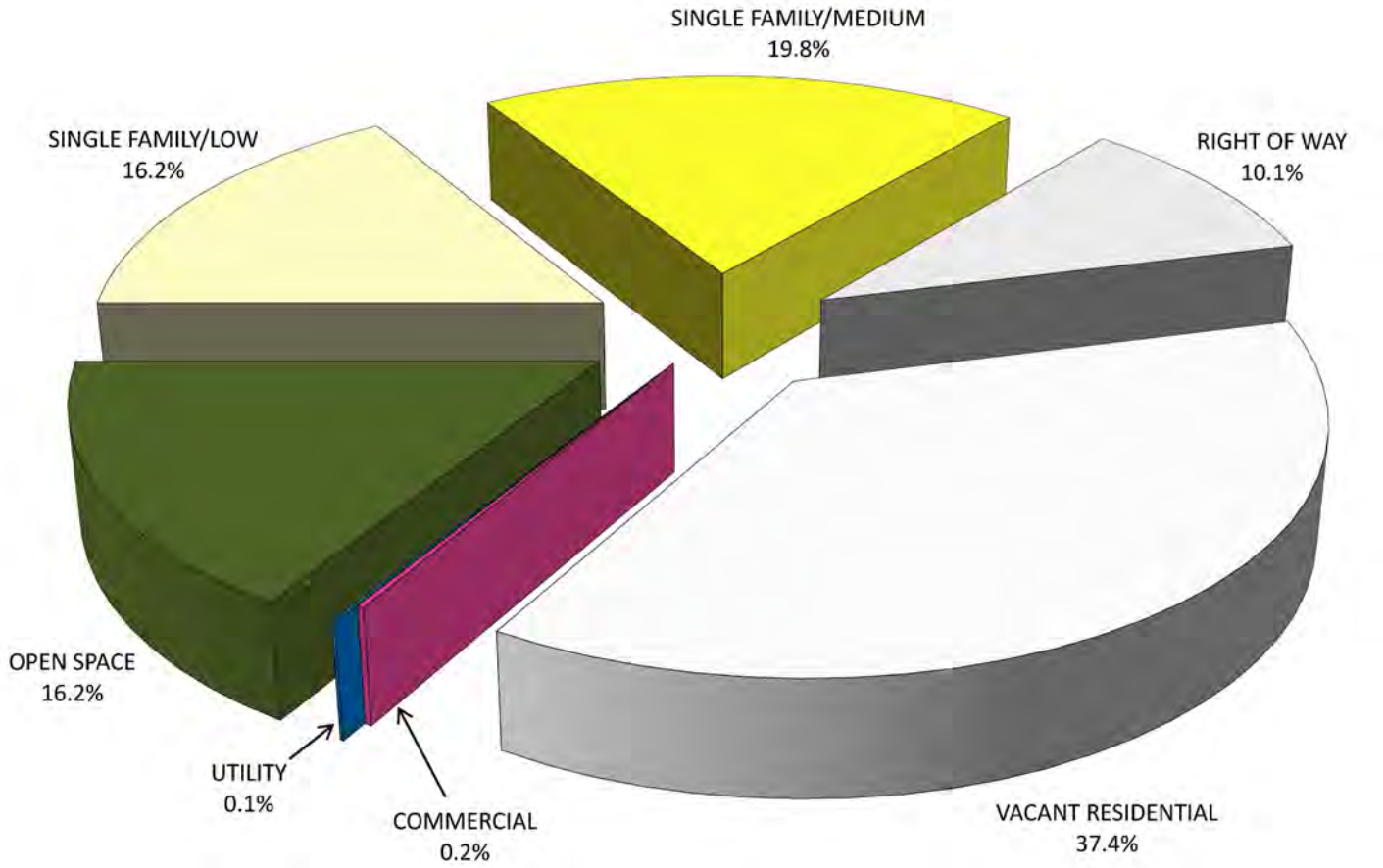
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	54	113.6	48.5		
Single Family – M	622	205	17.3		
Multi-Family – L					
Multi-Family – M					384.4
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools			19.3		19.3
Parks			20.4		20.4
Golf Course					
Open Space				156.6	156.6
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
Total	**676**	**388.3**	**105.5**	**156.6**	**650.4**

section 5



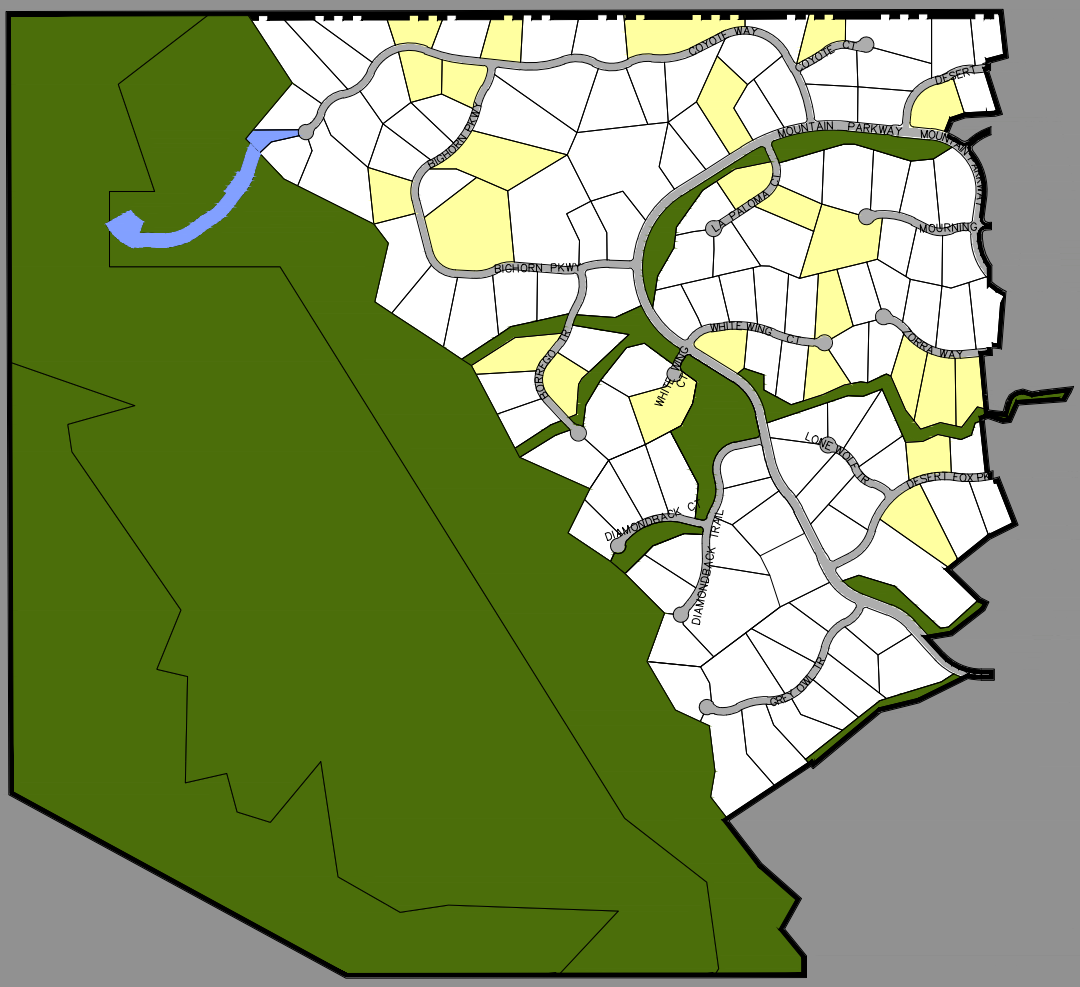
Cerro Alto Dr - Luxuriuos Estates and Views

Undeveloped land shown in white

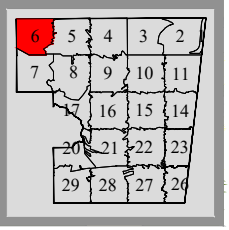


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	58	107.1	233.1		
Single Family – M	306	130.7	14.1		
Multi-Family – L					
Multi-Family – M					485.0
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail		1.5			1.5
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		0.8			0.8
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				106.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		66.7			66.7
Total	**364**	**306.8**	**247.2**	**106.8**	**660.8**

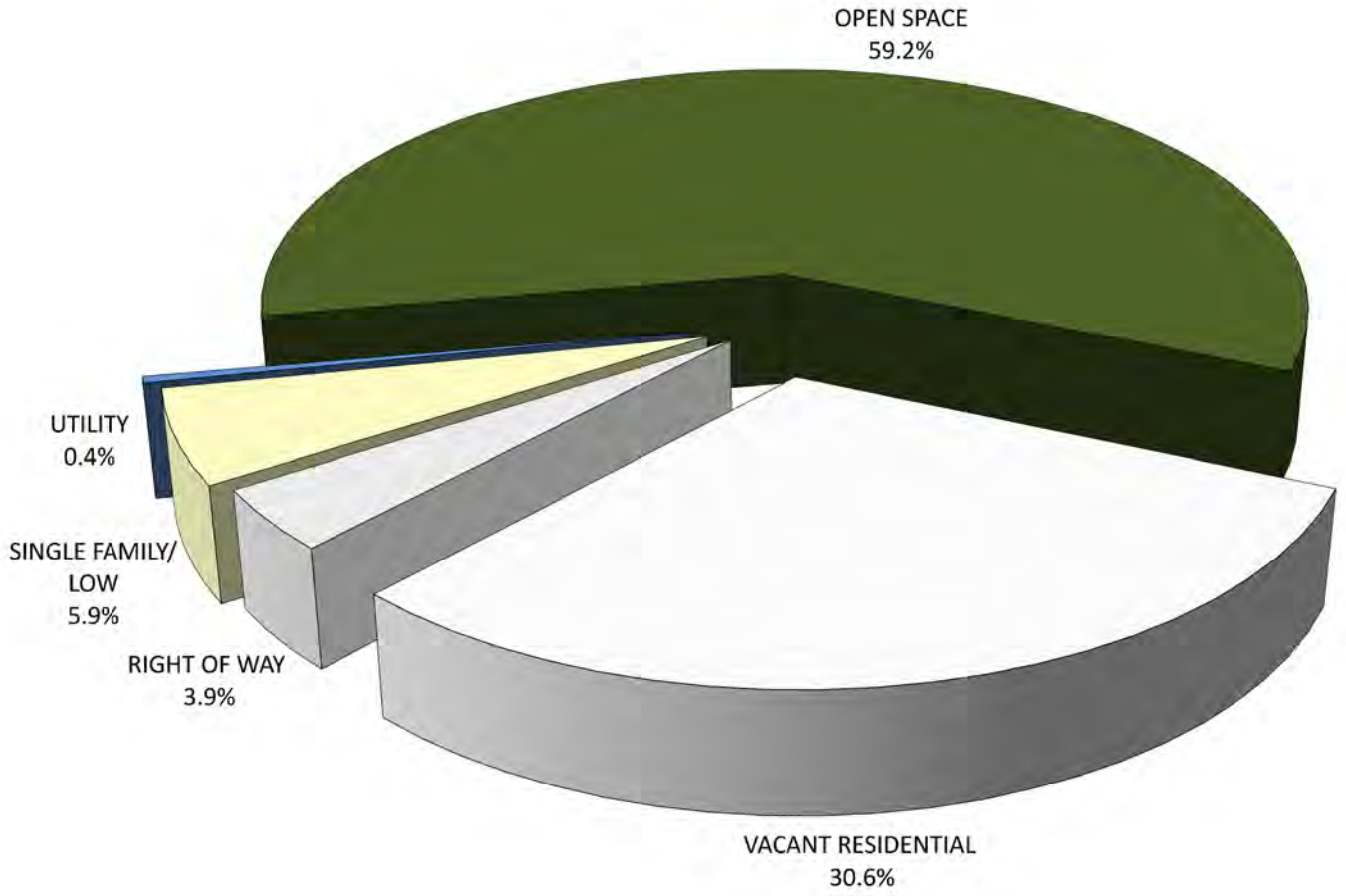
section 6



FH McDowell Mountain Preserve Trails

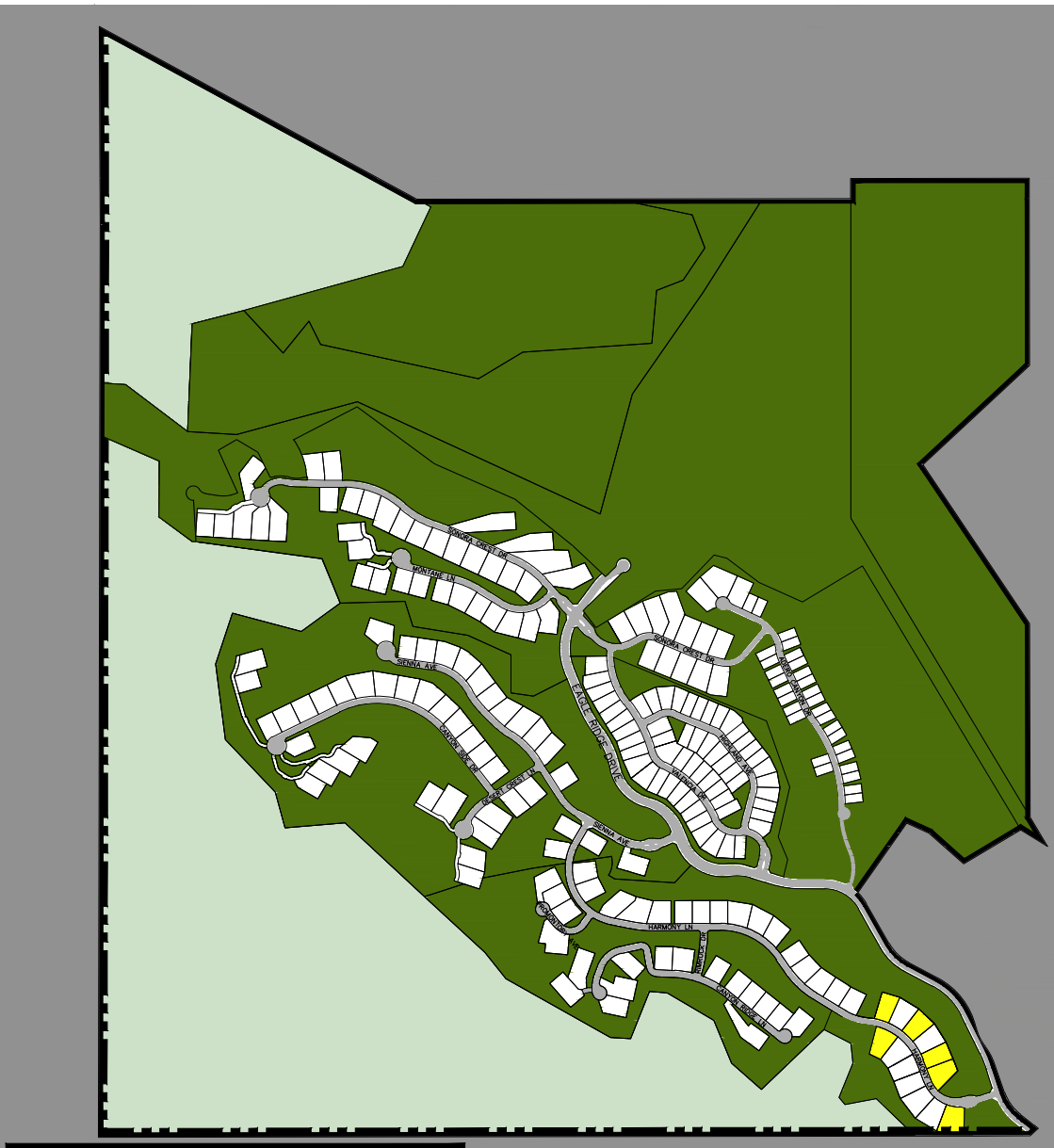


Undeveloped land shown in white

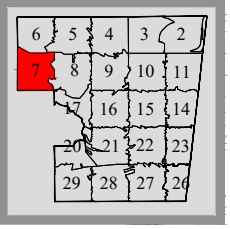


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	22	33.2	171.4		
Single Family – M					
Multi-Family – L					
Multi-Family – M					204.6
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			2.4
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				331.8	331.8
Scottsdale Owned Land					
Right of Way/Streets		21.9			21.9
Total	**22**	**57.5**	**171.4**	**331.8**	**560.7**

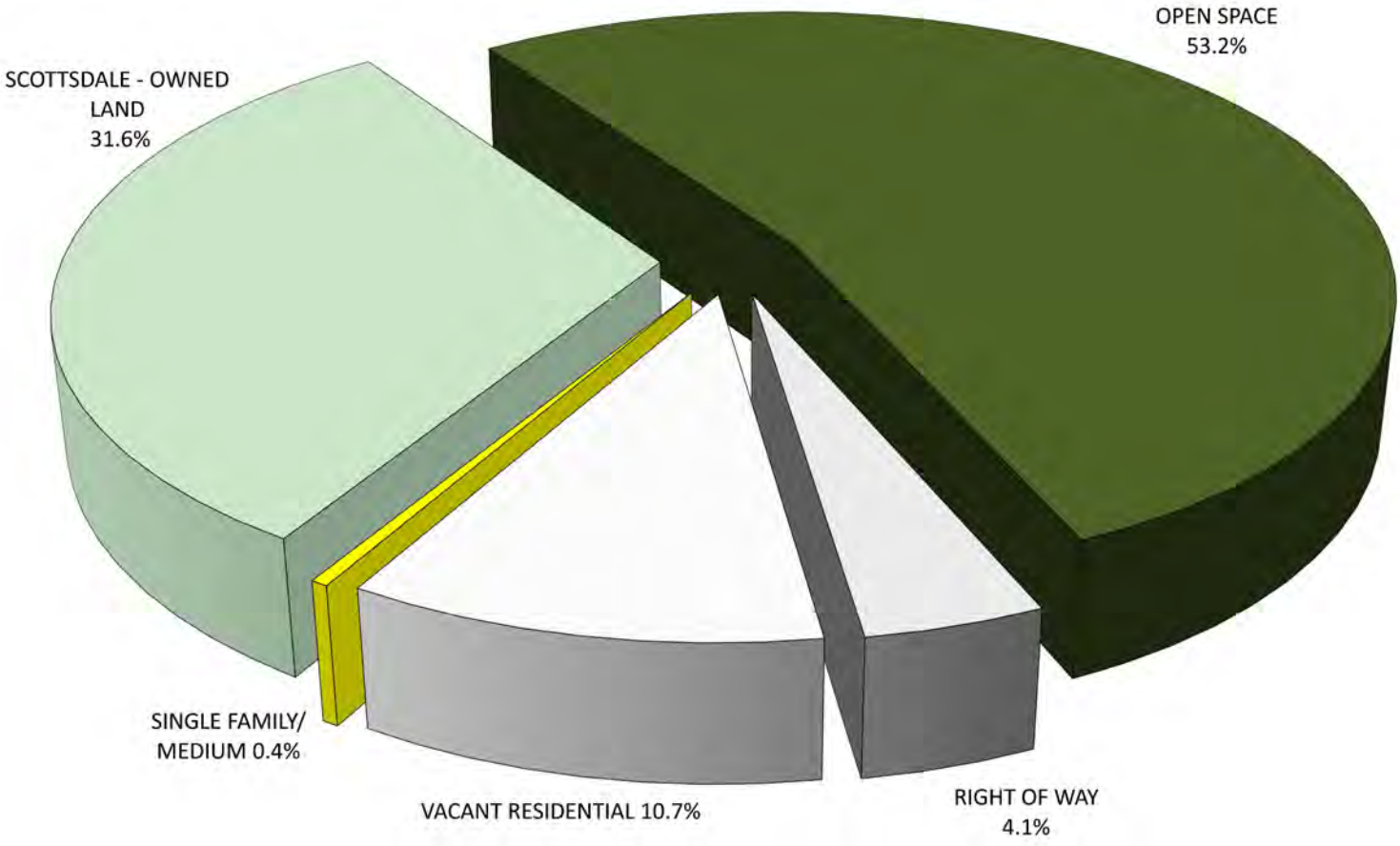
section 7



Adero Canyon Trailhead - Trail Entrance

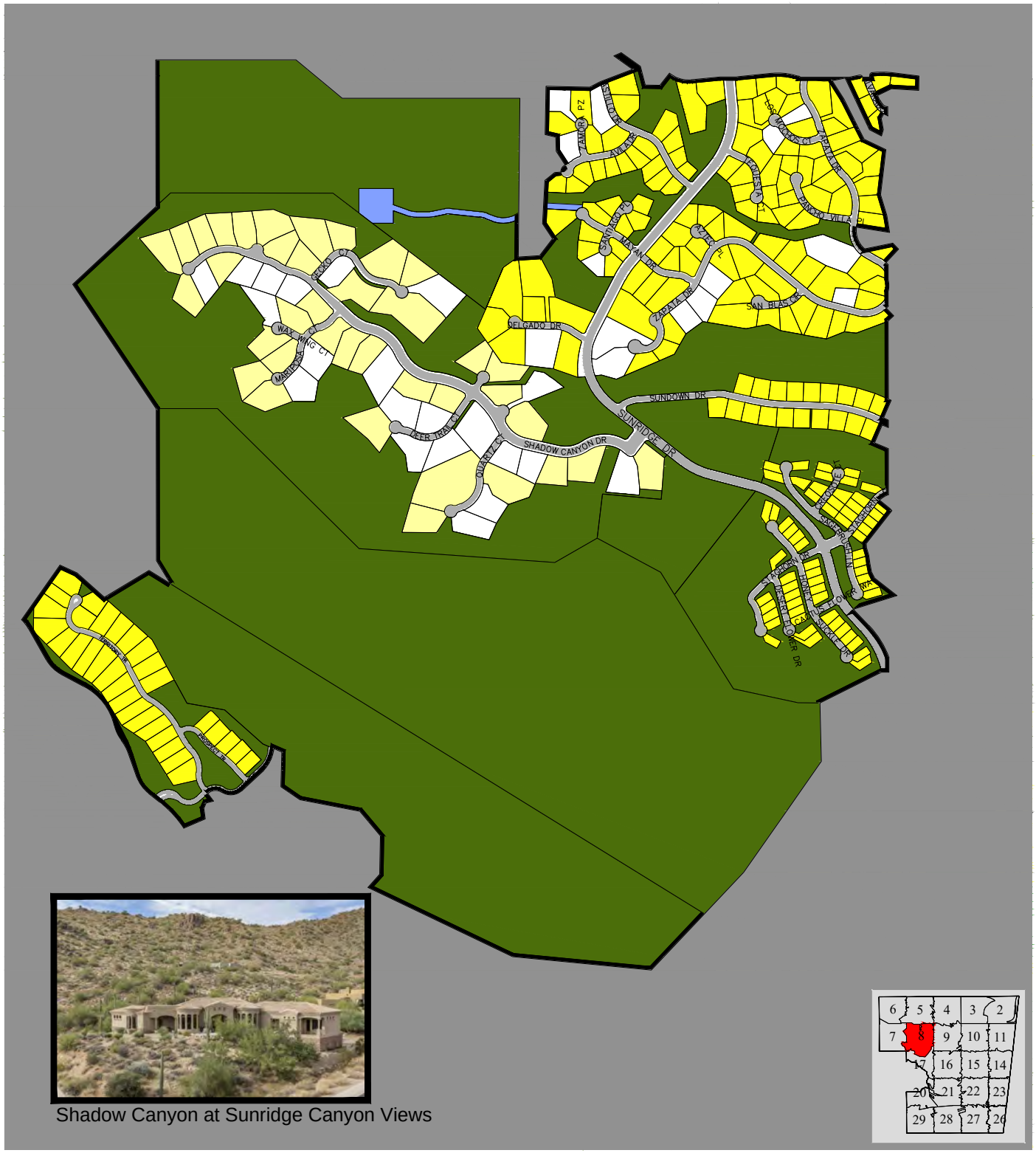


Undeveloped land shown in white



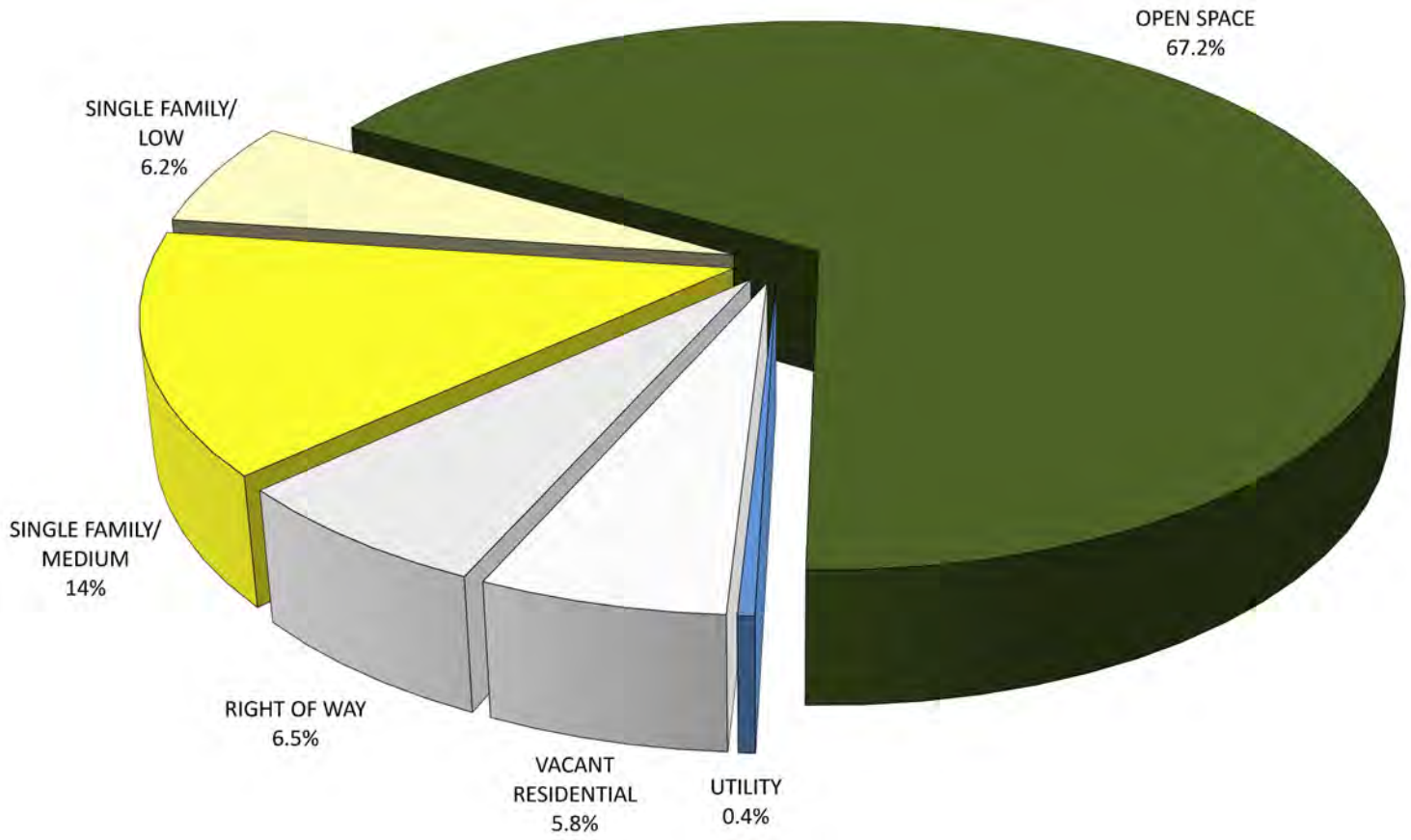
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L			0		
Single Family – M	6	2.4	63.8		
Multi-Family – L					
Multi-Family – M					69.8
Multi-Family – H			3.6		
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				335.9	335.9
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		26.3			26.3
Total	**0**	**28.7**	**67.4**	**535.8**	**631.9**

section 8



Shadow Canyon at Sunridge Canyon Views

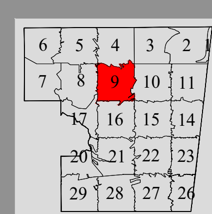
Undeveloped land shown in white



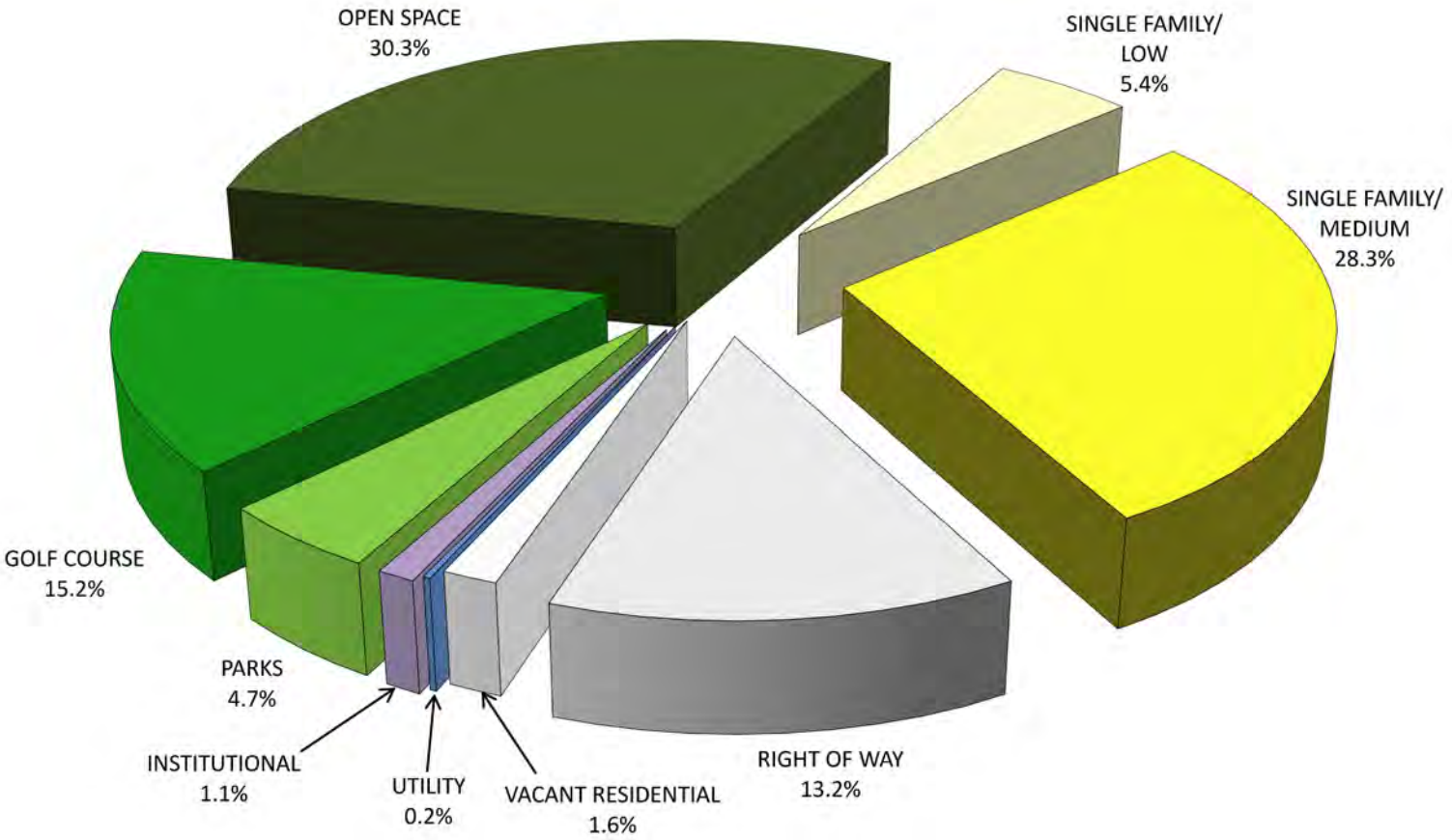
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	38	43.1	20.0		
	Single Family – M	230	97.6	20.6		
	Multi-Family – L					
	Multi-Family – M					181.3
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		2.5			2.5
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				470.6	470.6
	Scottsdale Owned Land					
	Right of Way/Streets		45.7			45.7
	Total	**268**	**188.9**	**40.6**	**470.6**	**700.1**

section 9

Golden Eagle Park - Aerial View

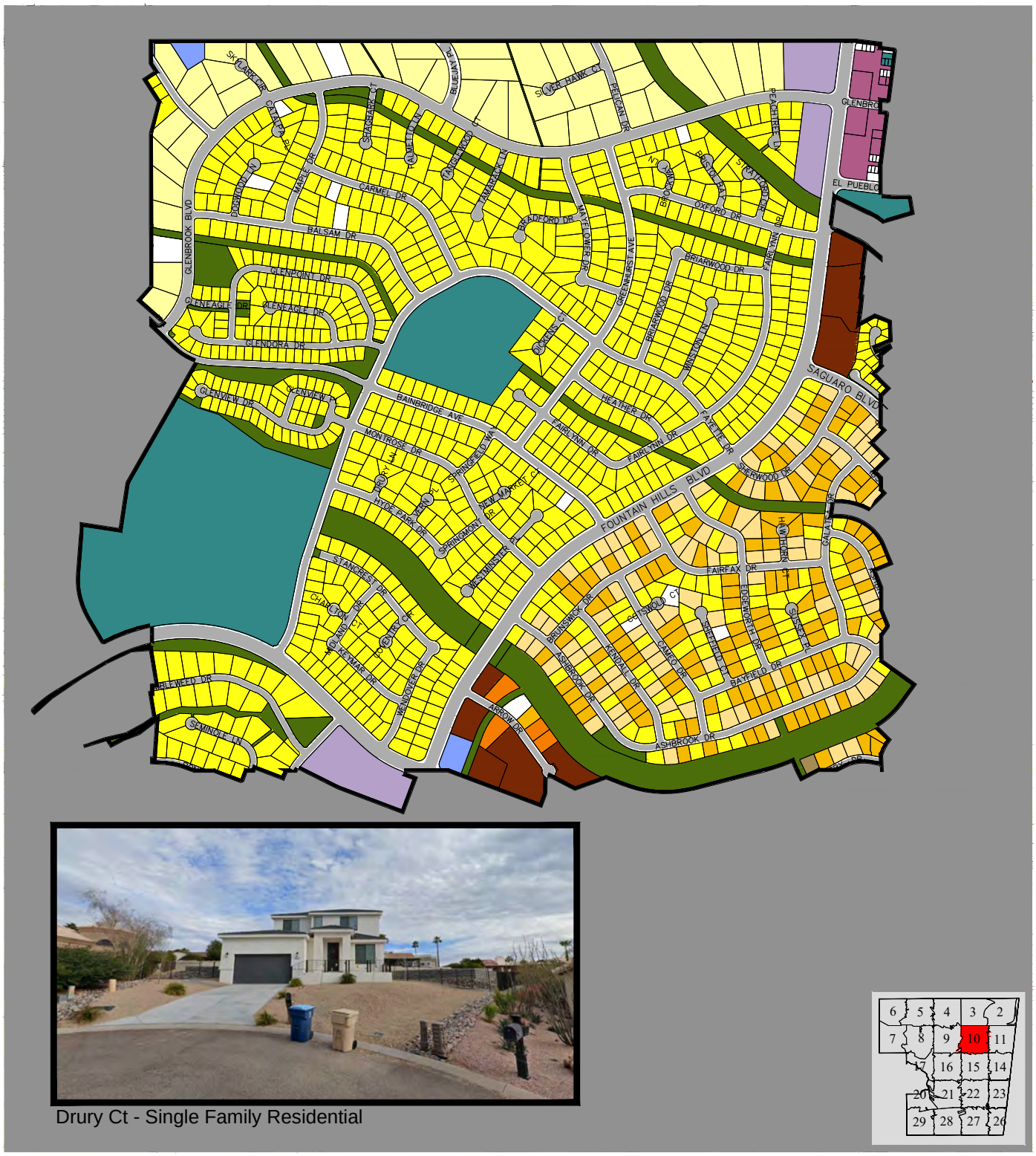


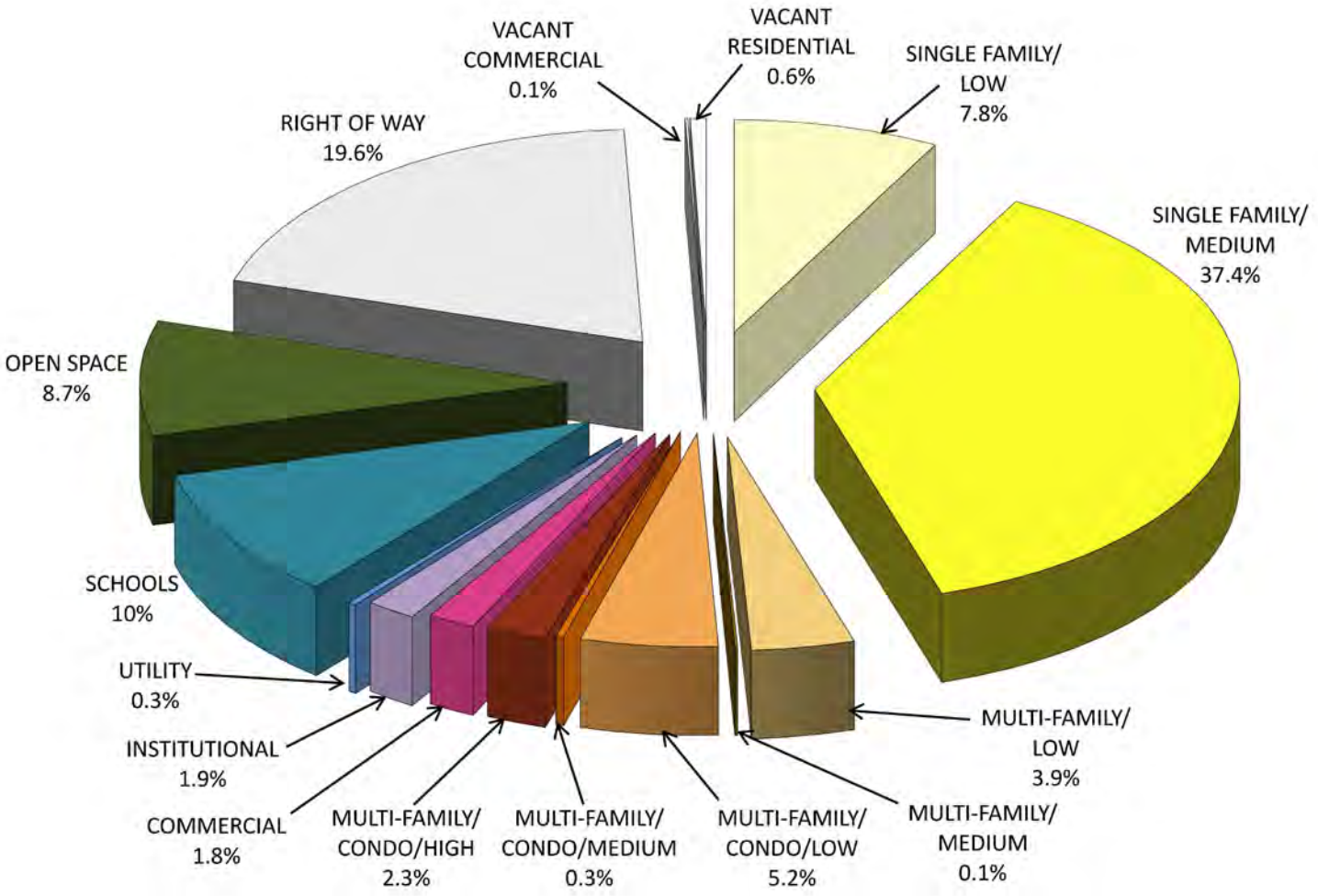
Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	30	33.7	3.1		
	Single Family – M	641	177.3	6.8		
	Multi-Family – L					
	Multi-Family – M					220.9
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional		7			7
	Industrial					
	Utility		1			1
	Government/Town Owned					
	Schools					
	Parks		29.6			29.6
	Golf Course		95.5			95.5
	Open Space				190.3	190.3
	Scottsdale Owned Land					
	Right of Way/Streets		82.8			82.8
	Total	**671**	**426.9**	**9.9**	**190.3**	**627.1**

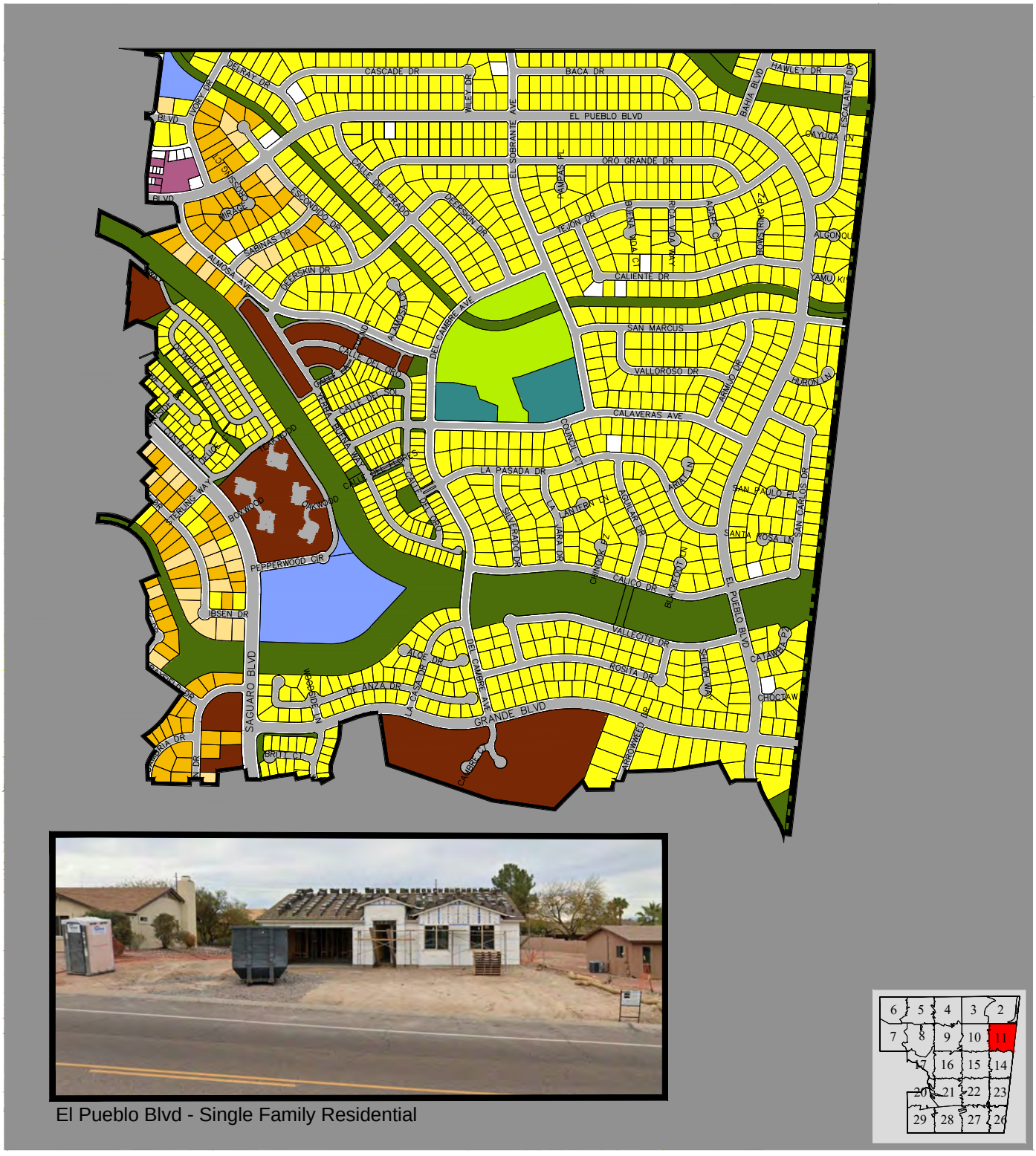
section 10


GLENBROOK BLVD
CARMEL DR
BALSAM DR
GLENPOINT DR
GLENEAGLE DR
GLENEAGLE LN
GLENDORA DR
GLENVIEW DR
SCENVIEW LN
BAINBRIDGE AVE
MONTROSE DR
SPRINGFIELD LN
HYDE PARK DR
SPRINGMONT DR
NEW MARKET CT
WESTMINSTER PL
STANCREST DR
CHALCEDONY CT
MOLDAVITE CT
AGATE CT
KEYMAR TR
WOLVERTON DR
BELLWEED DR
SCHINOLE LN
FOUNTAIN HILLS BLVD
SAGUARO BLVD
EL PUEBLO
GLENBROOK
PEACHTREE LN
OXFORD DR
BRADFORD DR
MAYFLOWER RD
GREENHURST AVE
BRIARWOOD DR
SHERWOOD DR
HEATHER DR
FAIRLYNN DR
FAIRFAX DR
HAWTHORN LN
GALAXY DR
BRUNSWICK DR
ASHBROOK DR
BAYFIELD DR
EDGEWORTH DR
KENNETH DR
CAMINO DR
ARROW DR
SILVER HAWK CT
BLUEJAY PL
STAGECOACH LN
CAMELBACK CT
CANDLEWOOD CT
THUNDER CT
DOUGLAS CT
DOUGLAS DR
MAPLE DR
CLEVELAND PL
SKYLARK DR
STATFORD PL
BRIDLE PATH
OXLEY CT
OXLEY CT
OXLEY CT



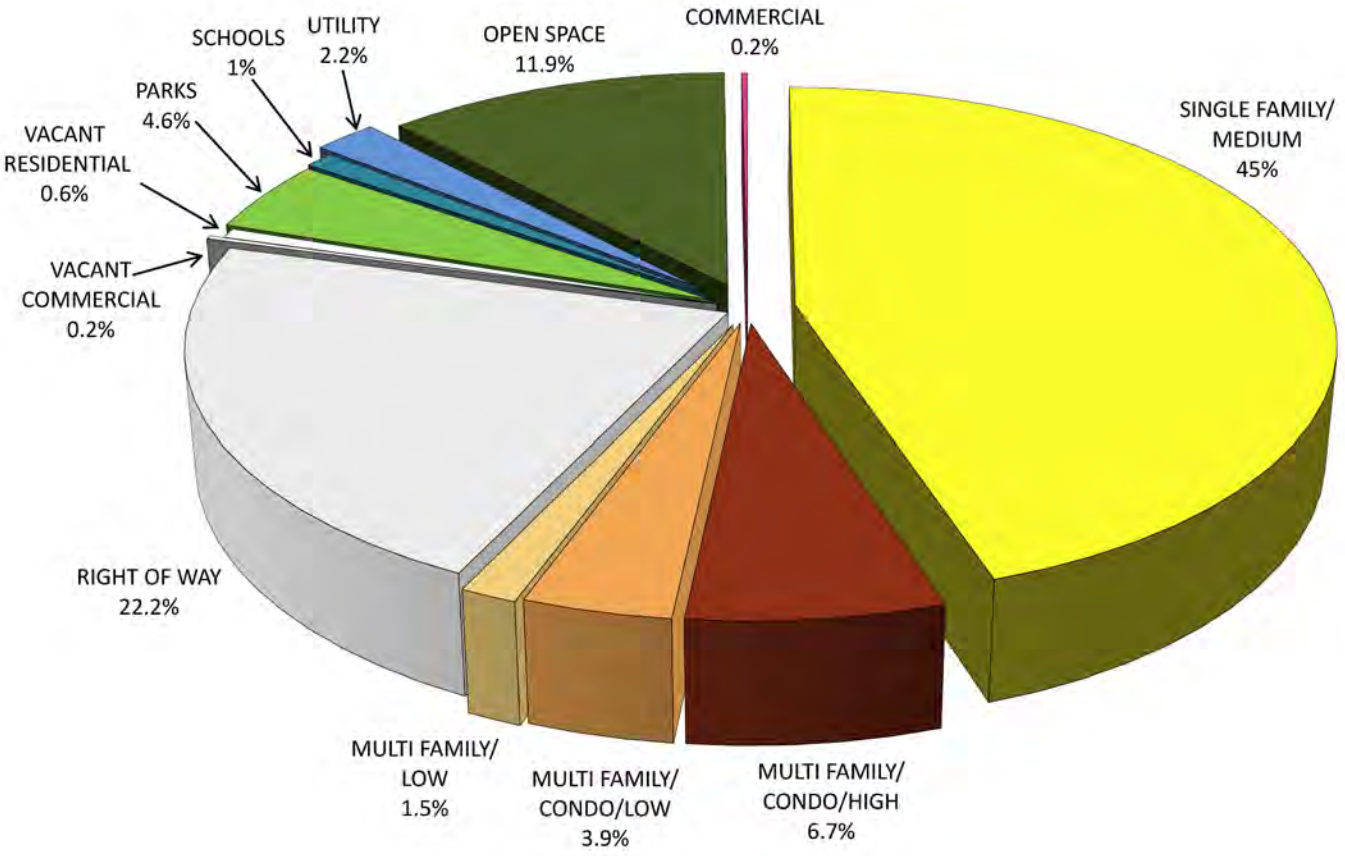
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	42	51.5	2		
	Single Family – M	962	245.8	0.7		
	Multi-Family – L	190	25.8			
	Multi-Family – M	5	0.3			378.7
	Multi-Family – H			1.3		
	Multi-Family/Condo – L	258	34.2			
	Multi-Family/Condo – M	24	1.9			
	Multi-Family/Condo – H	225	15.2			
	Commercial/Retail		11.6	0.7		12.3
	Mixed Use					
	Lodging					
	Institutional		12.2			12.2
	Industrial					
	Utility		2.1			2.1
	Government/Town Owned					
	Schools		65.8			65.8
	Parks					
	Golf Course					
	Open Space				57.1	57.1
	Scottsdale Owned Land					
	Right of Way/Streets		128.6			128.6
	Total	**1,706**	**595.0**	**4.7**	**57.1**	**656.8**

section 11



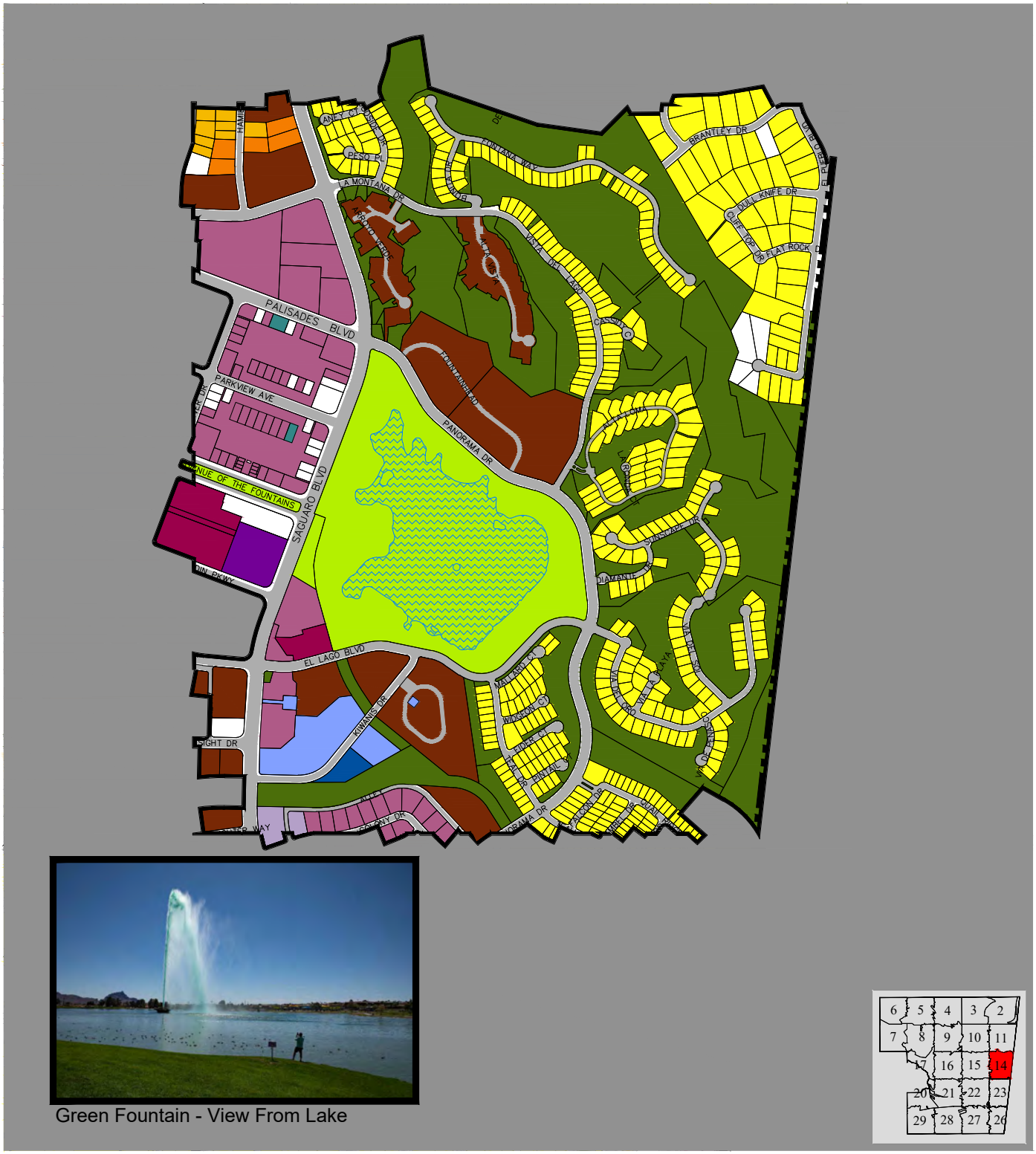
El Pueblo Blvd - Single Family Residential

Undeveloped land shown in white



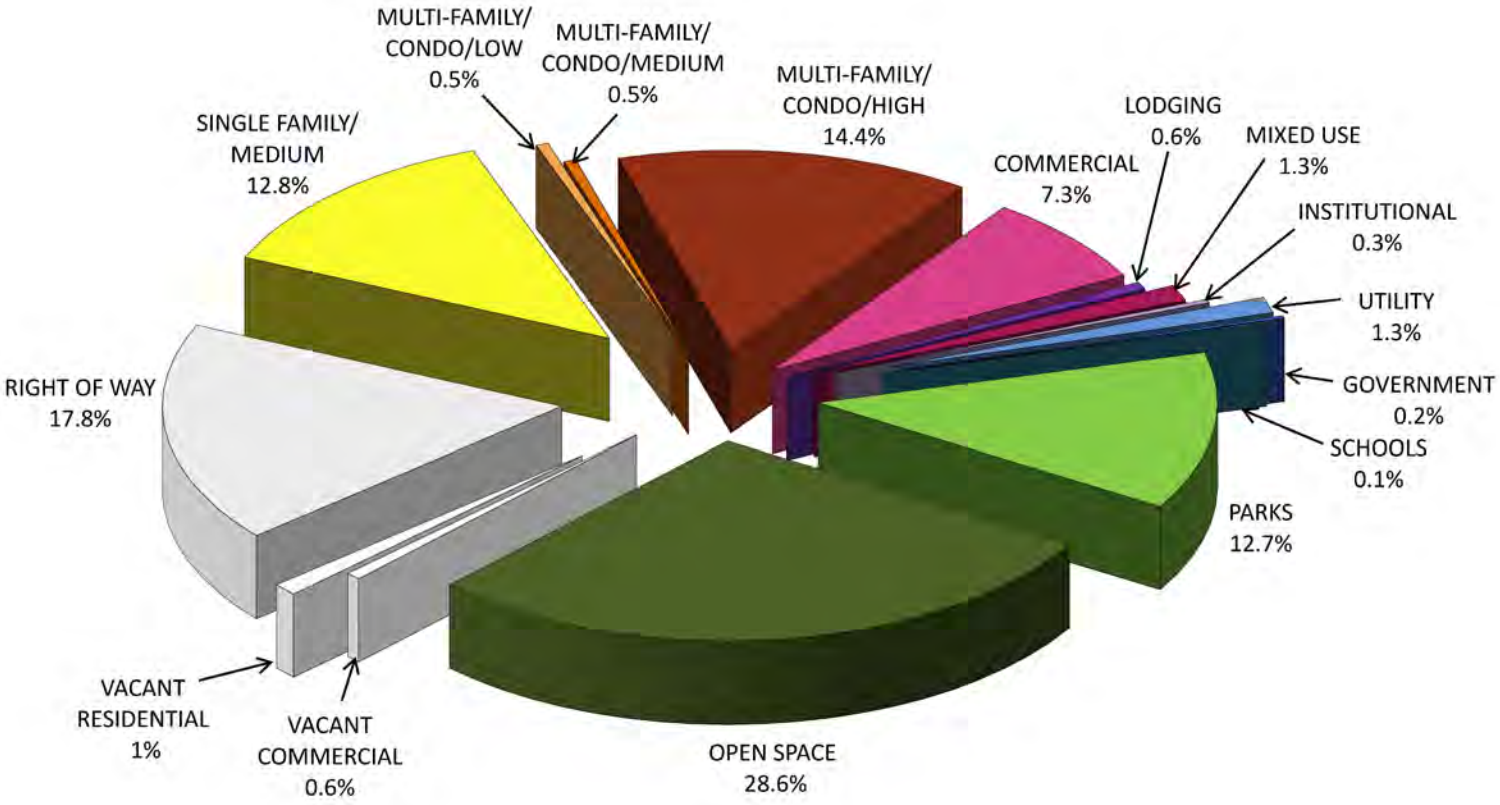
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L					
	Single Family – M	1,183	272.7	1.9		
	Multi-Family – L	56	9.4			
	Multi-Family – M					349.1
	Multi-Family – H					
	Multi-Family/Condo – L	165	23.7	0.9		
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	326	40.5			
	Commercial/Retail		1.3	1		2.3
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		13.3			13.3
	Government/Town Owned					
	Schools		6.1			6.1
	Parks		27.7			27.7
	Golf Course					
	Open Space				71.8	71.8
	Scottsdale Owned Land					
	Right of Way/Streets		134.5			134.5
	Total	**1,730**	**529.2**	**3.8**	**71.8**	**604.8**

section 14



Green Fountain - View From Lake

Undeveloped land shown in white

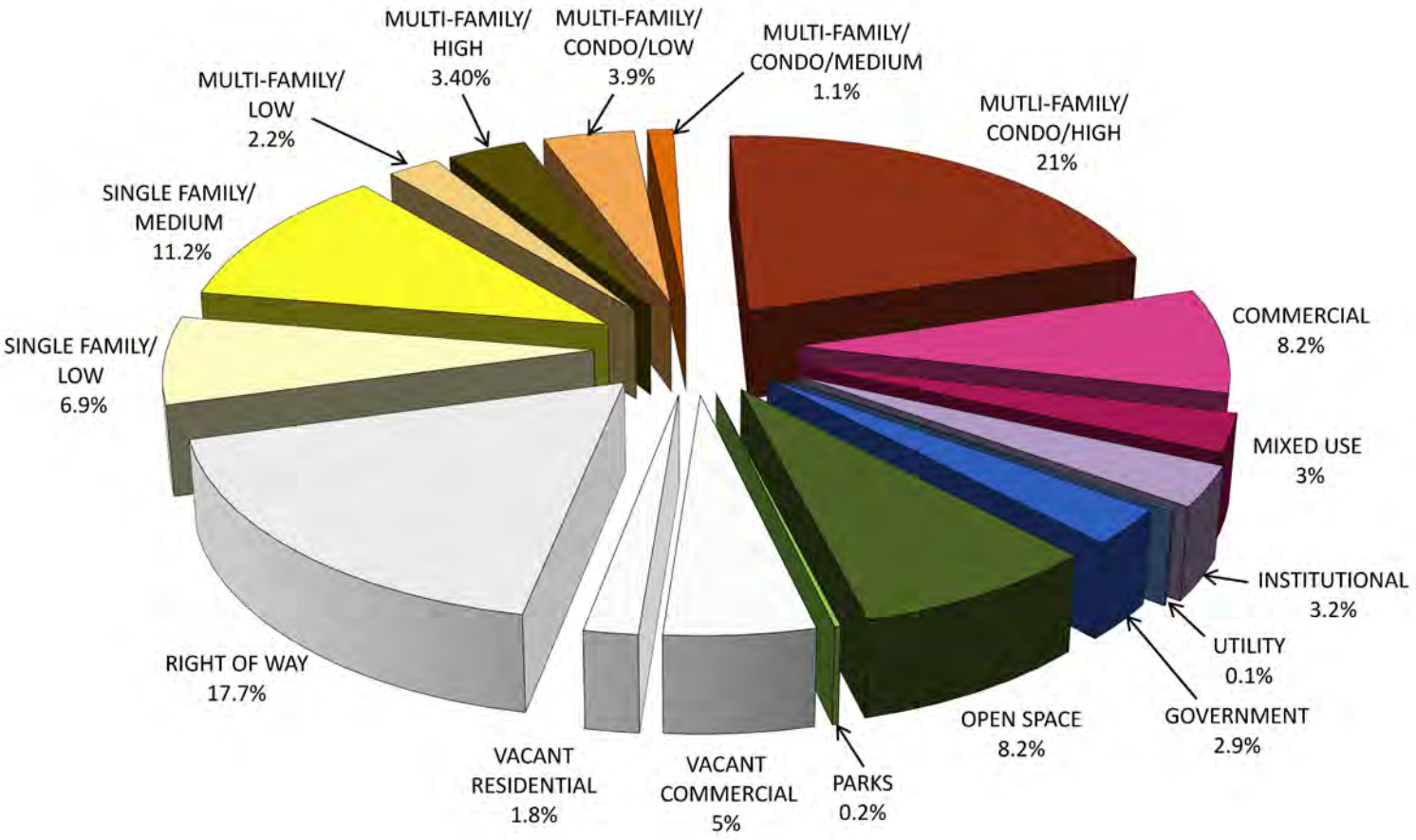


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L					
	Single Family – M	440	66.7	3.2		
	Multi-Family – L					
	Multi-Family – M					152.4
	Multi-Family – H					
	Multi-Family/Condo – L	20	2.4	2.4		
	Multi-Family/Condo – M	33	2.5			
	Multi-Family/Condo – H	450	75.2			
	Commercial/Retail		38.0	3.2		41.2
	Mixed Use	217	6.8			1.2
	Lodging		3.2			3.2
	Institutional		1.8			1.8
	Industrial					
	Utility		6.8			6.8
	Government/Town Owned		1.1			1.1
	Schools		0.5			0.5
	Parks		66.1			66.1
	Golf Course					
	Open Space				149.3	149.3
	Scottsdale Owned Land					
	Right of Way/Streets		93.2			93.2
	Total	1160	364.3	8.8	149.3	522.4

section 15

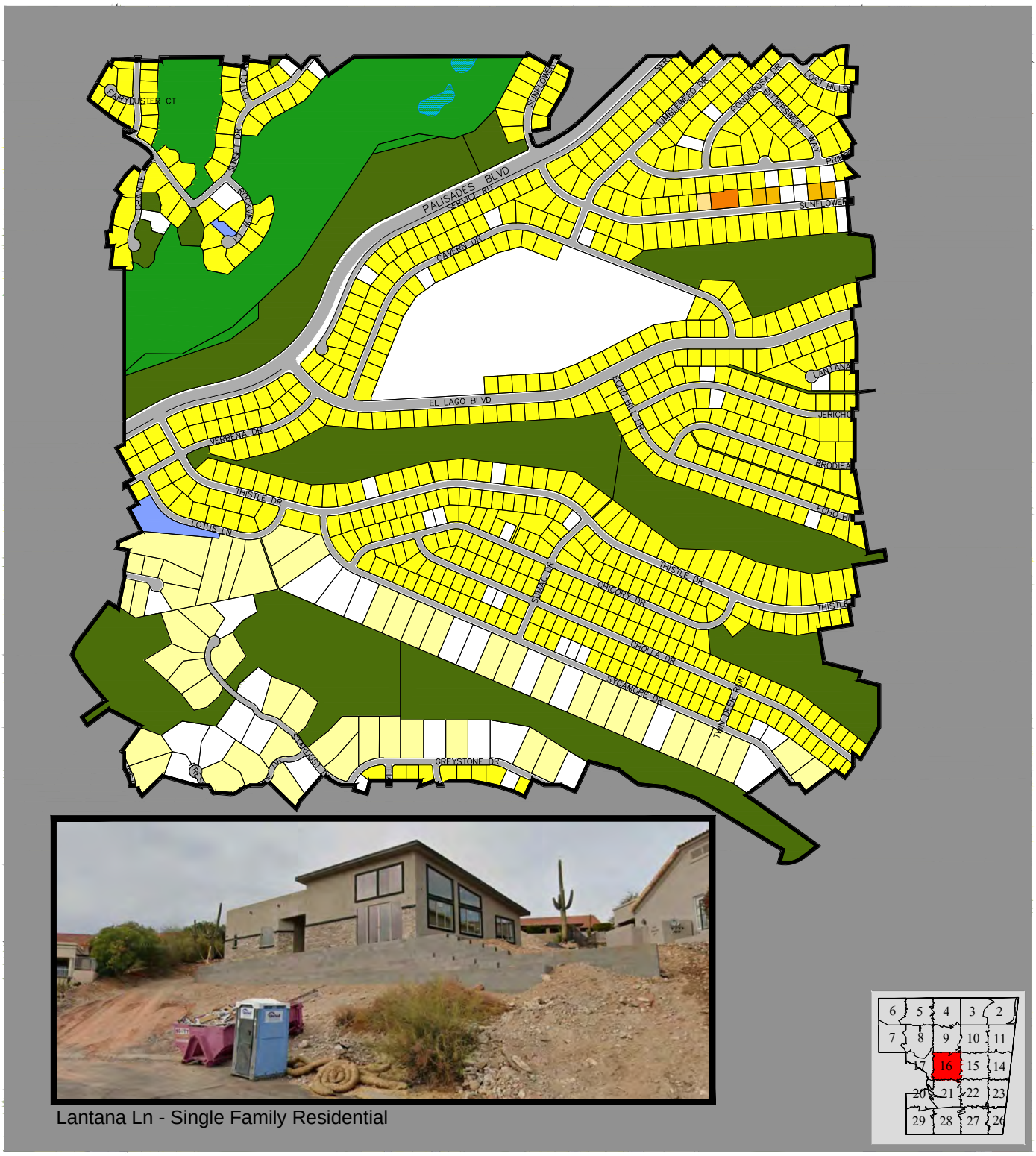
The Havenly Fountain Hills - Multi-Family Homes

Undeveloped land shown in white



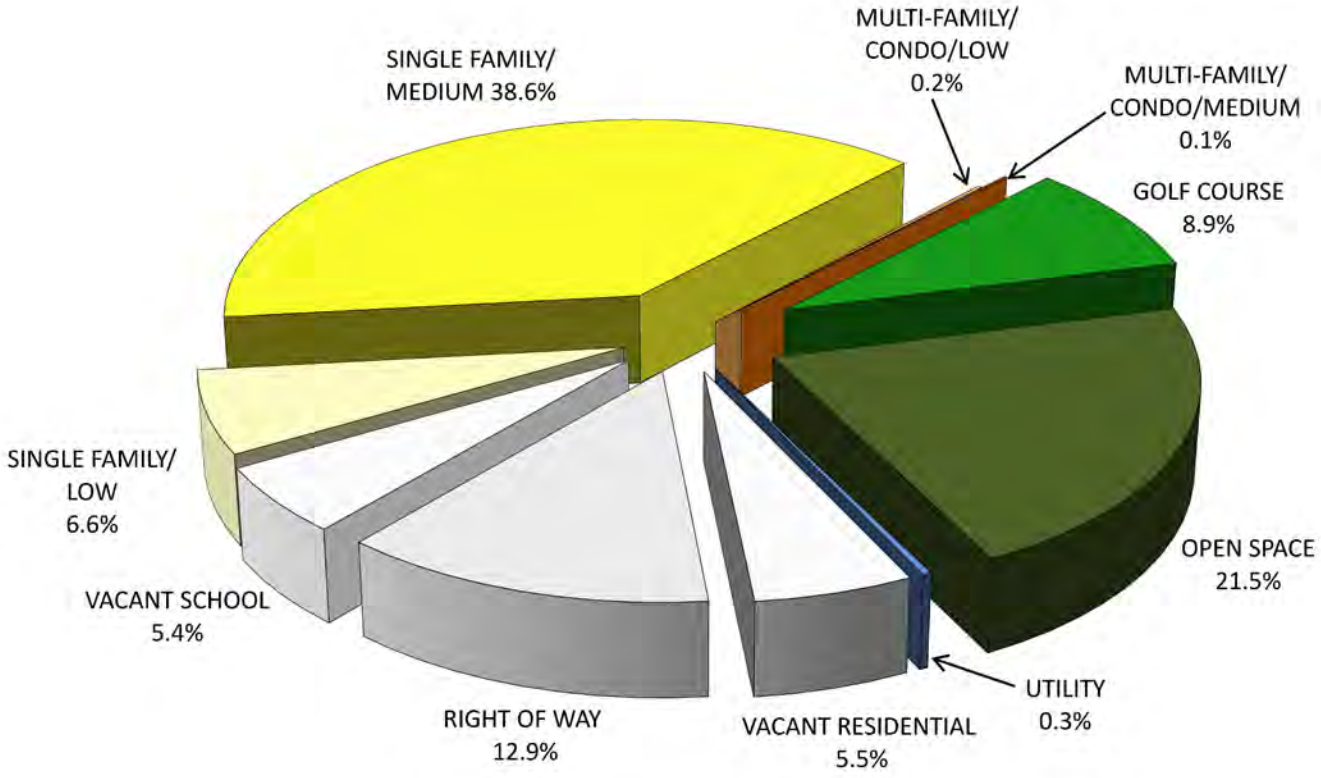
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	24	43.2	5.9		
	Single Family – M	232	70.7	0.4		
	Multi-Family – L	118	13.6			
	Multi-Family – M					323.2
	Multi-Family – H	297	21.4	5.0		
	Multi-Family/Condo – L	189	24.2			
	Multi-Family/Condo – M	77	7.2			
	Multi-Family/Condo – H	1,213	131.6			
	Commercial/Retail		51.6	31.5		83.1
	Mixed Use	363	18.6			18.6
	Lodging					
	Institutional		19.9			19.9
	Industrial					
	Utility		0.9			0.9
	Government/Town Owned		18			18
	Schools					
	Parks		1.5			1.5
	Golf Course					
	Open Space				51.5	51.5
	Scottsdale Owned Land					
	Right of Way/Streets		110.9			110.9
	Total	**2,513**	**533.3**	**42.8**	**51.5**	**627.6**

section 16



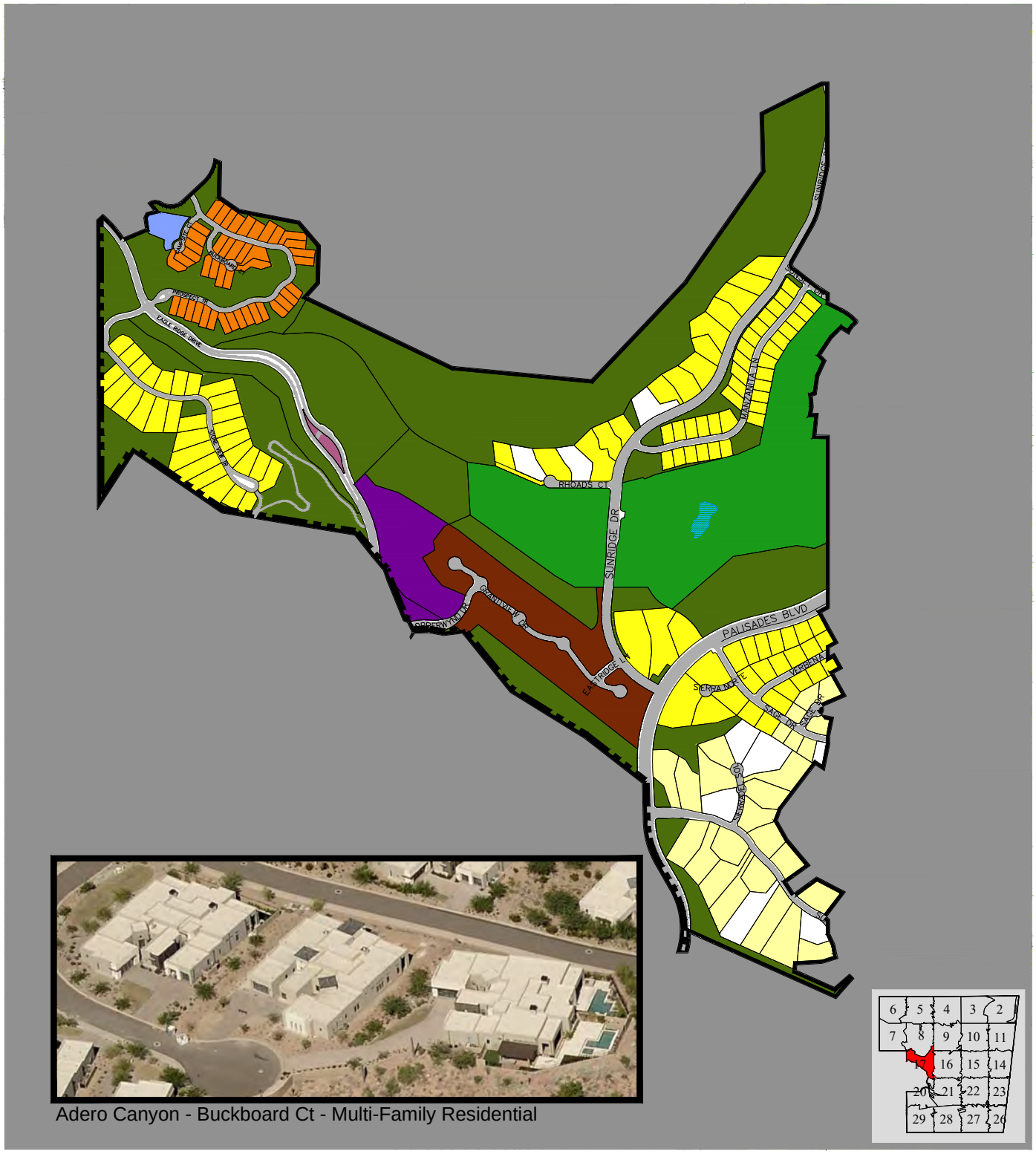
Lantana Ln - Single Family Residential

Undeveloped land shown in white



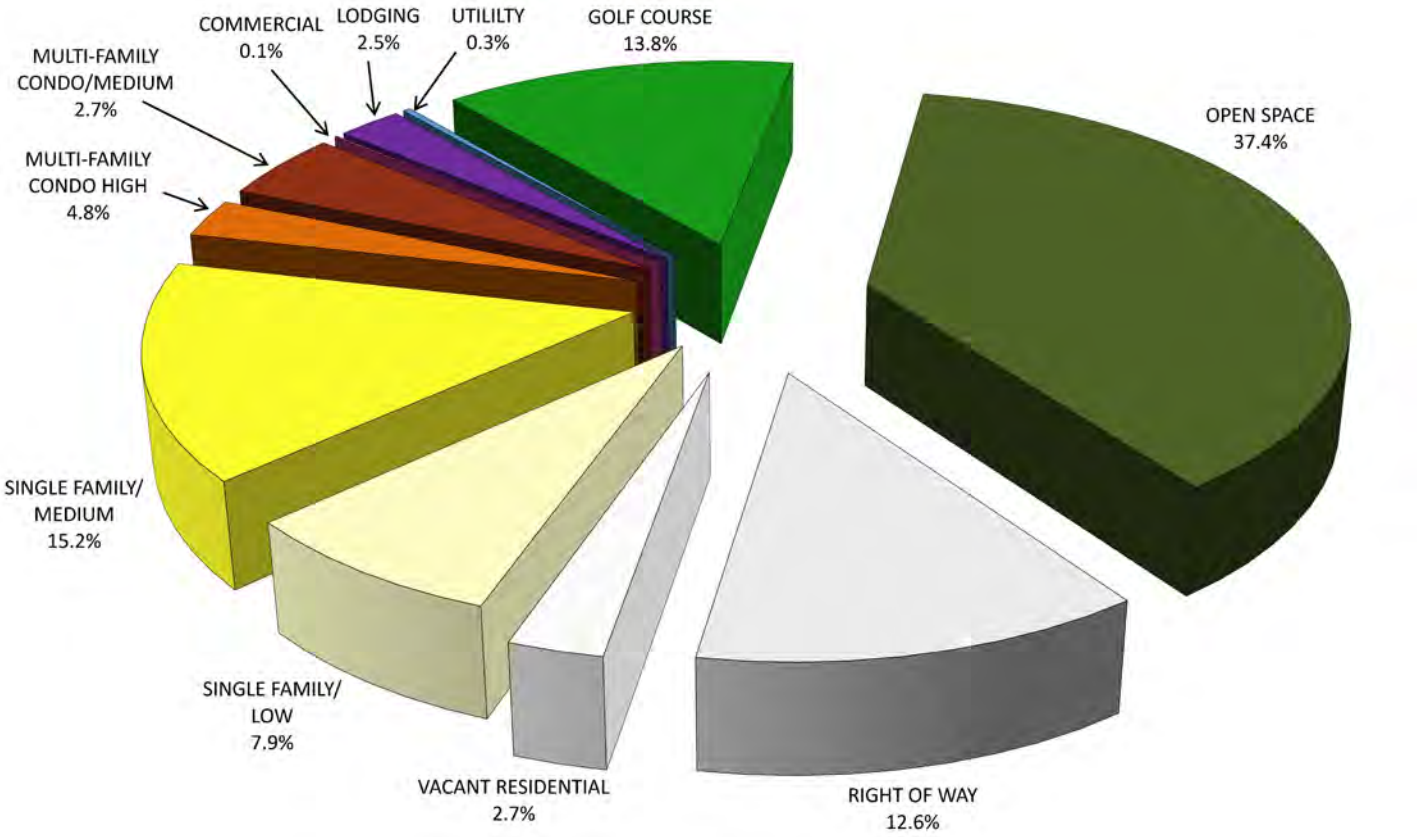
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	51	42.8	24.6		
	Single Family – M	739	250.2	10.5		
	Multi-Family – L	1	0.3			
	Multi-Family – M					331.0
	Multi-Family – H					
	Multi-Family/Condo – L	12	1.2	0.8		
	Multi-Family/Condo – M	6	0.6			
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		1.8			1.8
	Government/Town Owned					
	Schools			35.1		35.1
	Parks					
	Golf Course		57.9			57.9
	Open Space				139.2	139.2
	Scottsdale Owned Land					
	Right of Way/Streets		83.2			83.2
	Total	**809**	**438**	**71**	**139.2**	**648.2**

section 17



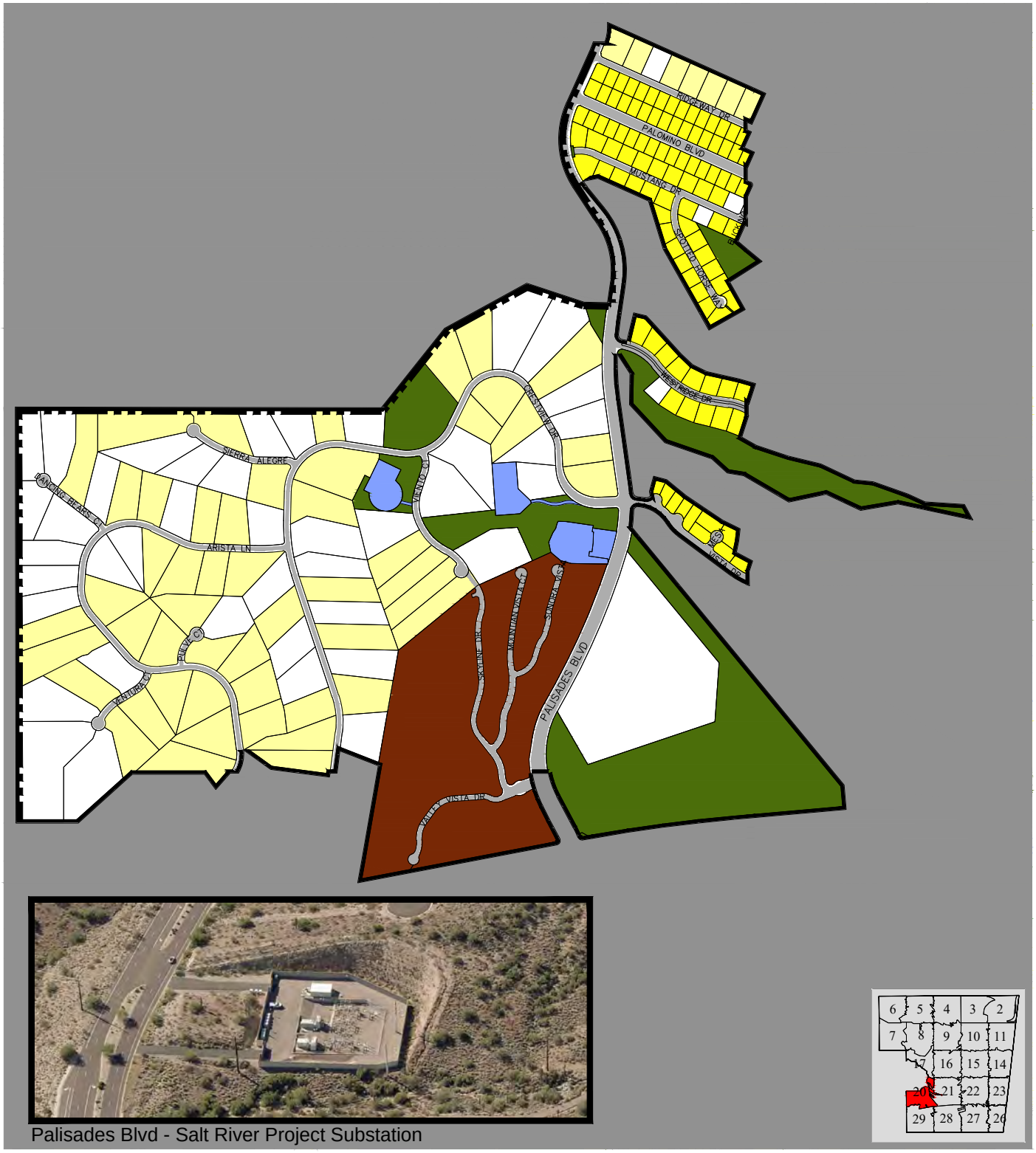
Adero Canyon - Buckboard Ct - Multi-Family Residential

Undeveloped land shown in white



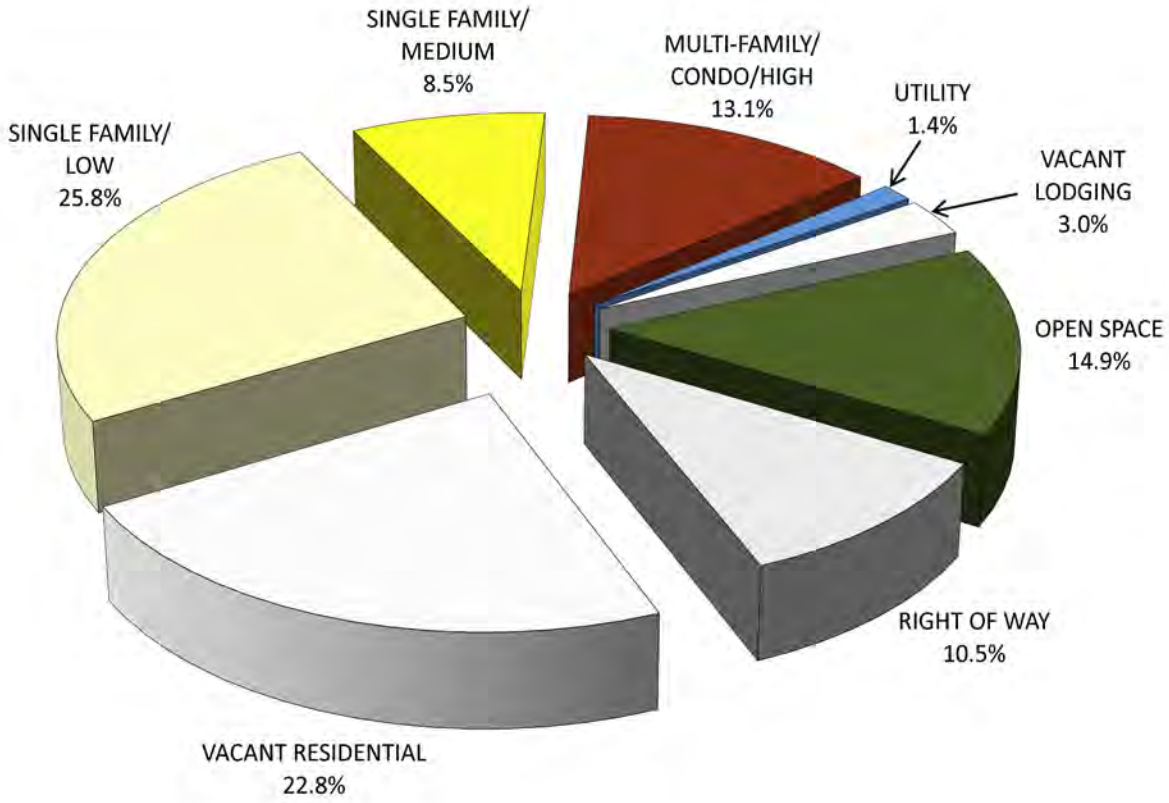
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	26	27.9	5.3		
	Single Family – M	103	53.8	4.3		
	Multi-Family – L					
	Multi-Family – M					117.7
	Multi-Family – H					
	Multi-Family/Condo – L			0		
	Multi-Family/Condo – M	42	9.4			
	Multi-Family/Condo – H	108	17			
	Commercial/Retail		0.5			0.5
	Mixed Use					
	Lodging		8.9			8.9
	Institutional					
	Industrial					
	Utility		1.2			1.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		48.9			48.9
	Open Space				132.6	132.6
	Scottsdale Owned Land					
	Right of Way/Streets		44.5			44.5
	Total	279	212.1	9.6	132.6	354.3

section 20



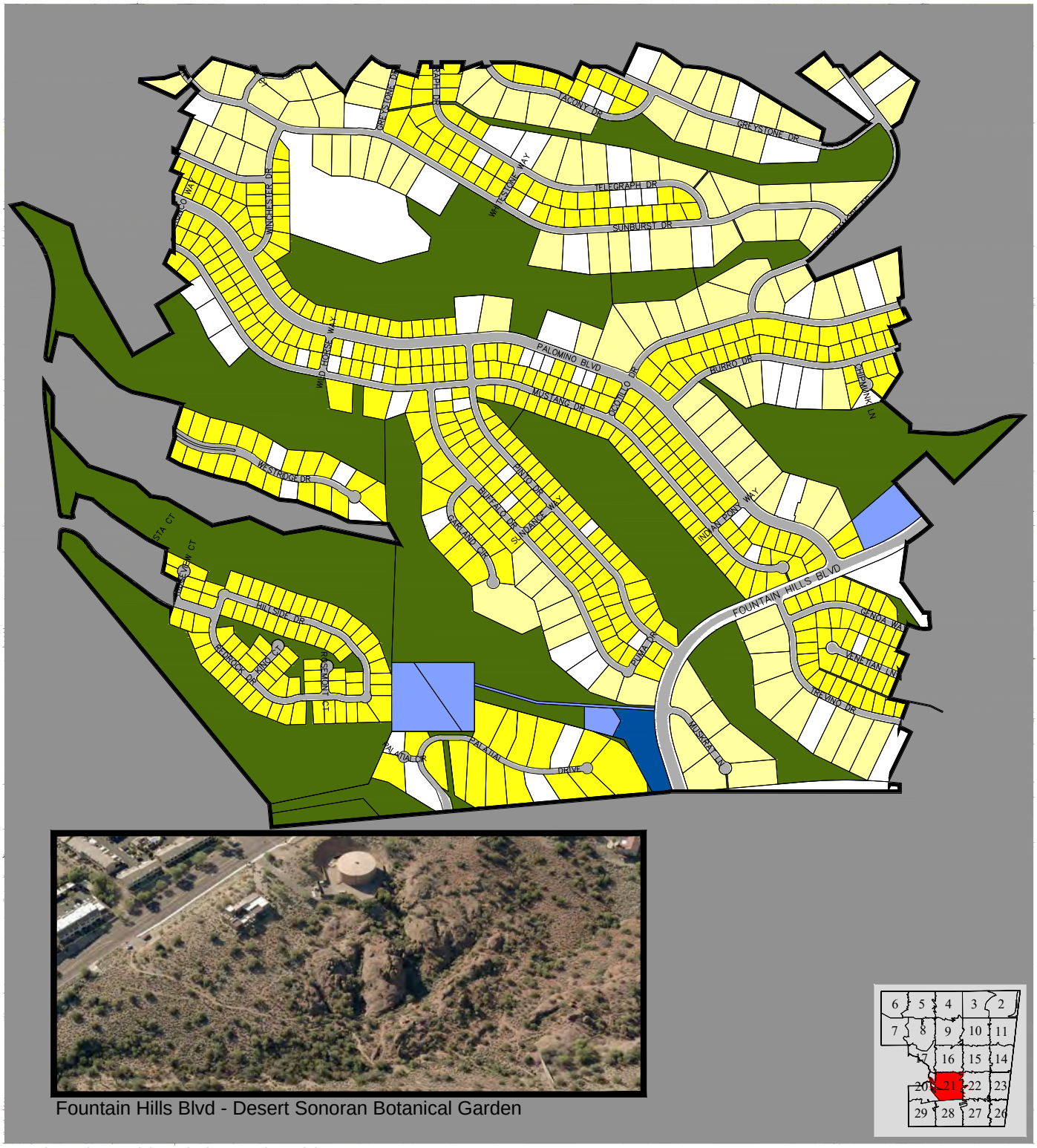
Palisades Blvd - Salt River Project Substation

Undeveloped land shown in white



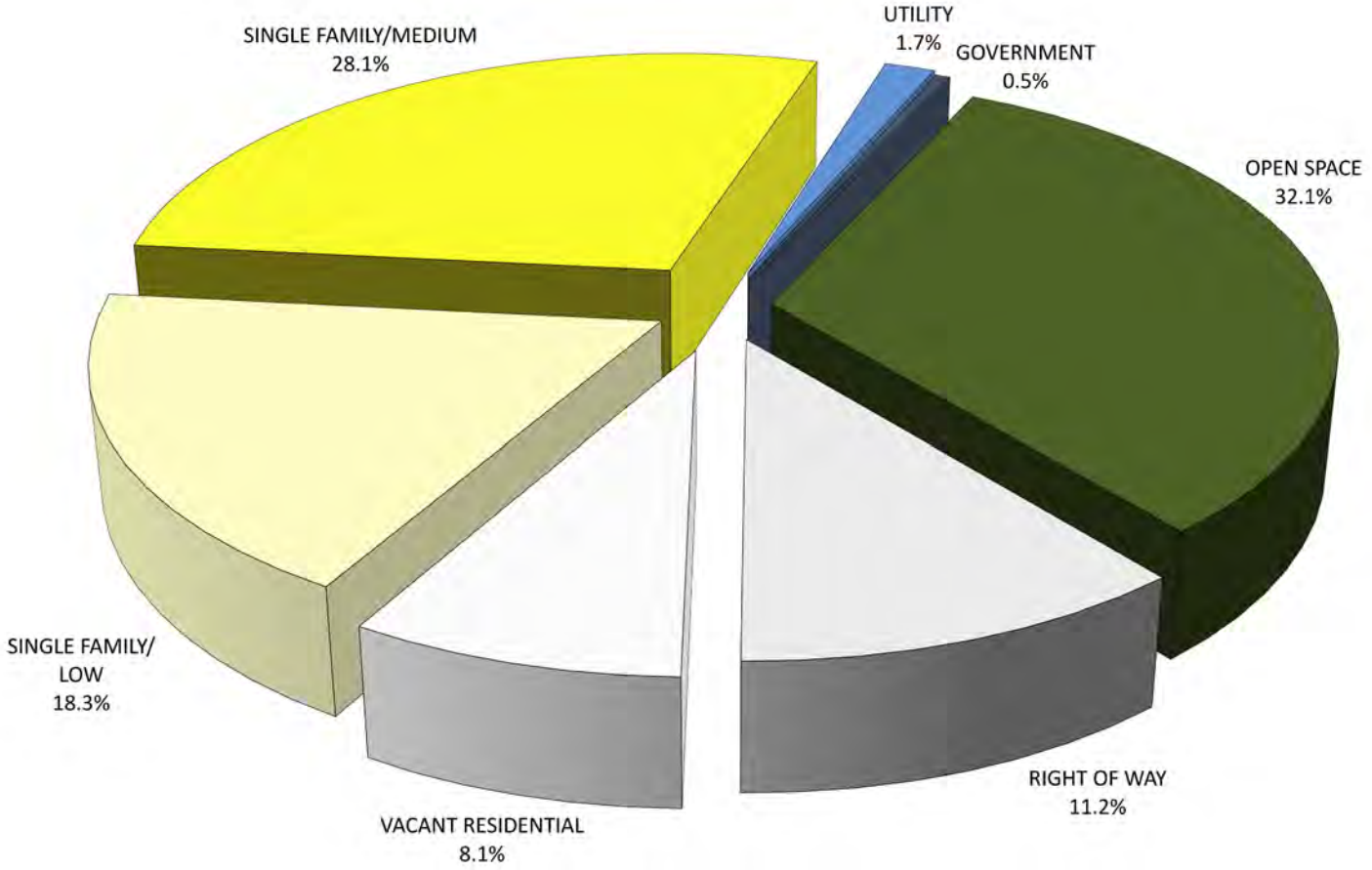
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	58	111.7	98.4		
	Single Family – M	104	35.9	1.3		
	Multi-Family – L					
	Multi-Family – M					303.9
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	41	56.6			
	Commercial/Retail					
	Mixed Use					
	Lodging			13.2		13.2
	Institutional					
	Industrial					
	Utility		6.2			6.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				64.5	64.5
	Scottsdale Owned Land					
	Right of Way/Streets		45.5			45.5
	Total	**203**	**255.9**	**112.9**	**64.5**	**433.3**

section 21



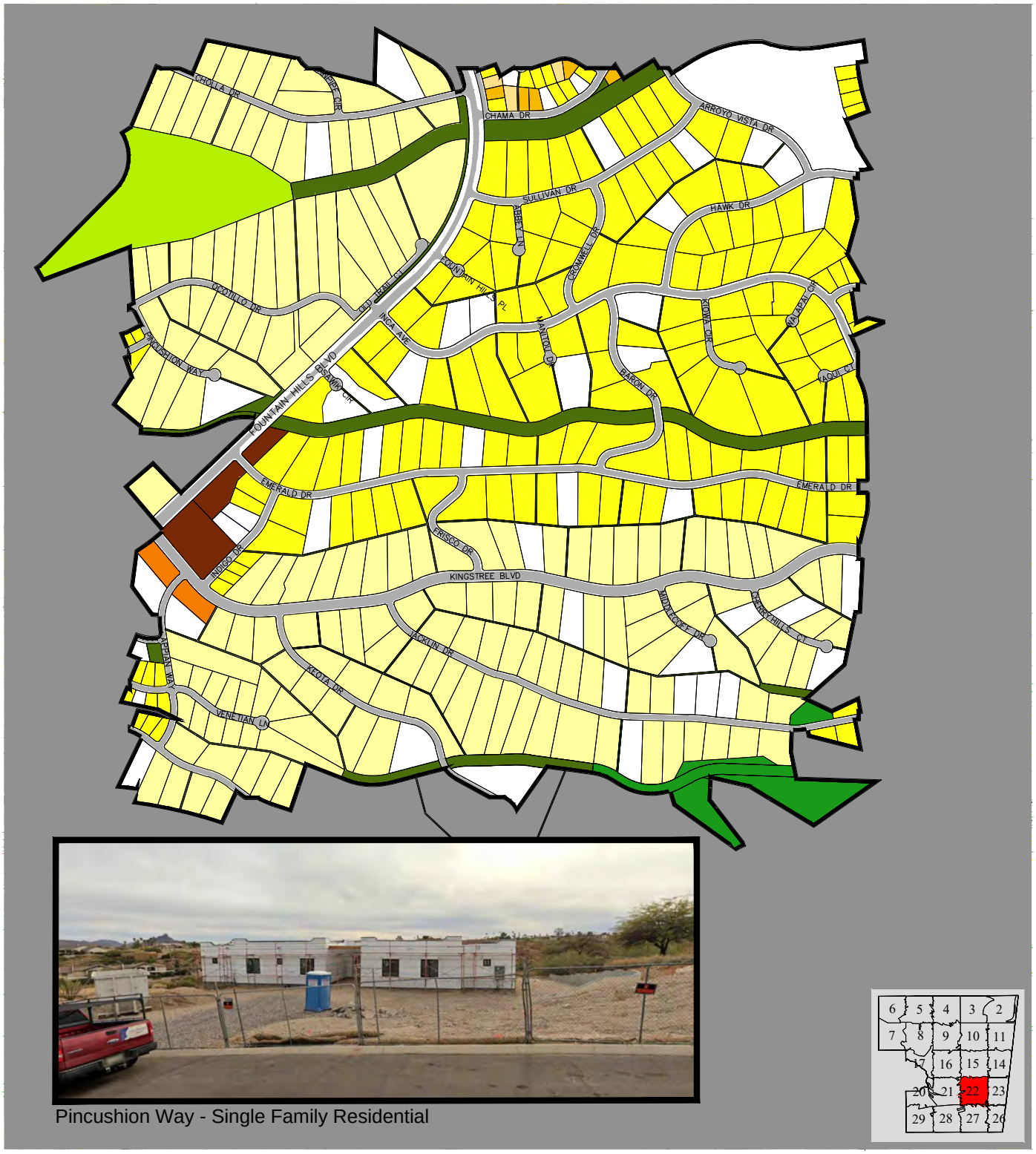
Fountain Hills Blvd - Desert Sonoran Botanical Garden

Undeveloped land shown in white



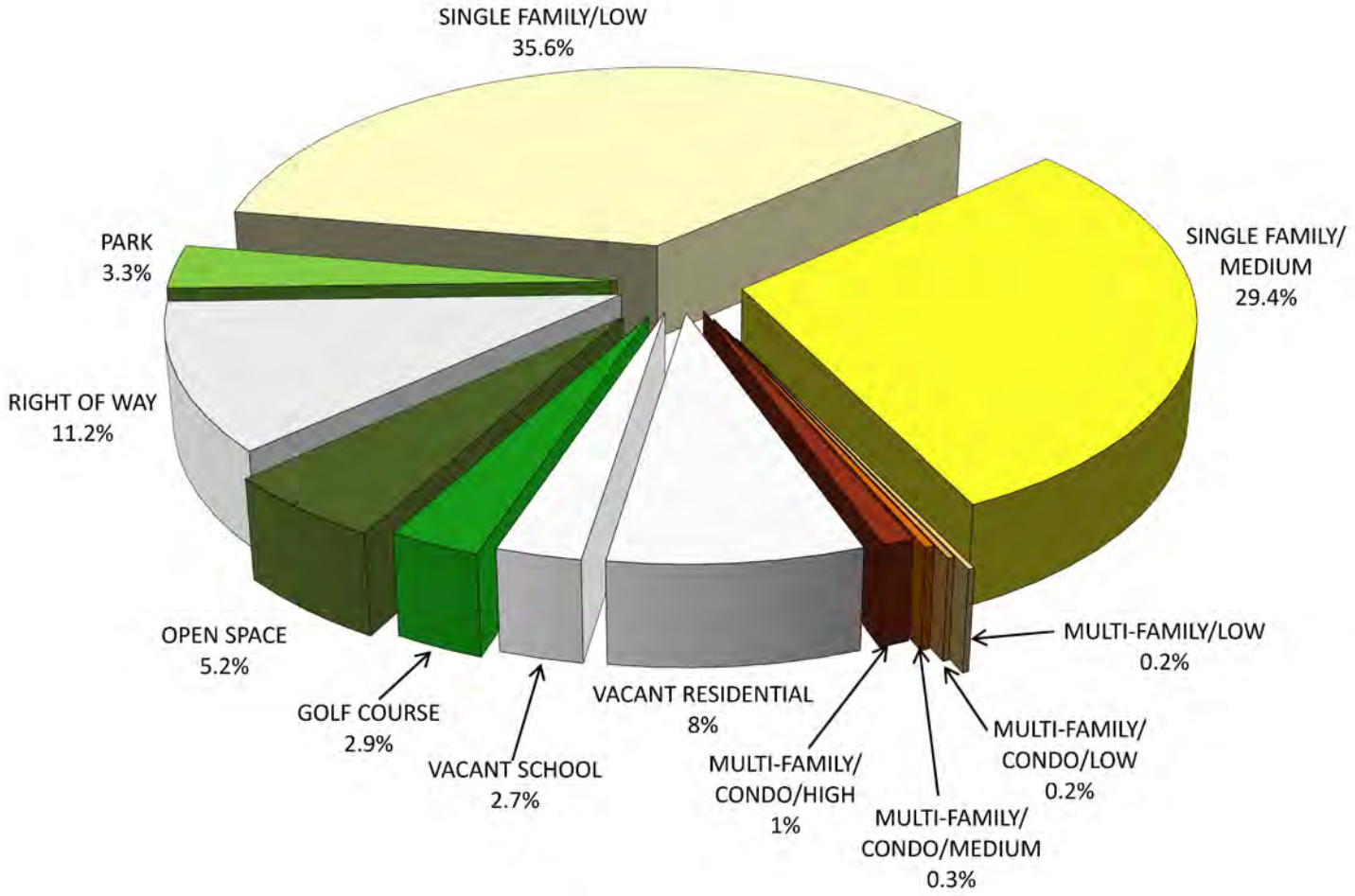
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	103	121.4	34.3		
	Single Family – M	555	186.8	19.8		
	Multi-Family – L					
	Multi-Family – M					362.3
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		11.5			11.5
	Government/Town Owned		3.1			3.1
	Schools					
	Parks					
	Golf Course					
	Open Space				213.4	213.4
	Scottsdale Owned Land					
	Right of Way/Streets		74.1			74.1
	Total	**658**	**396.9**	**54.1**	**213.4**	**664.4**

section 22



Pincushion Way - Single Family Residential

Undeveloped land shown in white

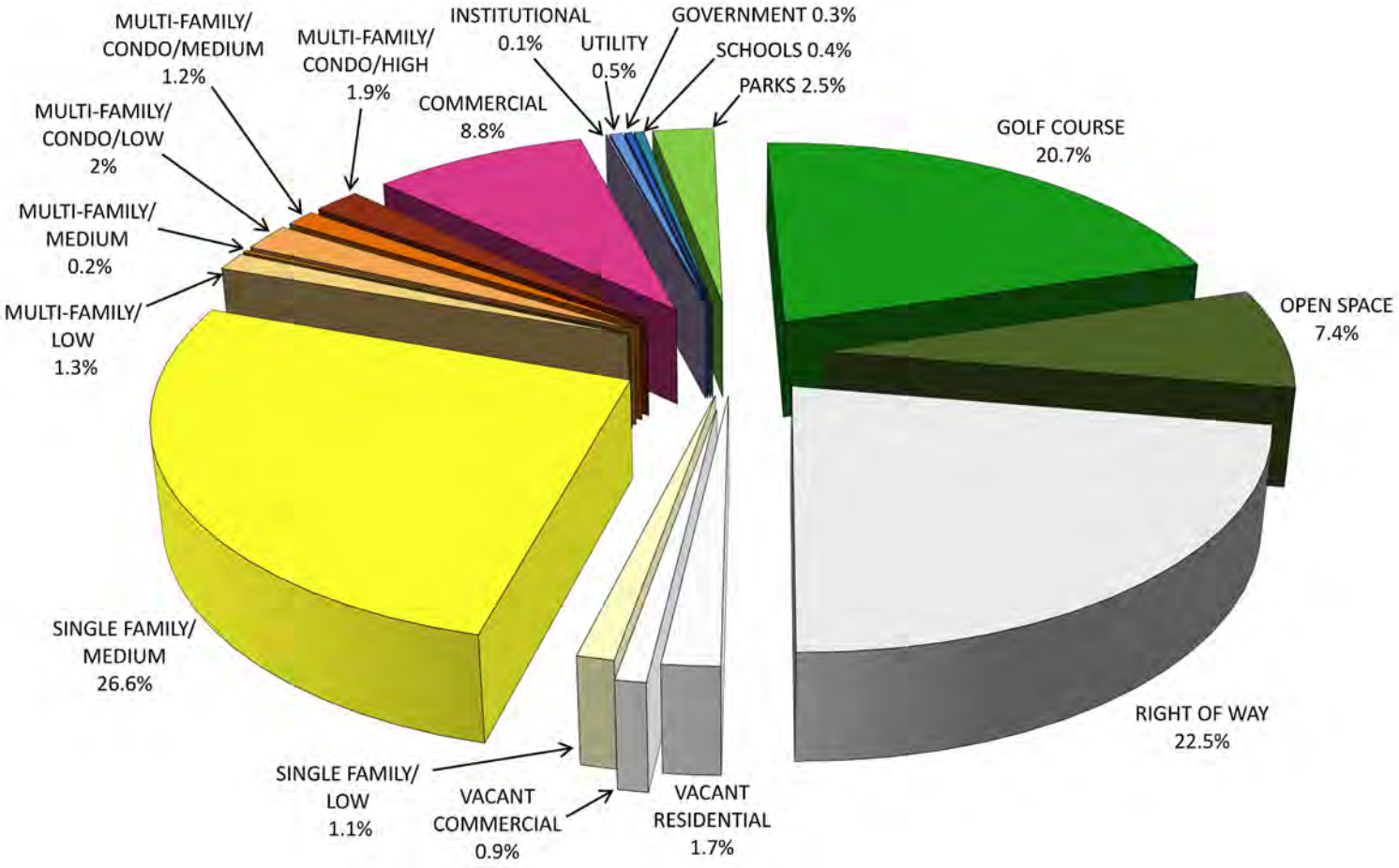


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	167	227.4	25.3		
	Single Family – M	169	187.9	23.3		
	Multi-Family – L	6	1			
	Multi-Family – M					476.8
	Multi-Family – H					
	Multi-Family/Condo – L	10	1.5	2.2		
	Multi-Family/Condo – M	12	2.1			
	Multi-Family/Condo – H	75	6.1			
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools			17.5		17.5
	Parks			21.3		21.3
	Golf Course		18.5			18.5
	Open Space				33.5	33.5
	Scottsdale Owned Land					
	Right of Way/Streets		71.5			71.5
	Total	**439**	**516**	**89.6**	**33.5**	**639.1**

section 23

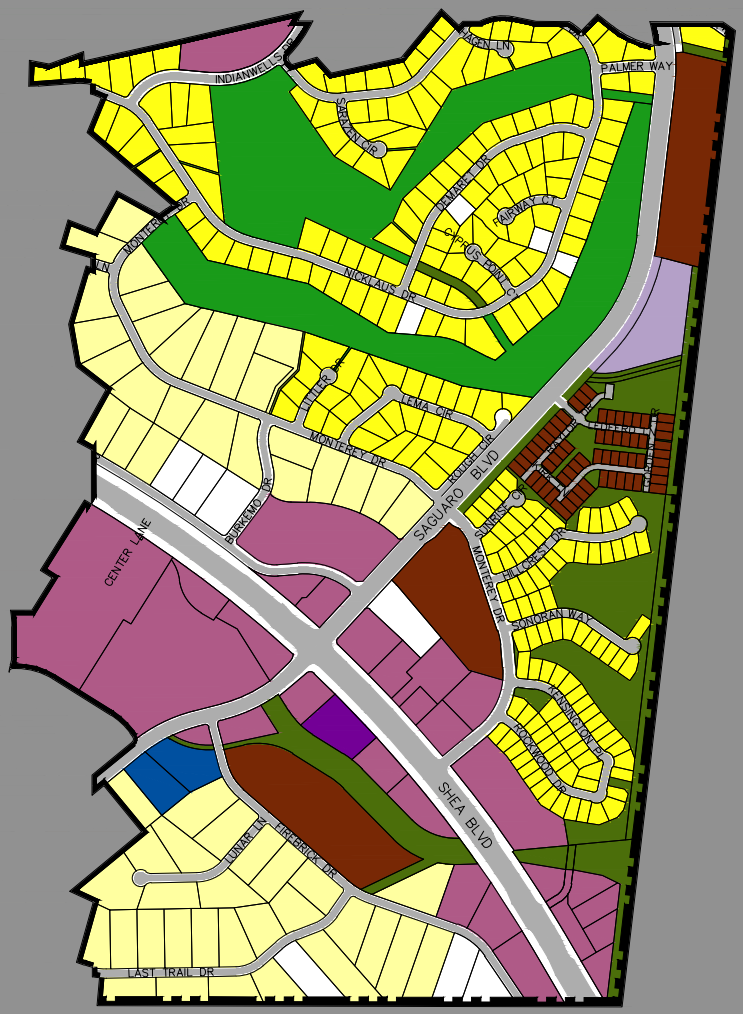
Desert Vista Park - Mini Pitch

Undeveloped land shown in white

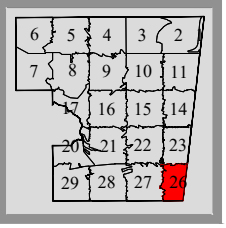


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	2	5.1	0		
	Single Family – M	433	124.4	6.9		
	Multi-Family – L	48	6			
	Multi-Family – M	25	0.9			168.4
	Multi-Family – H			0.6		
	Multi-Family/Condo – L	69	10			
	Multi-Family/Condo – M	55	5.5			
	Multi-Family/Condo – H	91	9			
	Commercial/Retail		41.1	4.3		45.4
	Mixed Use					
	Lodging					
	Institutional		0.2			0.2
	Industrial					
	Utility		2.8			2.8
	Government/Town Owned		1.3			1.3
	Schools		2			2
	Parks		11.6			11.6
	Golf Course		96.8			96.8
	Open Space				34.2	34.2
	Scottsdale Owned Land					0
	Right of Way/Streets		105.3			105.3
	Total	**723**	**422.0**	**11.8**	**34.2**	**468.0**

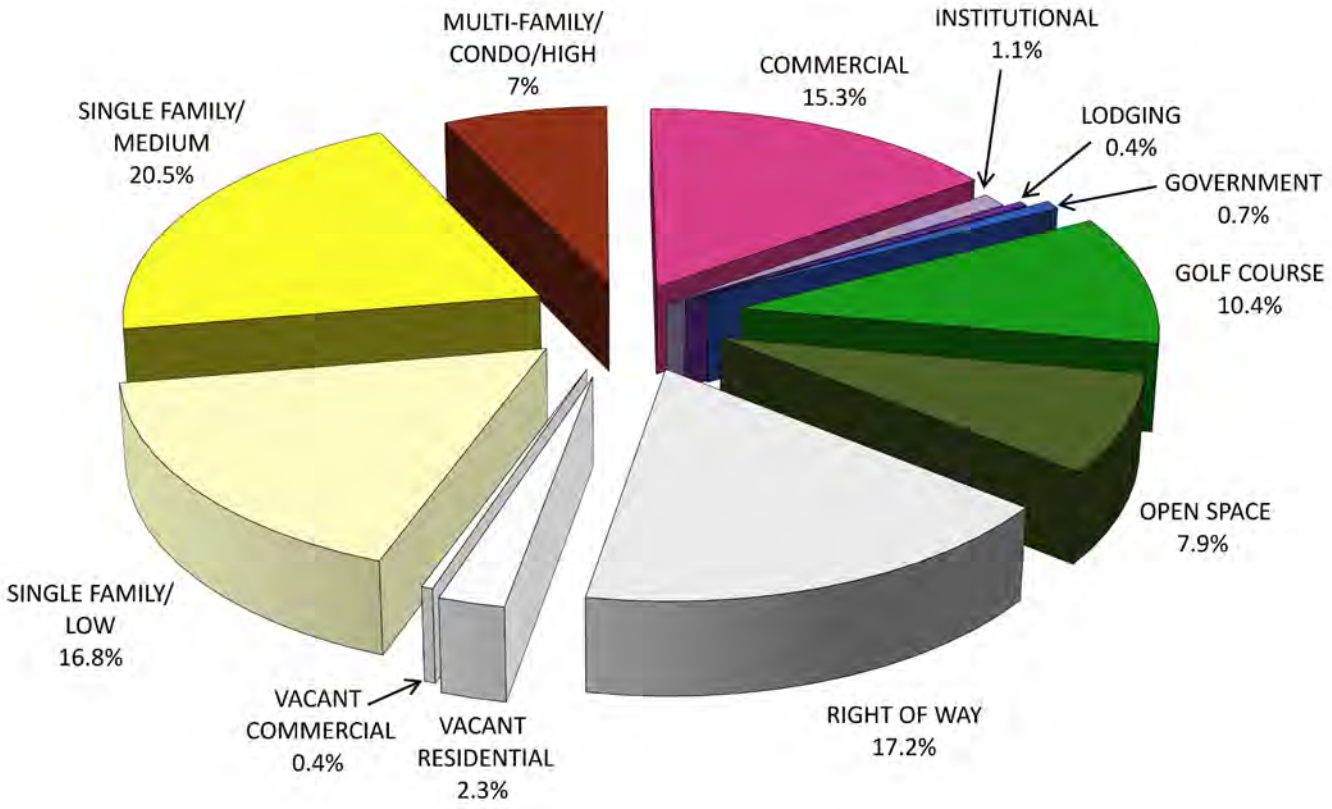
section 26



Fountain Hills Medical Center

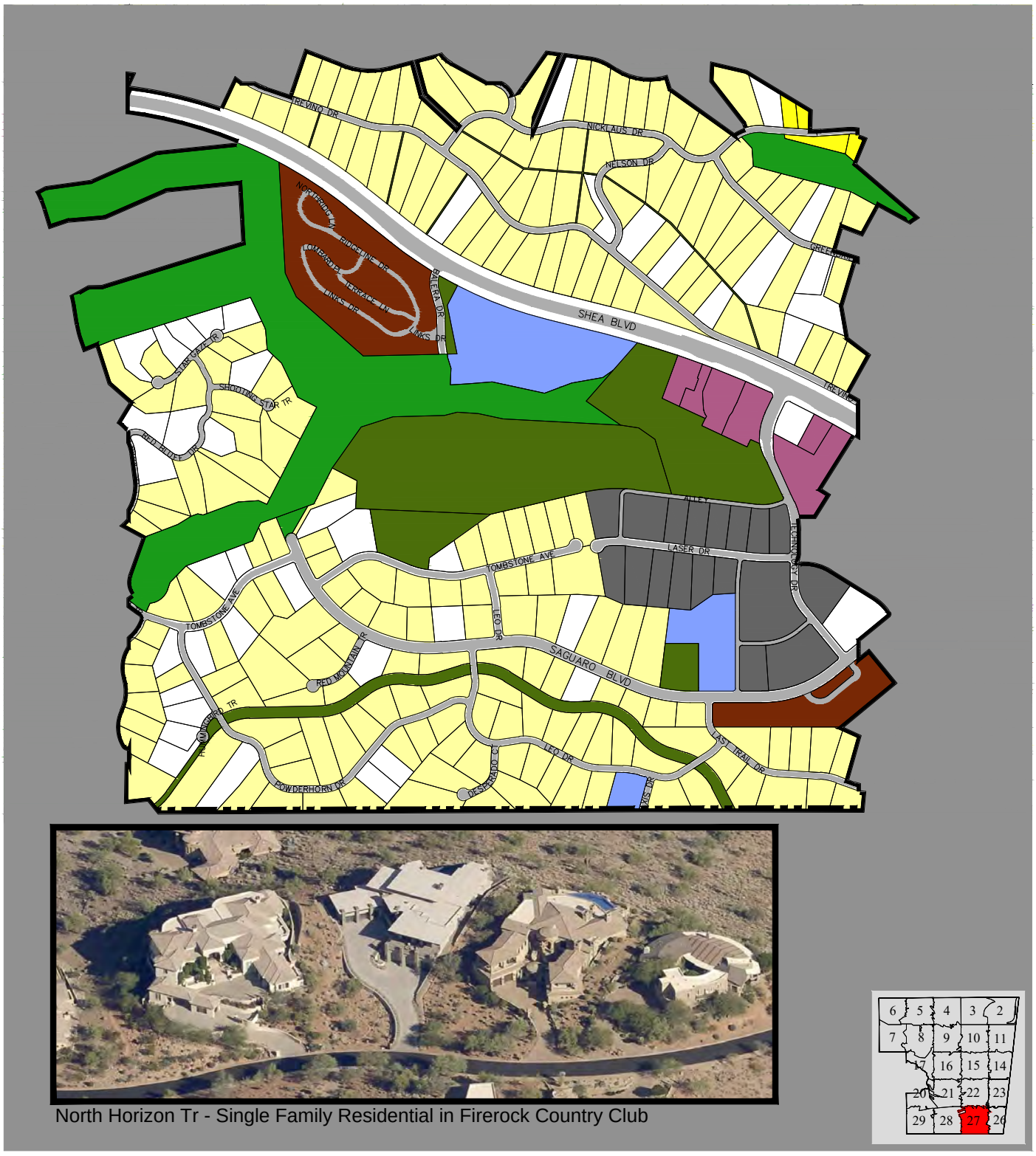


Undeveloped land shown in white



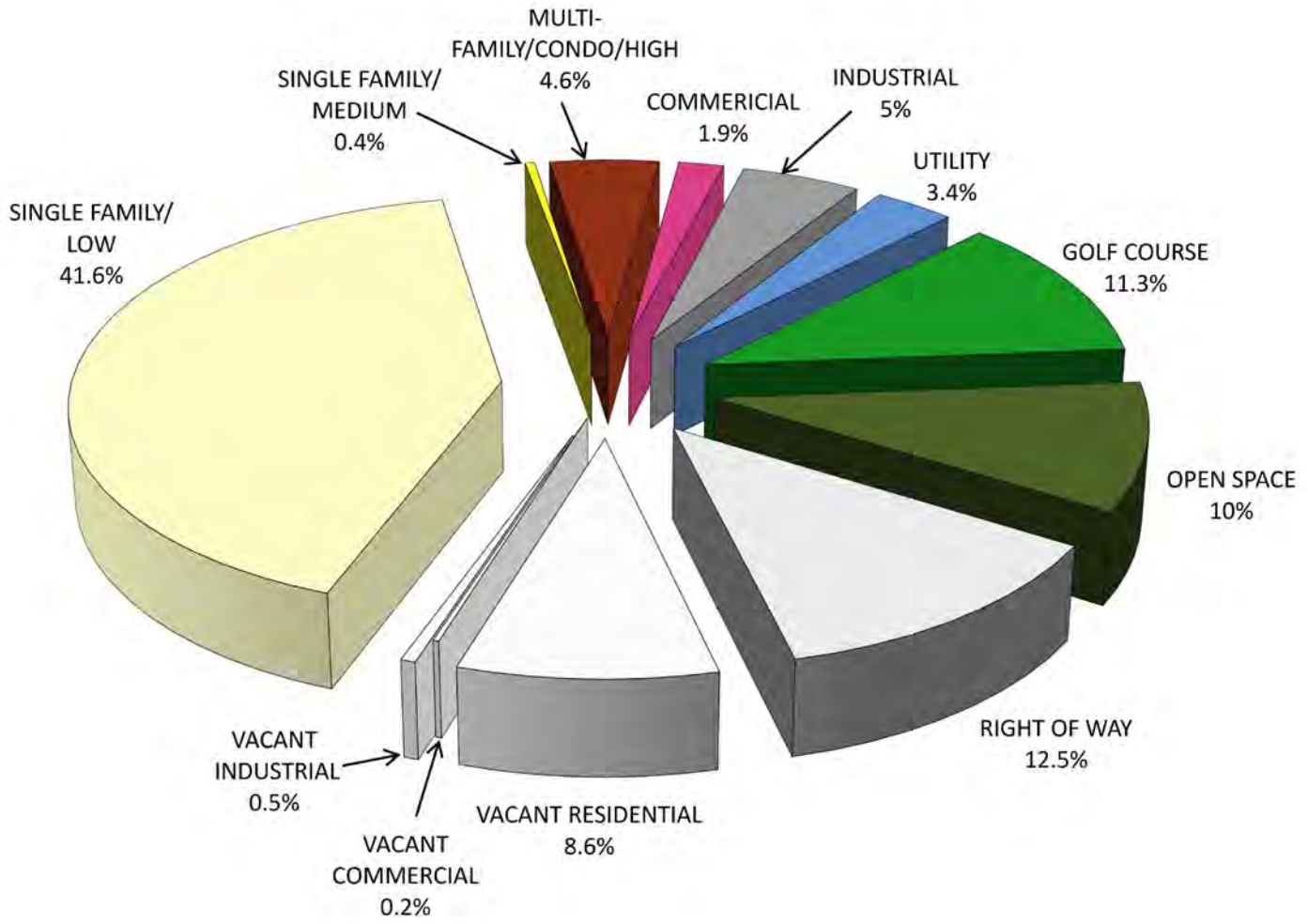
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	55	63.6	7.3		
	Single Family – M	251	77.9	1.4		
	Multi-Family – L					
	Multi-Family – M					176.7
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	309	26.5			
	Commercial/Retail		58.1	1.6		59.7
	Mixed Use					
	Lodging		1.6			1.6
	Institutional		4.1			4.1
	Industrial					
	Utility					
	Government/Town Owned		2.8			2.8
	Schools					
	Parks					
	Golf Course		39.5			39.5
	Open Space				29.9	29.9
	Scottsdale Owned Land					
	Right of Way/Streets		65.3			65.3
	Total	**615**	**339.4**	**10.3**	**29.9**	**379.6**

section 27



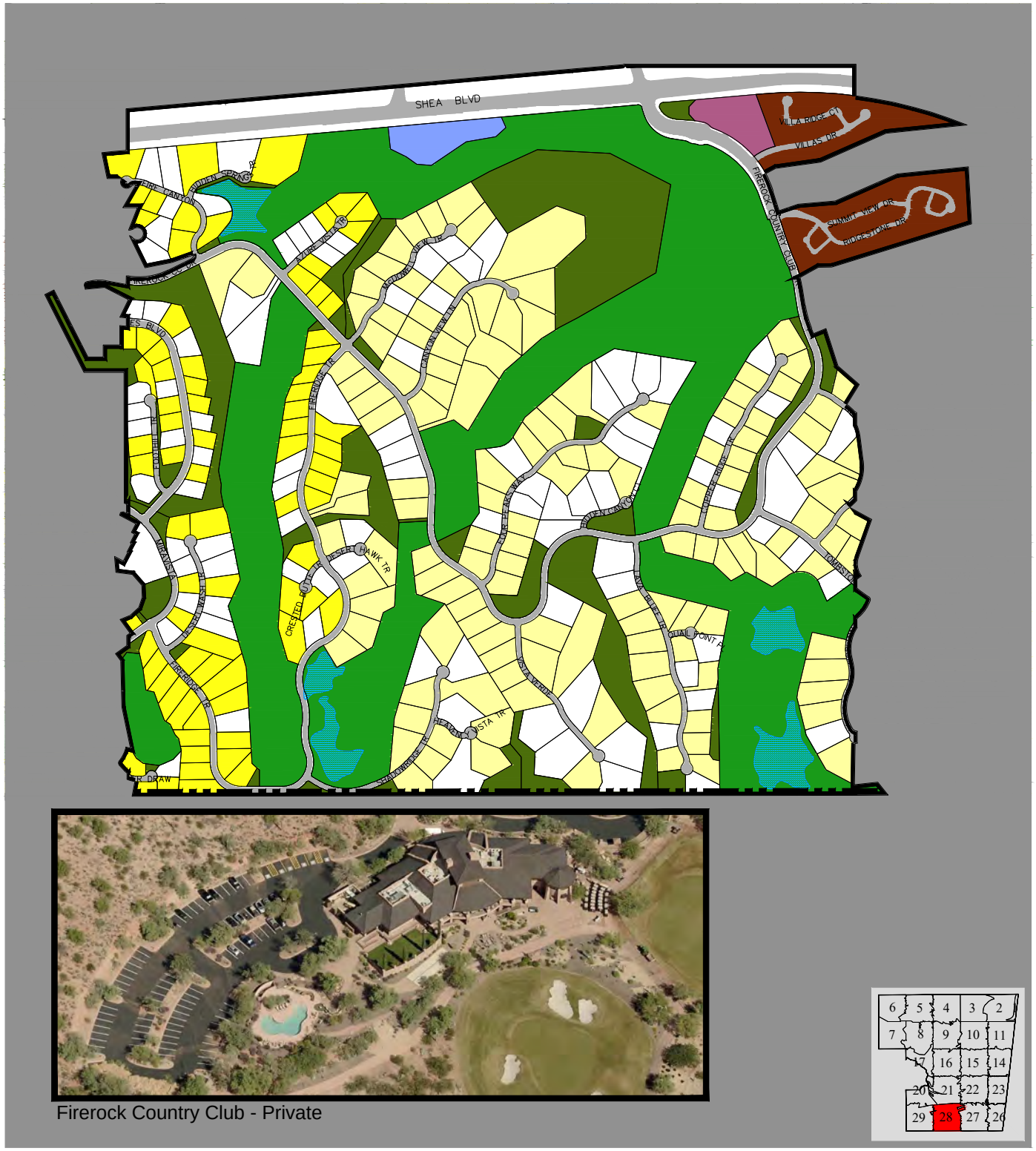
North Horizon Tr - Single Family Residential in Firerock Country Club

Undeveloped land shown in white



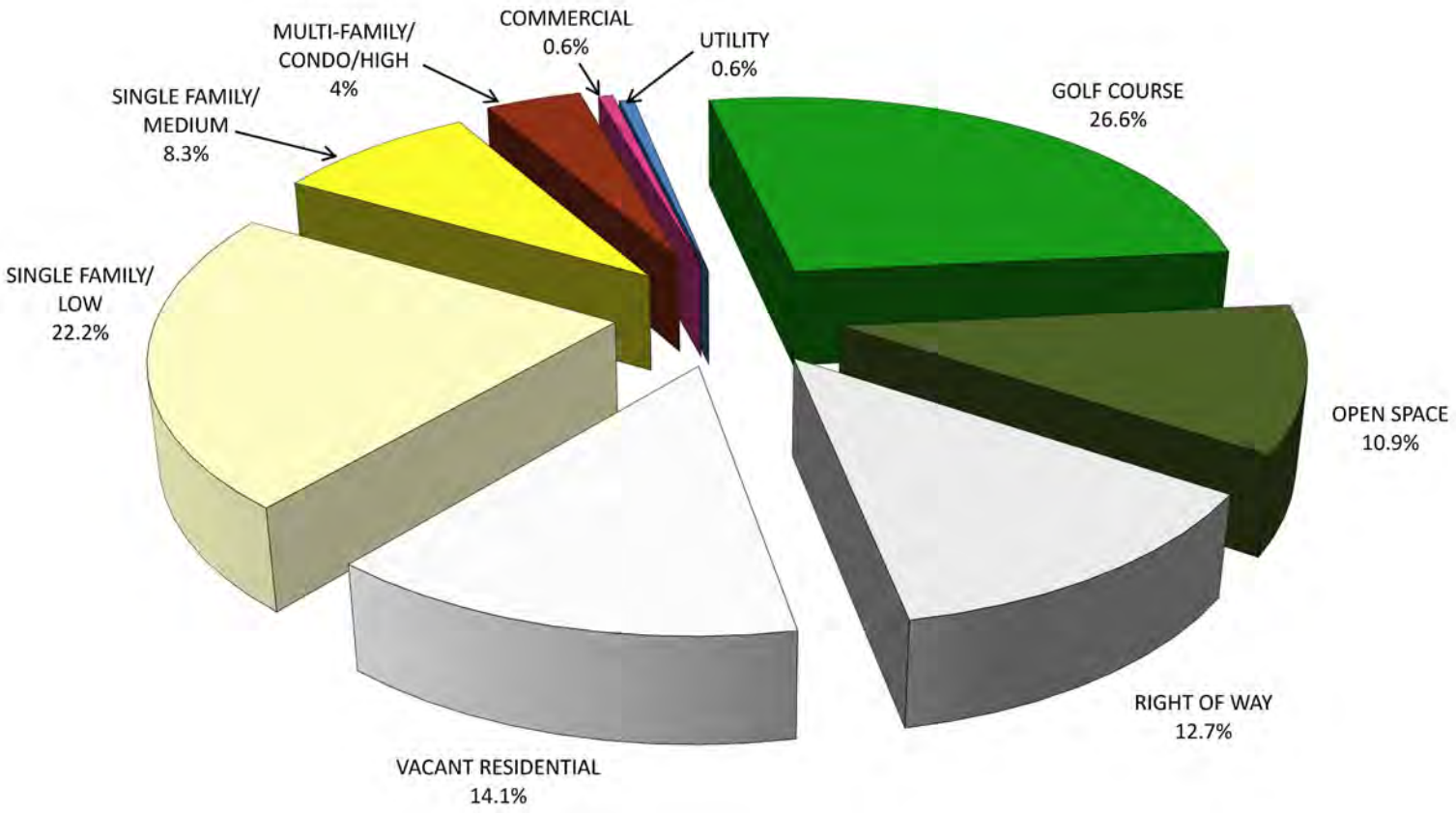
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	200	262.4	54.8		
	Single Family – M	4	2.3			
	Multi-Family – L					
	Multi-Family – M					348.5
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	141	29			
	Commercial/Retail		12	1.3		13.3
	Mixed Use					
	Lodging					
	Institutional					
	Industrial		31.3	3		34.3
	Utility		21.2			21.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		71.3			71.3
	Open Space				62.9	62.9
	Scottsdale Owned Land					
	Right of Way/Streets		80			80
	Total	**345**	**509.5**	**59.1**	**62.9**	**631.5**

section 28



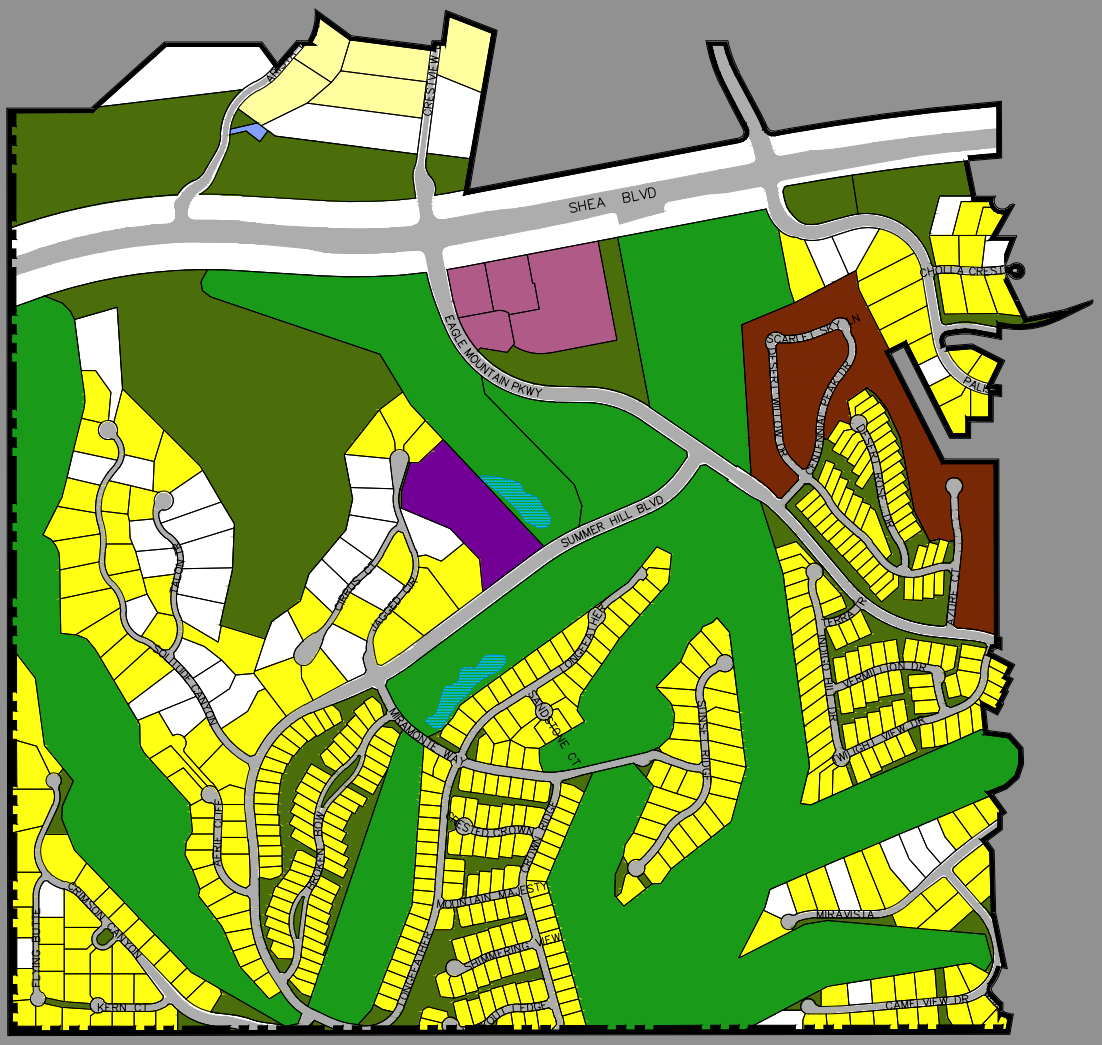
Firerock Country Club - Private

Undeveloped land shown in white

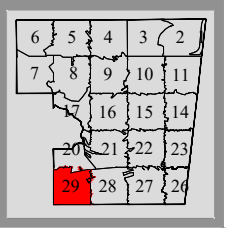


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	135	139.9	60.8		
	Single Family – M	78	52.4	28.4		
	Multi-Family – L					
	Multi-Family – M					306.8
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	90	25.3			
	Commercial/Retail		3.8			3.8
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		3.9			3.9
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		167.8			167.8
	Open Space				68.8	68.8
	Scottsdale Owned Land					
	Right of Way/Streets		79.5			79.5
	Total	**303**	**472.6**	**89.2**	**68.8**	**630.6**

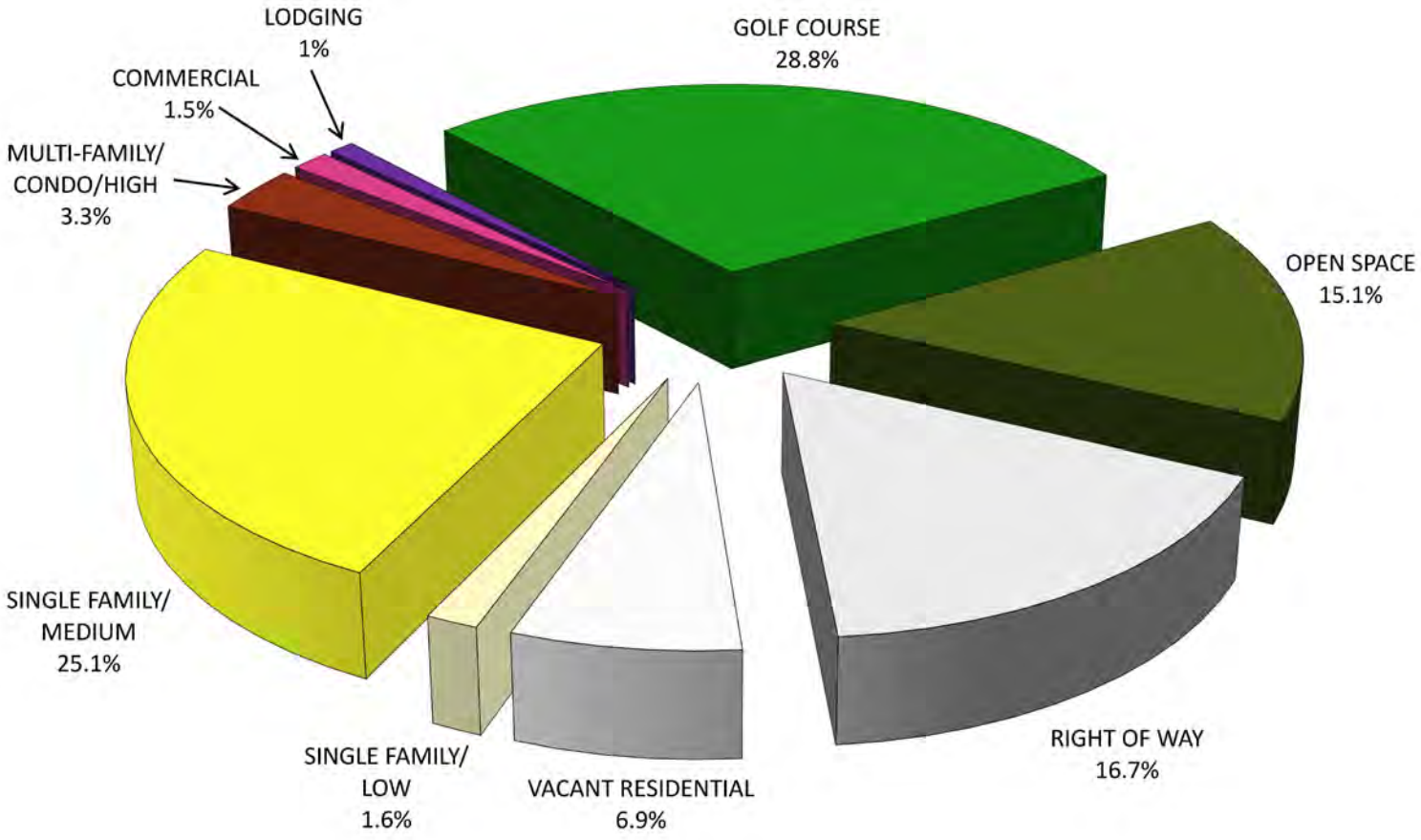
section 29



Eagle Mountain Golf Club - Scenic View



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	5	9.9	10.4		
	Single Family – M	477	151.5	30.7		
	Multi-Family – L					
	Multi-Family – M					222.3
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	74	19.8			
	Commercial/Retail		9.3			9.3
	Mixed Use					
	Lodging		5.9			5.9
	Institutional					
	Industrial					
	Utility		0.2			0.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		173.5			173.5
	Open Space				91	91
	Scottsdale Owned Land					
	Right of Way/Streets		101			101
	Total	**556**	**471.1**	**41.1**	**91**	**603.2**

Layout and Design Credits

Town of Fountain Hills employees who contributed to this report:

Beata Bogdan

Rachael Goodwin

Marilyn Grudier

David Pock

Ken Valverde

John Wesley

Paula Woodward