

Volume 2 Atlas

City of Talent Urban Growth Boundary Amendment Application



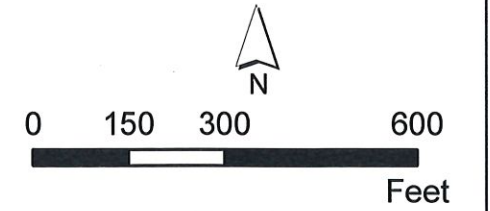
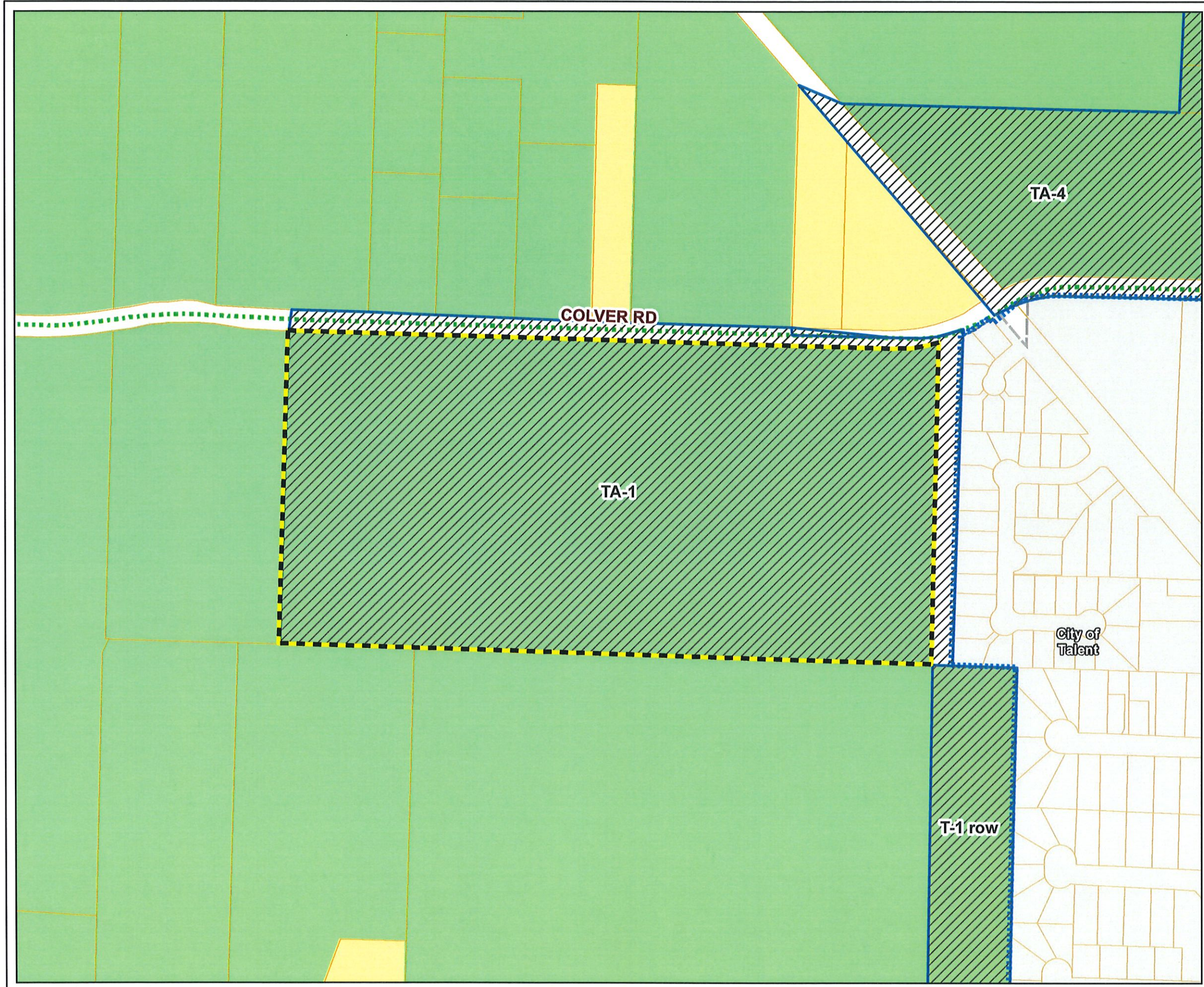
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Talent UGB Amendment

Subject Property Comprehensive Plan

Legend







- Subject Lot
- Urban Reserves
- Urban Growth Boundary
- City Limits
- Taxlots
- County Comp Plan
 - Agricultural Land
 - Rural Residential Land
- Major Streets
 - Collector Street

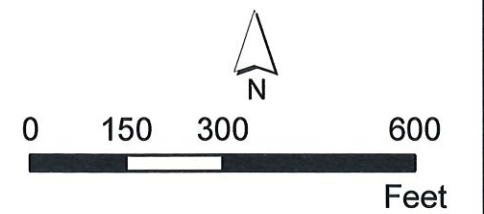
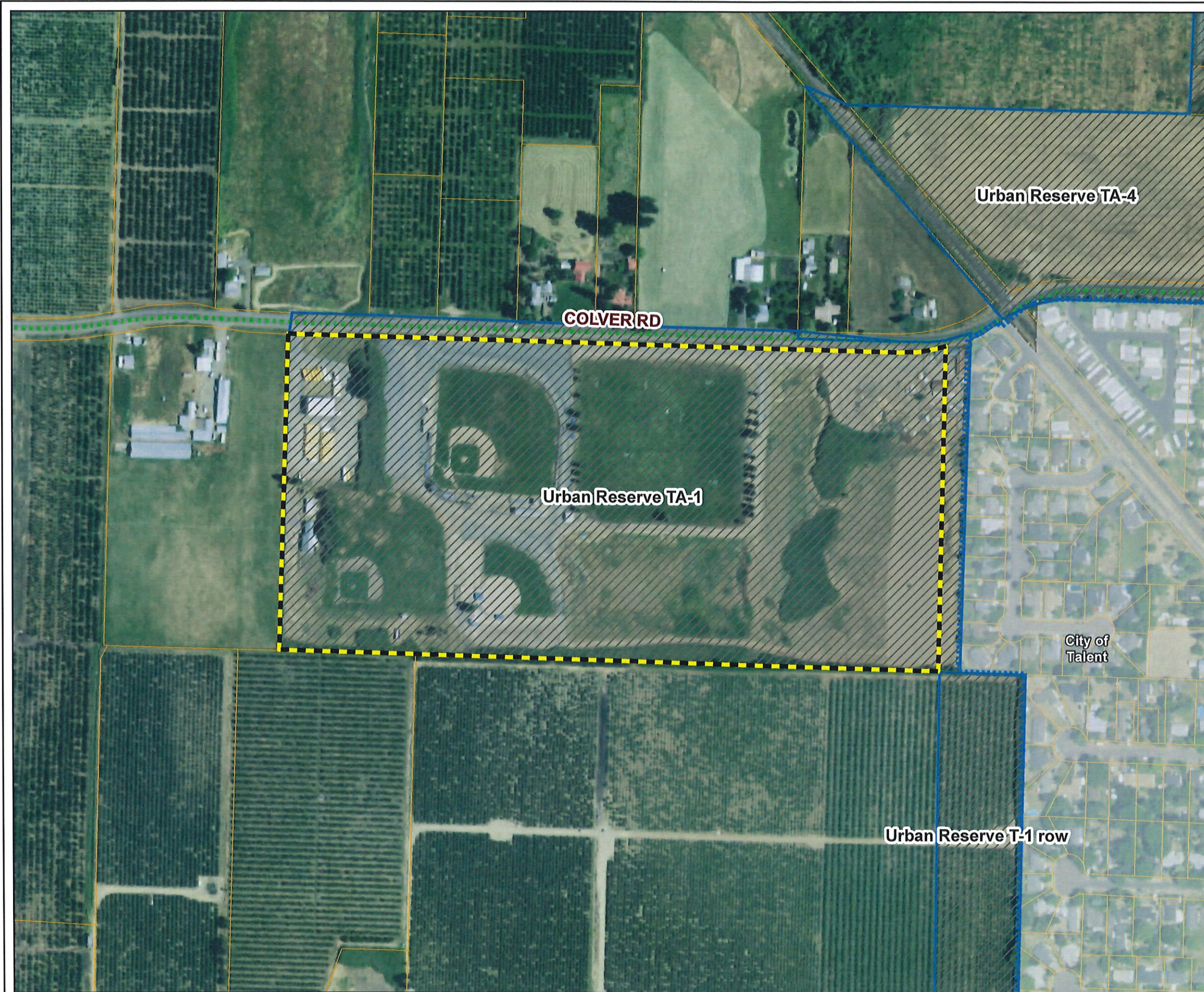


Talent UGB Amendment

Subject Property
Aerial

Legend








-  Subject Lot
-  Urban Reserves
-  Urban Growth Boundary
-  City Limits
-  Taxlots
- Major Streets**
-  Collector

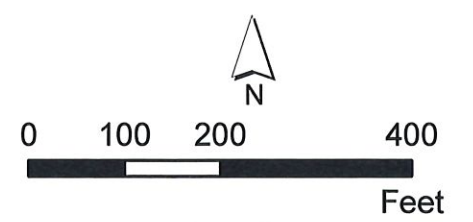


Talent UGB Amendment

Subject Property
Soils & Topo

Legend









-  Subject Lot
-  City Limits
-  Taxlots
- Major Streets**
-  Collector
- 10 Ft Contour**
- 
- Irr Soil**
-  I
-  IIe; IIs; IIw

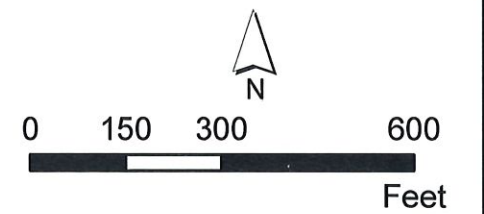


Talent UGB Amendment

*Subject Property
Hydro*

Legend

-  Subject Lot
-  Urban Growth Boundary
-  City Limits
-  Taxlots
- Major Streets**
-  Collector
-  Wetlands
-  Lakes & Ponds
-  FEMA 100-Year

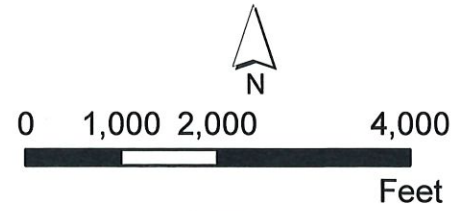
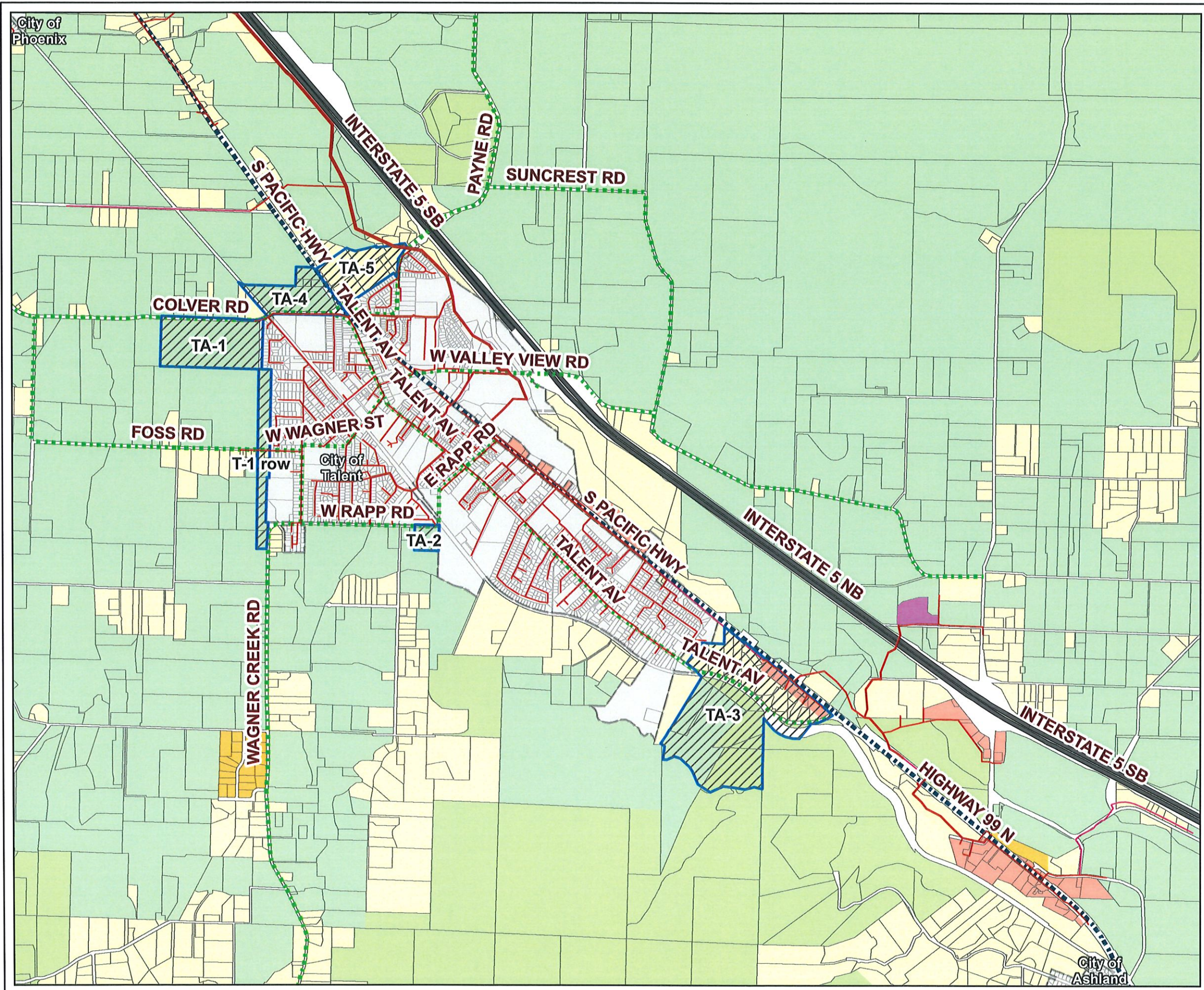


Study Area Analysis

Sewer & Transportation

Legend







- Urban Reserves
- Pressurized Sewer Line
- City Limits
- Taxlots
- Major Streets
 - Interstate
 - Arterial
 - Collector Street
- Gravity Sewer Line
 - Diameter
 - 6
 - 8
 - 10
 - 12
 - 15
 - 24
 - 27
 - 30

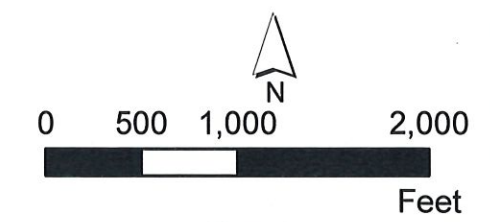
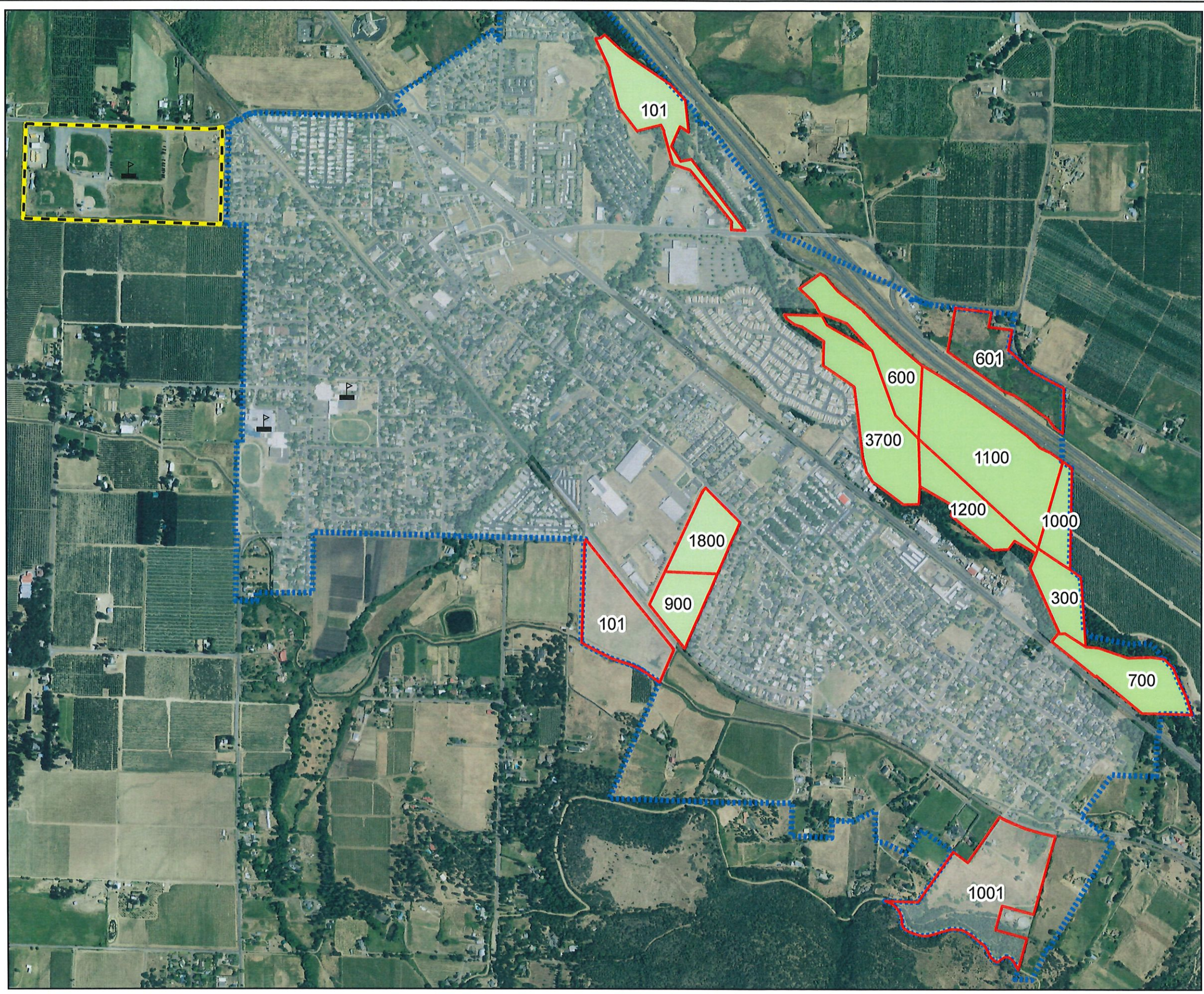


Talent UGB Amendment

*UGB Lots
Accommodation of
Established Need*

Legend

















-  District Properties
-  Subject Lot
-  > 5 acres, <\$100K
-  Urban Growth Boundary
-  City Limits
-  Parks or Greenway

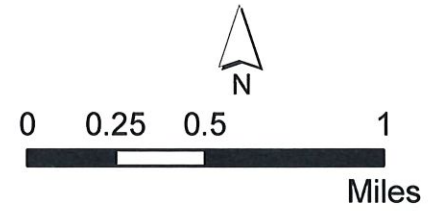
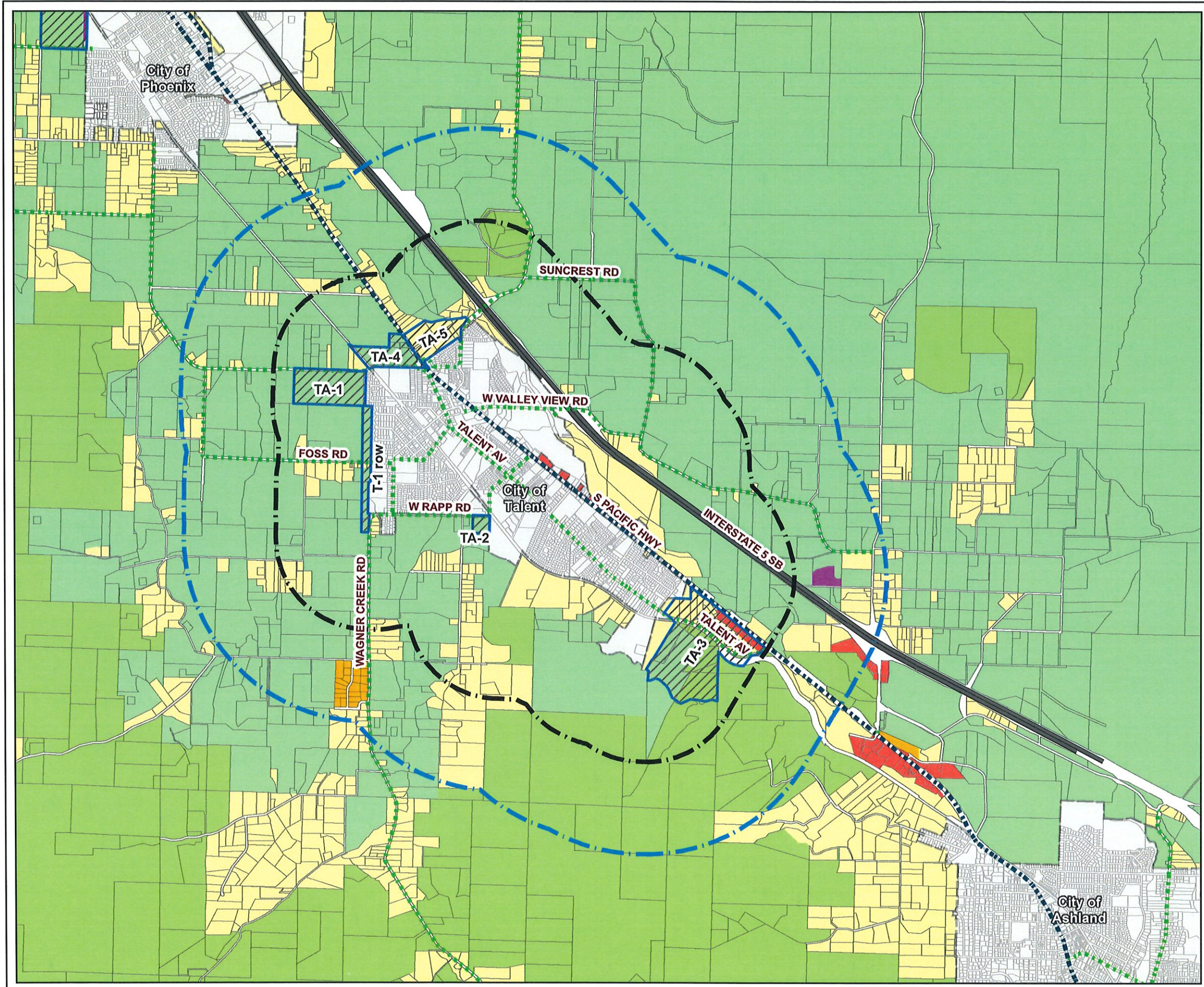


Study Area Analysis

Initial Study Area

Legend

-  Urban Reserves
-  City Limits
-  One Mile
-  Half Mile
- Major Streets**
-  Interstate
-  Arterial
-  Collector Street
- County Comp Plan**
-  Forestry / Open Space Land
-  Rural Use
-  Agricultural Land
-  Aggregate Resource Land;
-  Commercial Land
-  Industrial Land
-  Limited Use Land
-  Rural Residential Land
-  Urban Residential Land

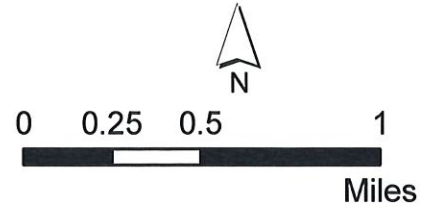
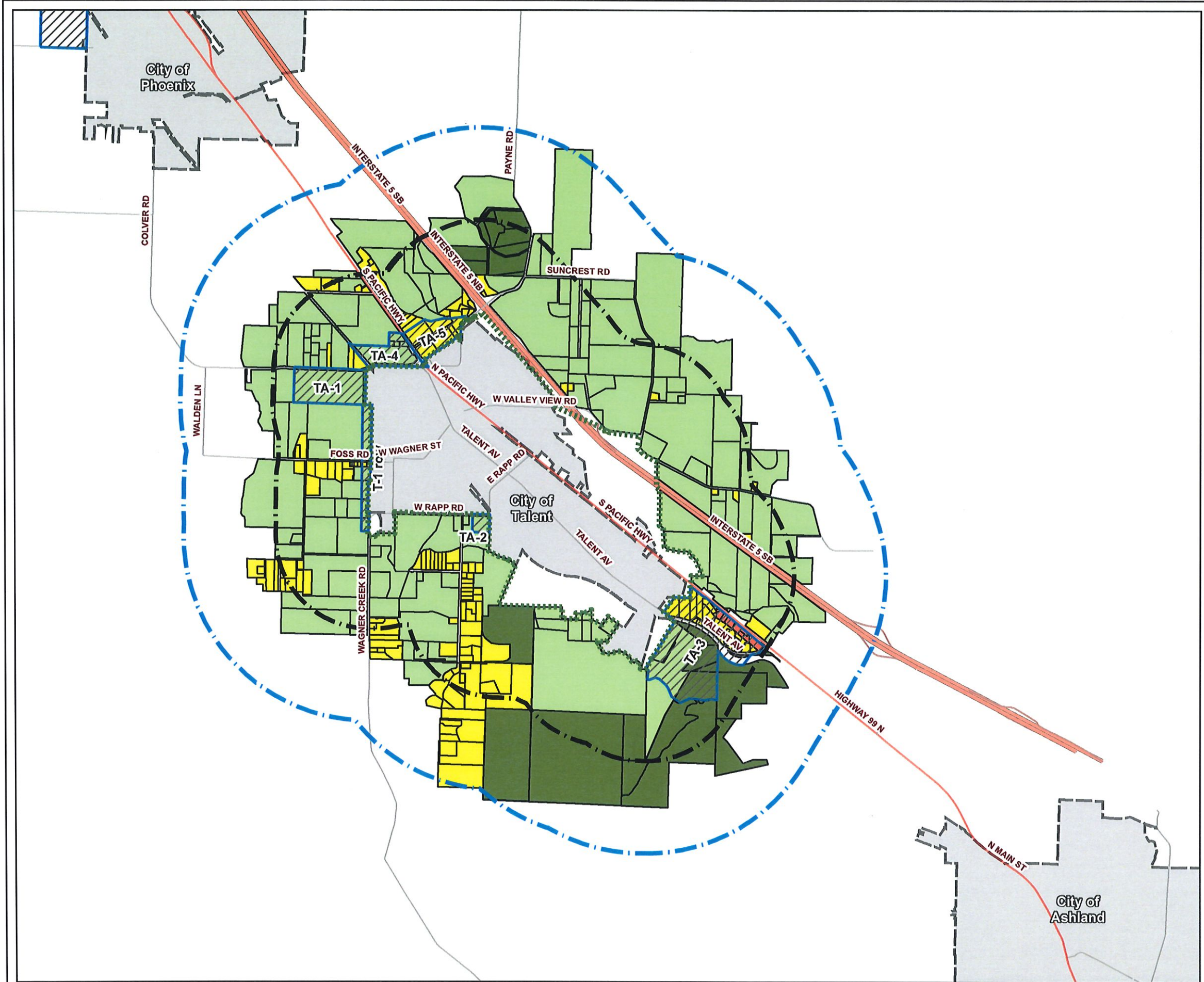


Study Area Analysis

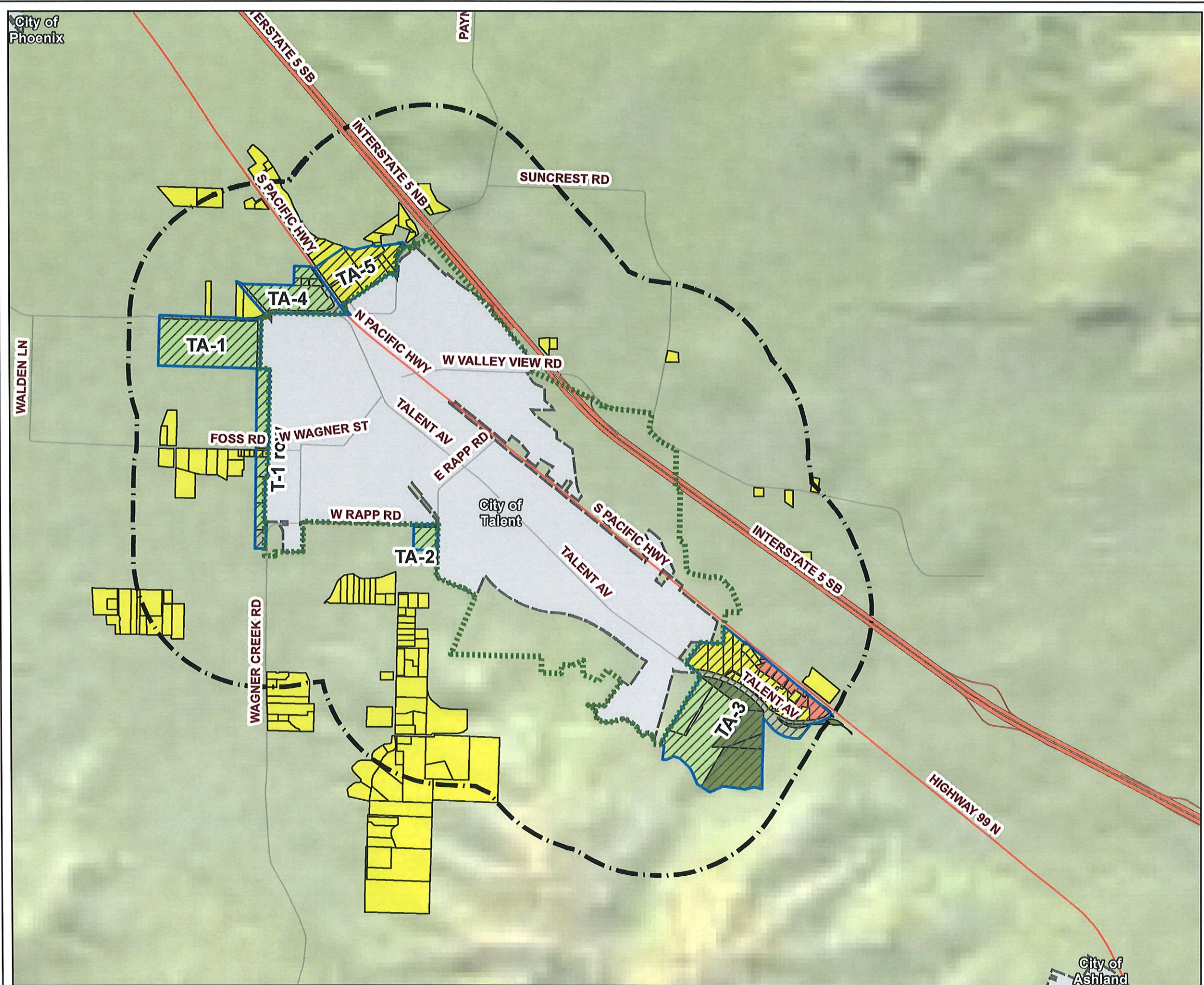
Study Area Lots

Legend

-  Half Mile
-  One Mile
-  Talent_UGB
-  City Limits
-  Urban Reserves
- Comp Plan**
-  Agricultural Land
-  Commercial Land
-  Forestry / Open Space Land
-  Industrial Land
-  Residential Exception












City of Phoenix

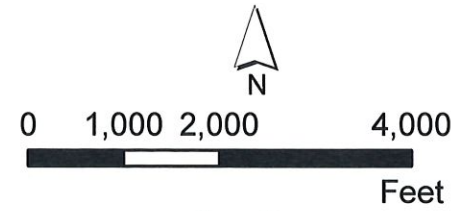


Study Area Analysis

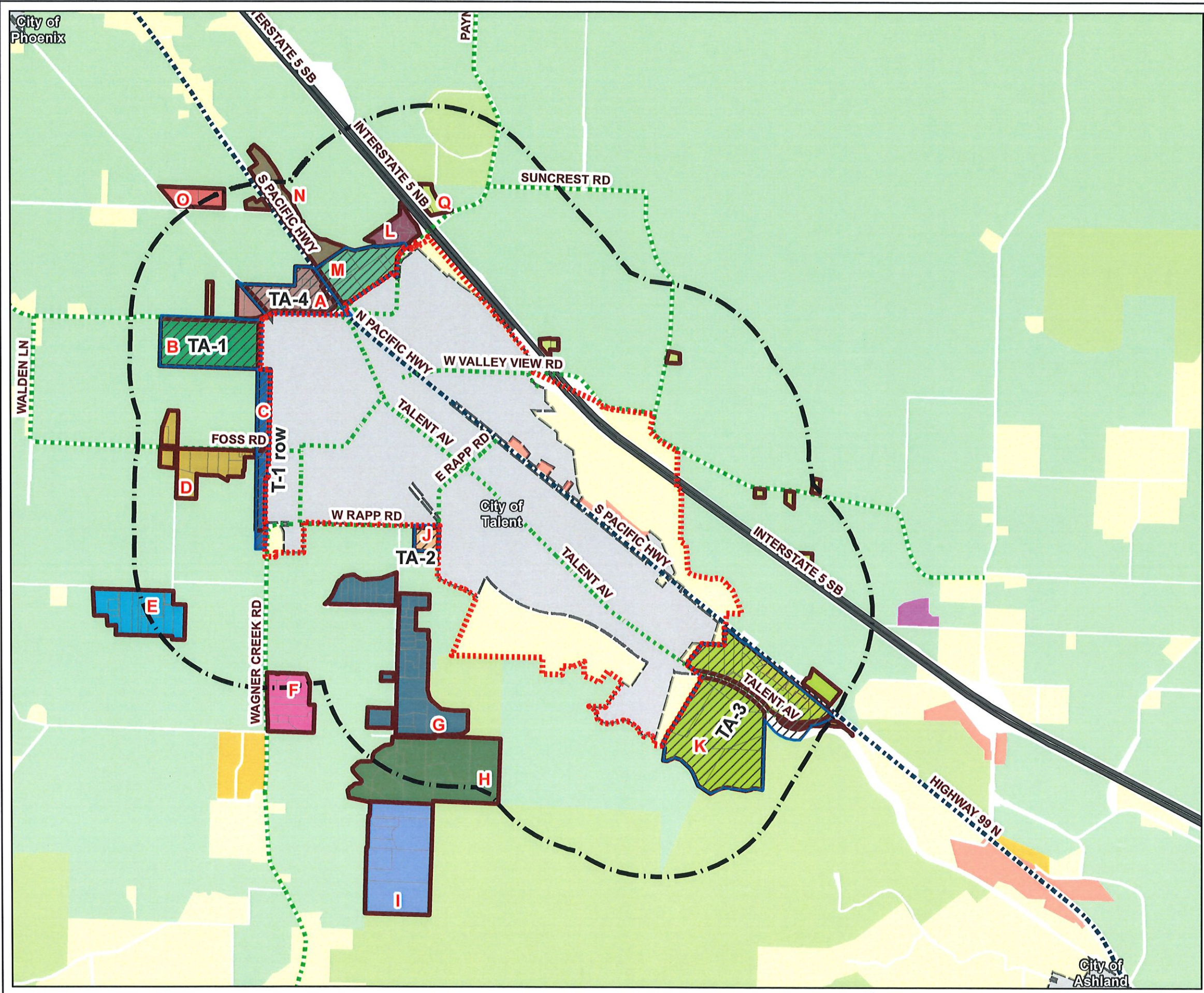
First Priority Lands

Legend

-  Half Mile
 -  Talent_UGB
 -  City Limits
 -  Urban Reserves
- ### Comp Plan
-  Agricultural Land
 -  Commercial Land
 -  Forestry / Open Space Land
 -  Industrial Land
 -  Residential Exception



City of Ashland

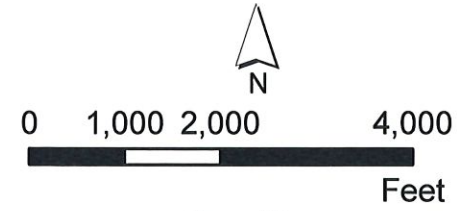


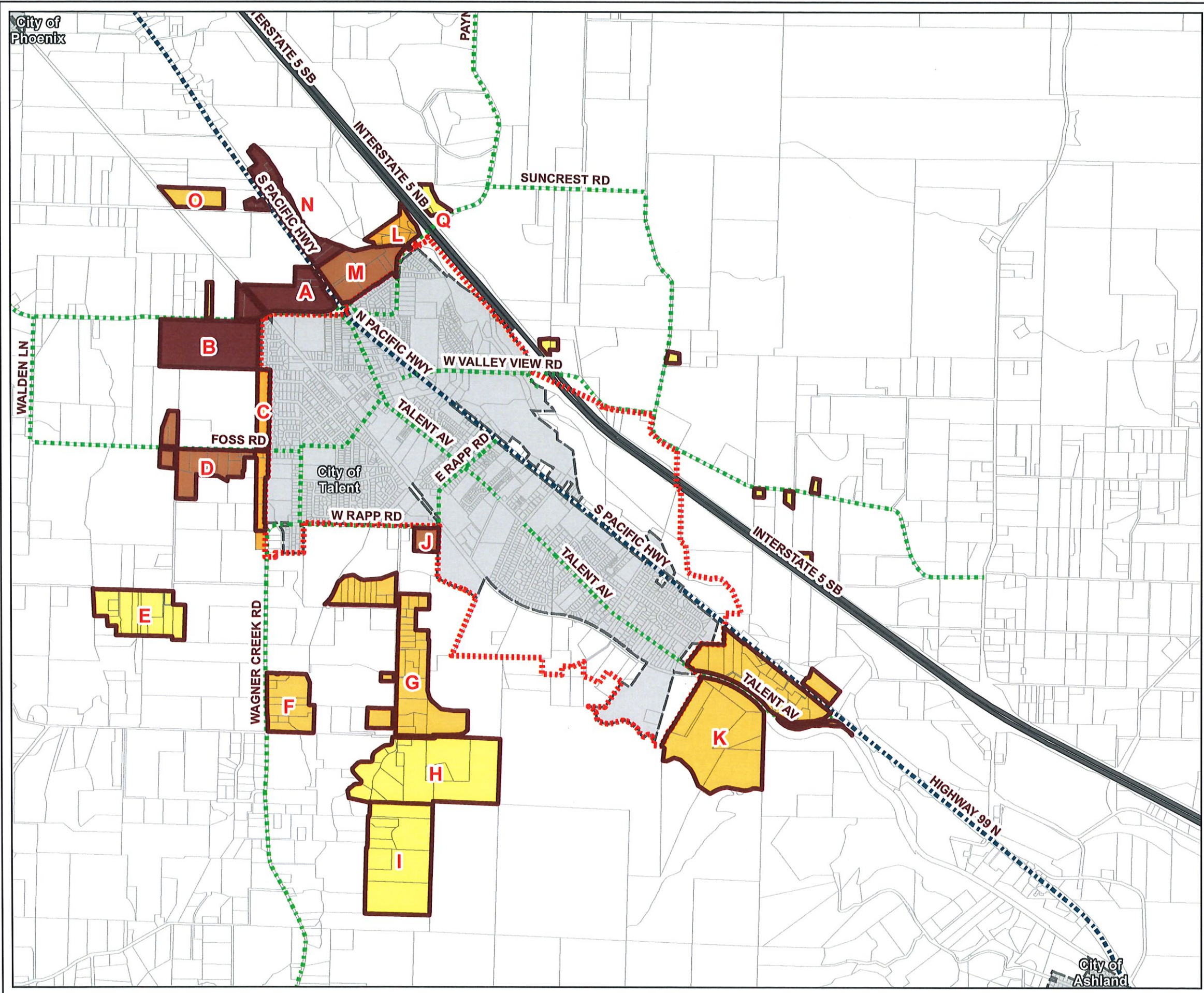
Study Area Analysis

Evaluation Groups

Legend




- Half Mile
 - Talent_UGB
 - City Limits
 - Urban Reserves
 - Evaluation Group
- County Comp Plan**
- Forestry / Open Space Land
 - Rural Use
 - Agricultural Land
 - Aggregate Resource Land;
 - Commercial Land
 - Industrial Land
 - Limited Use Land
 - Rural Residential Land
 - Urban Residential Land






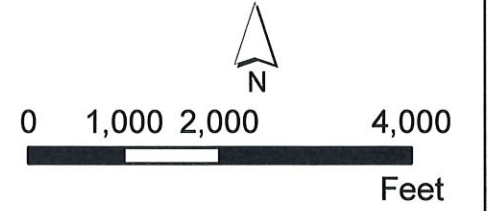
Study Area Analysis

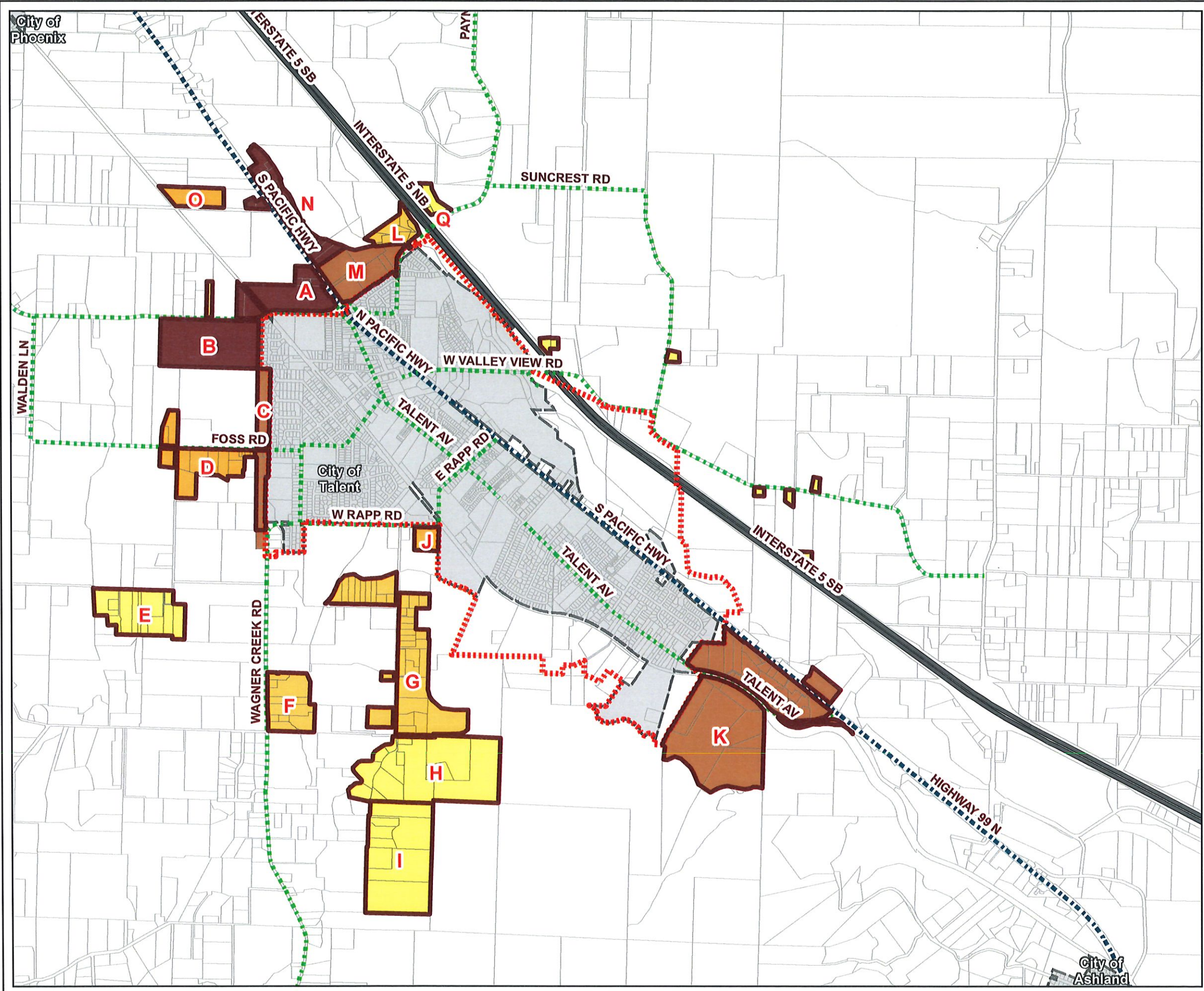
Factor 2 Rankings

-  Talent_UGB
-  Taxlots
-  Evaluation Group






Lowest <-----> Highest




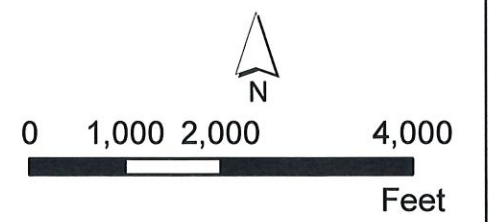


Study Area Analysis

Factor 3 Rankings

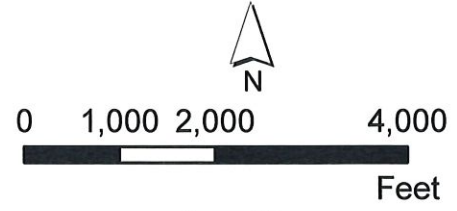
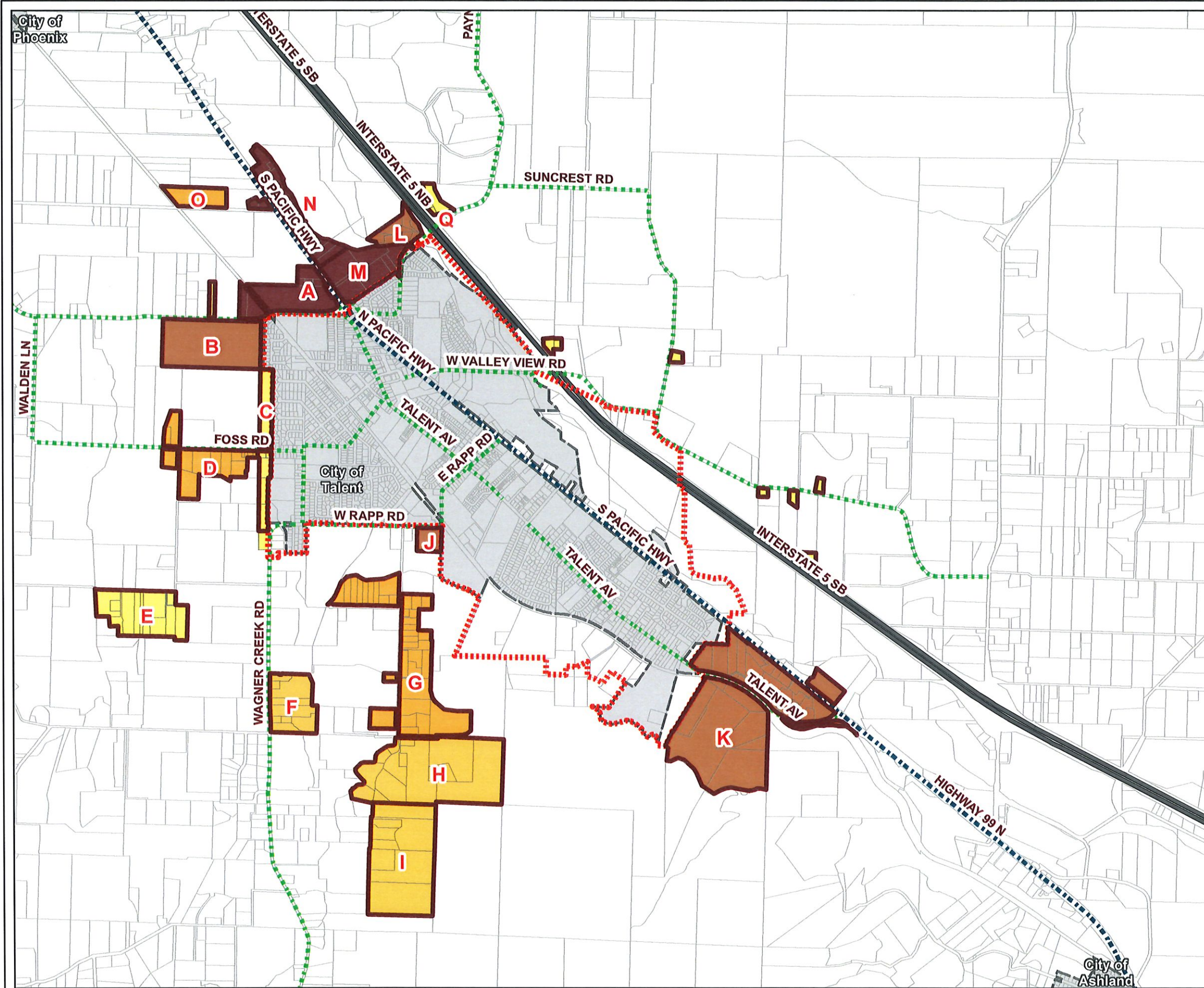
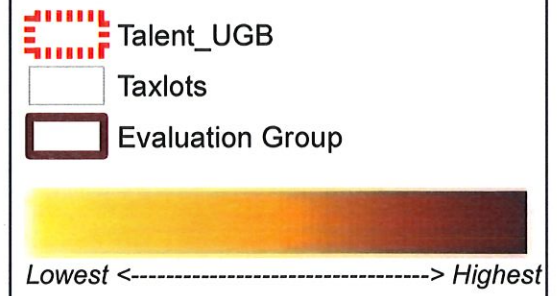
 Talent_UGB
 Taxlots
 Evaluation Group

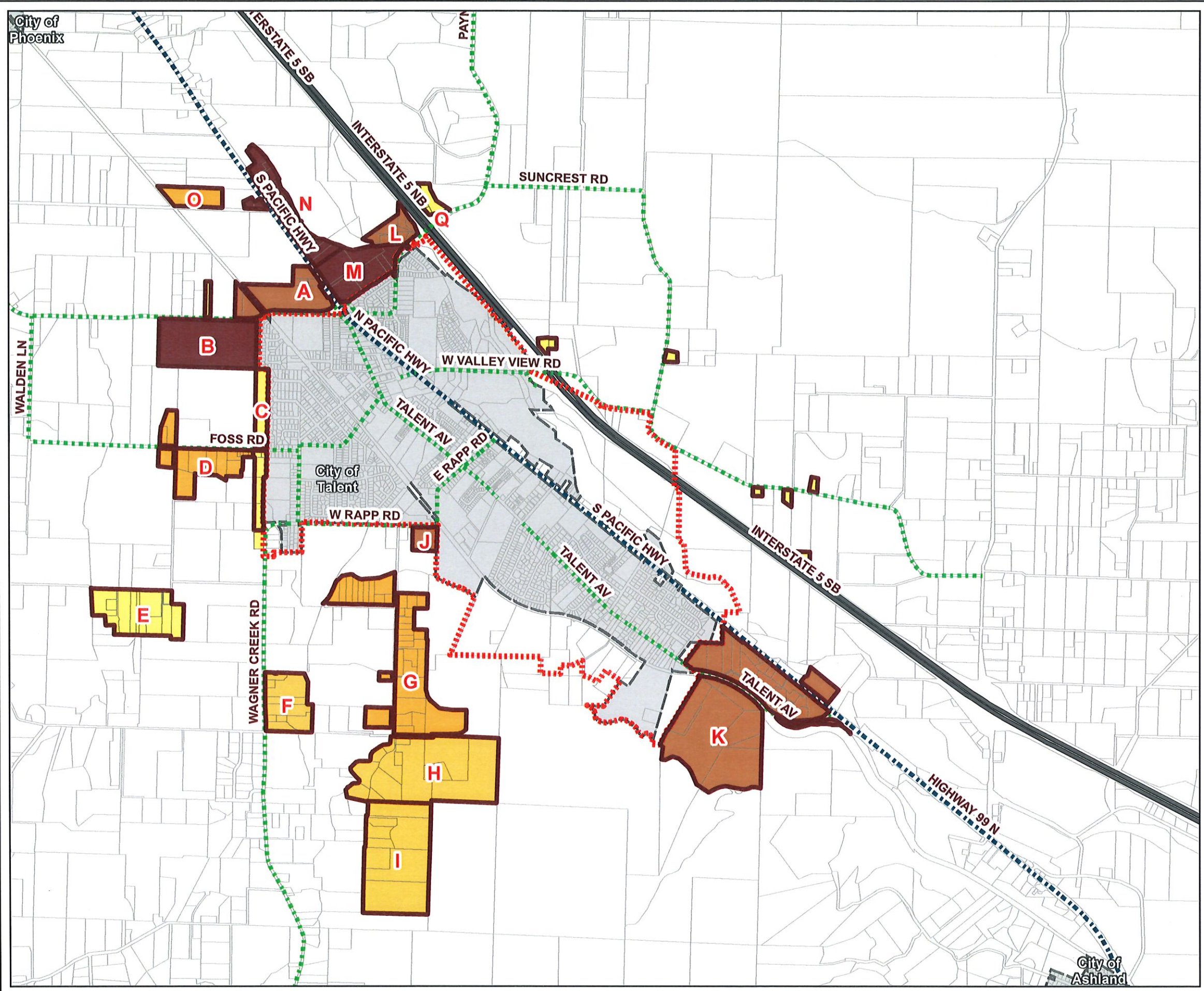

 Lowest <-----> Highest



Study Area Analysis

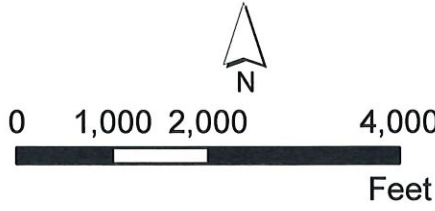
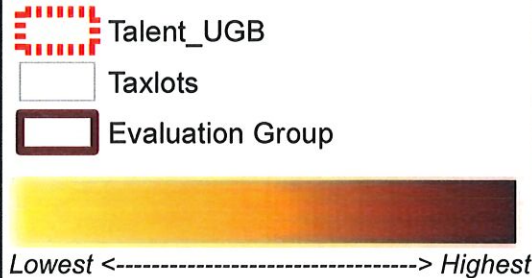
Factor 4
Rankings
No Development



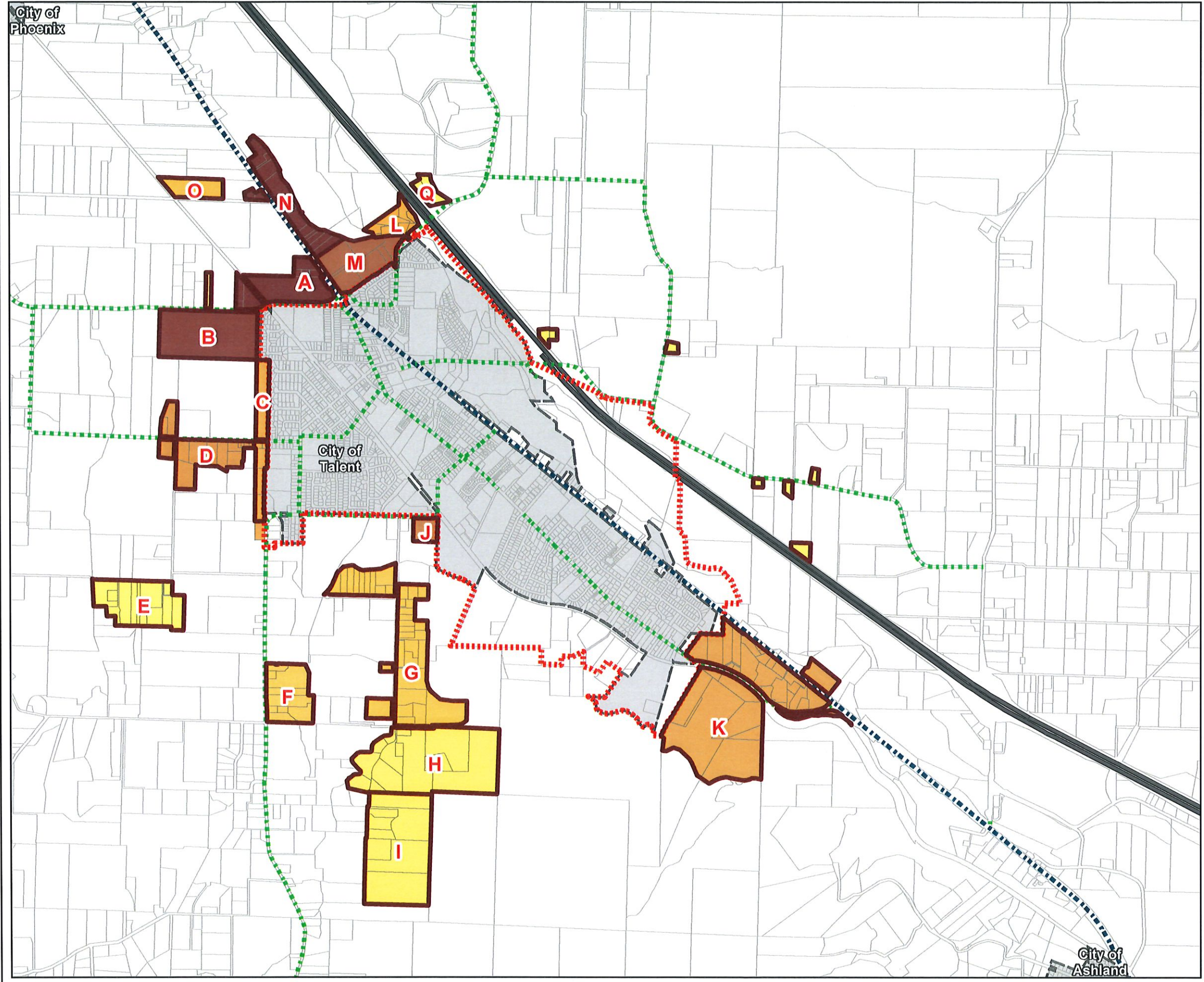


Study Area Analysis

Factor 4
Rankings
Existing Development

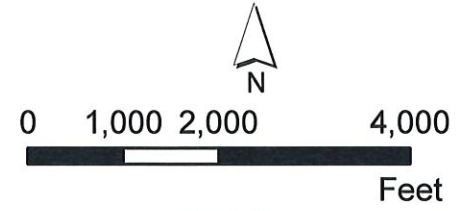
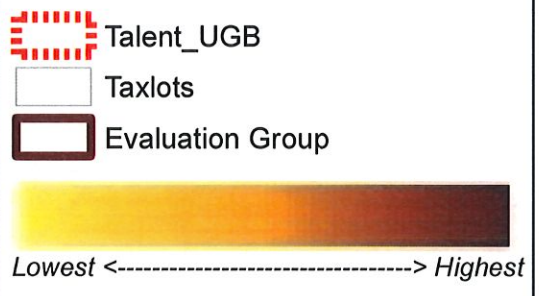


City of Phoenix

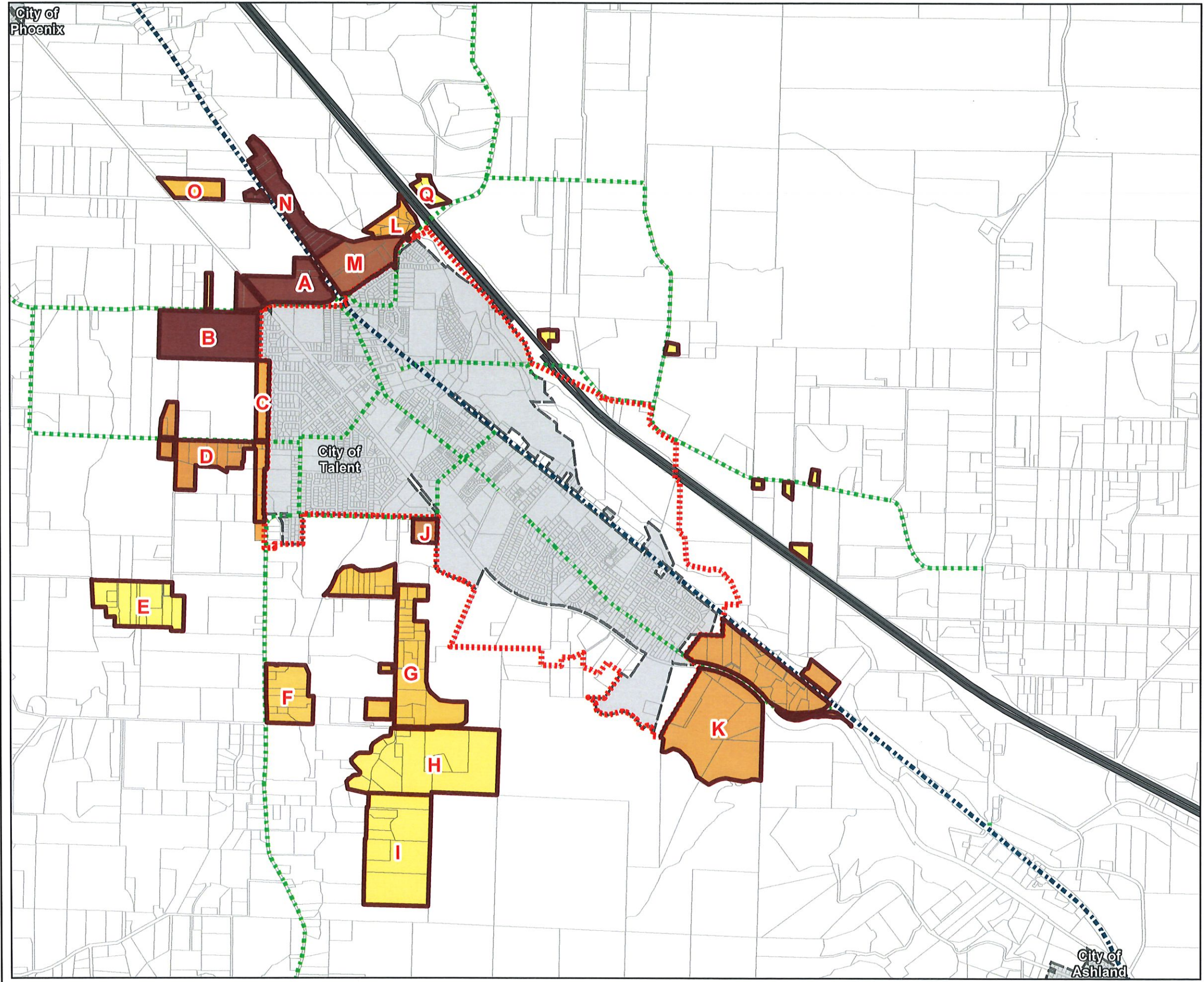


Study Area Analysis

Combined Rankings
Factors 2, 3, & 4



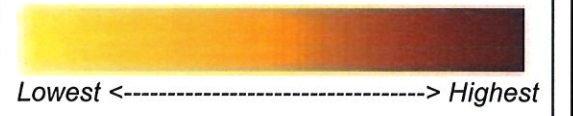
City of Phoenix



Study Area Analysis

Combined Rankings
Factors 2, 3, & 4
Existing Development

-  Talent_UGB
-  Taxlots
-  Evaluation Group



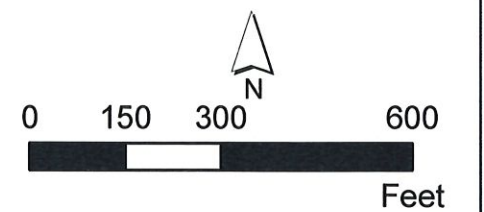
Talent UGB Amendment

*Proposed Area
of Inclusion*

Legend

-  Future Uses
-  Subject Lot
-  Proposed UGB Inclusion
-  Urban Growth Boundary
-  City Limits
-  Taxlots








*Area of Future Uses
to be Consistent
with Comprehensive Plan*

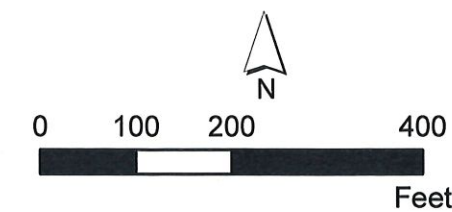


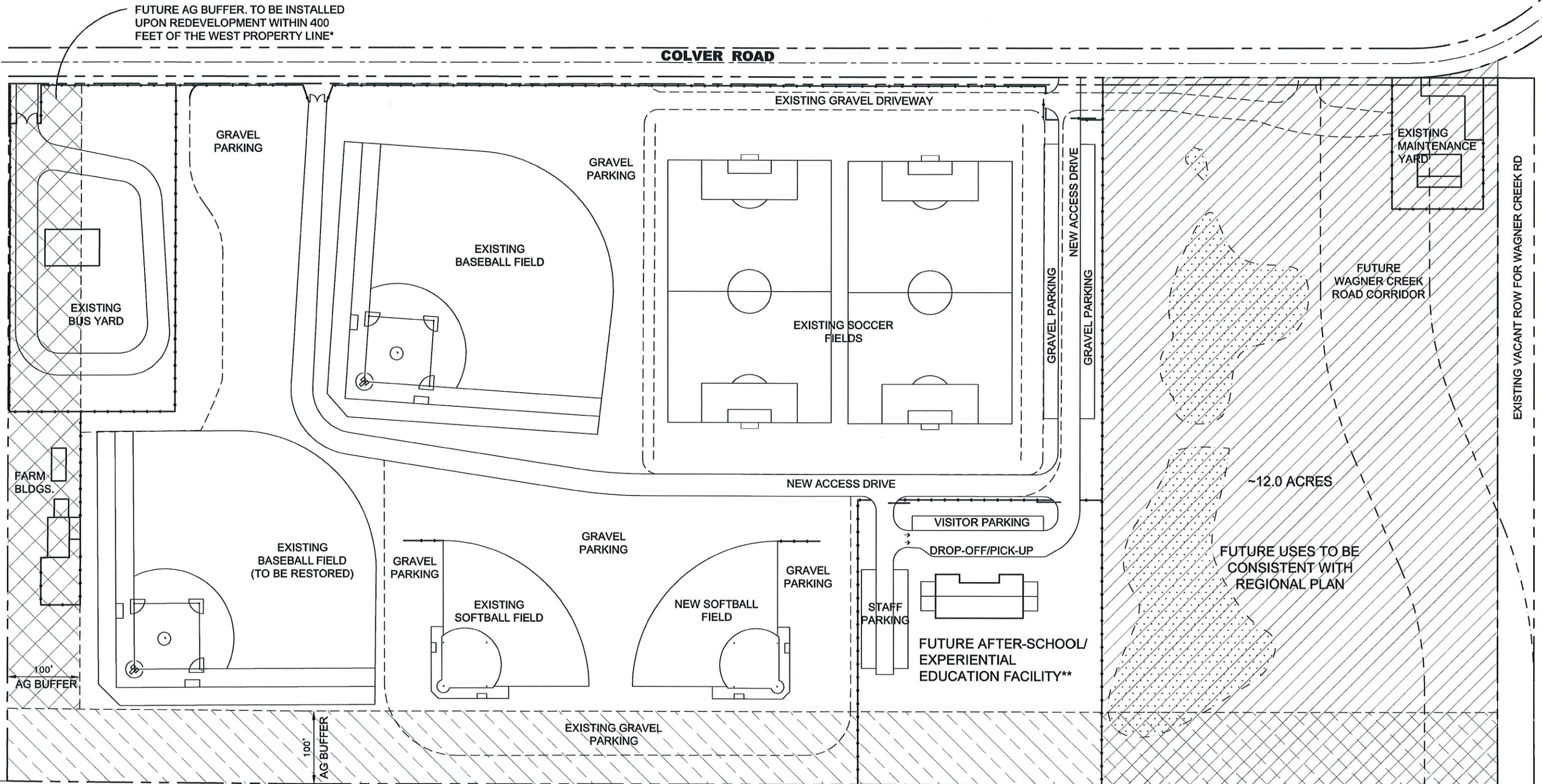
Talent UGB Amendment

*Proposed Area
of Inclusion*

Legend

-  Future Uses
-  Subject Lot
-  Urban Growth Boundary
-  City Limits
-  Taxlots
- Comp Plan Designation**
-  Parks
-  Public Facilities - Civic





*REDEVELOPMENT EXCLUDES REHABILITATION OF EXISTING FIELDS

**CURRENTLY PLANNED TO BE HOME OF OUTDOOR DISCOVERY PROGRAM AND BOYS & GIRLS CLUB

PHOENIX-TALENT SCHOOLS



DATE: 4/20/21

SCALE: NTS

COLVER ROAD EDUCATIONAL FACILITIES CONCEPT PLAN

NOTE: THIS MAP WAS DEVELOPED FOR ILLUSTRATION ONLY AND IS NOT A SURVEY. ACTUAL CONDITIONS MAY VARY.