Land Use Summary

- Airport Vicinity Land Use Plan
Revised Land Use Summary

• South Mountain Plan
• Warner Valley
  – 12,000 homes (25% build-out by 2035)
Revised Land Use Summary

• SITLA
Revised Land Use Summary

• Population
  – 7,712 dwelling units (was 5,167)

• Employment
  – Service: 8,027 (was 8,137)
  – Retail: 2,391 (was 3,431)
  – Non-retail: 1,350 (was 3,150)
  – Total: 11,768 (was 14,718)
Revised Traffic Analysis

• Three (3) revised options
  – Option 1A
    • Washington Fields Rd closer to So. Pkwy.
  – Option 2A
    • Washington Fields Rd closer to Airport
  – Option 4A
    • No interchanges on So. Pkwy. between Airport & Warner Valley
    • Grade separated crossings at two other locations
Option 1A
Option 4A
## Access Management

<table>
<thead>
<tr>
<th>Street Type &amp; Elements</th>
<th>St. George</th>
<th>Washington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collector – Intersection Spacing/Signal Spacing</td>
<td>250'/NA</td>
<td>250'/NA</td>
</tr>
<tr>
<td>Major Collector – Intersection Spacing/Signal Spacing</td>
<td>250'/1,320'</td>
<td>250'/1,320'</td>
</tr>
<tr>
<td>Minor Arterial – Intersection Spacing/Signal Spacing</td>
<td>500'/1,320'</td>
<td>650'/1,320'</td>
</tr>
<tr>
<td>Major Arterial – Intersection Spacing/Signal Spacing</td>
<td>660'/2,640'</td>
<td>1,320'/1,320'</td>
</tr>
</tbody>
</table>
## Roadway Standards

<table>
<thead>
<tr>
<th>Street Type &amp; Elements</th>
<th>St. George</th>
<th>Washington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collector – ROW/Pavement</td>
<td>60’/39’-42’</td>
<td>60’/42’</td>
</tr>
<tr>
<td>Major Collector – ROW/Pavement</td>
<td>66’/46’-49’</td>
<td>66’/46’</td>
</tr>
<tr>
<td>Minor Arterial – ROW/Pavement</td>
<td>90’/65-67’</td>
<td>80’/65’</td>
</tr>
<tr>
<td>Major Arterial – ROW/Pavement</td>
<td>100’/as reqd.</td>
<td>100’/as reqd.</td>
</tr>
</tbody>
</table>
Next Meeting

• April 1
• Agenda
  – Refined traffic volumes
  – Recommended roadway network
  – Recommended access management standards
  – Recommended roadway standards
Thanks!

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Regional Map
Option 1
Option 3