



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal being sent, pursuant to Section 9-461.06., Section.C. ARS, to inform you of a request for a major General Plan amendment.

Project Name: **4-GP-2002**
 State Lands/Arizona Preserve Initiative

Request by: State Land Department & City of Scottsdale, applicants
 Arizona State Land Trust, owner

Project Description: A Major General Plan Amendment to the Land Use, Open Space and Recreation, and Public Services and Facilities Elements of the City of Scottsdale 2001 General Plan. (See attached project materials.)

Location: 16,600± acres of State Trust land generally located between Scottsdale Road & 136th Street, and Happy Valley Road & Stagecoach Pass.

Purpose: To amend the General Plan to reflect State Land Commissioners Order No. 078 - 2001/2002.

Staff contacts: **Kira Wauwie, 480-312-7061**
 Teresa Huish, 480-312-7829

Applicant contact: State Land Dept., Greg Keller, 602-542-2646
 City of Scottsdale, Bob Cafarella, 480-312-2577

For more information, **call 480-312-7000** or logon to:

<http://www.ci.scottsdale.az.us/communityplan/StateLand-Scottsdale/>

Attest:
Beckye Frey
Coordination Specialist

This General Plan amendment will affect the Land Use, Open Space and Recreation, and Public Services and Facilities Elements of the City of Scottsdale 2001 General Plan.

- **Land Use Element:** The Conceptual Land Uses map will be revised to reconfigure residential land uses, to remove the golf course that is currently shown on the map, and to remove two areas of commercial uses north of the Legend Trails development. The revised plan will include scenic buffers along Pima, Scottsdale, and Dynamite Roads. In addition, the descriptions of land uses discuss the State Trust Lands that would be involved in this application and that the City and State would work together on a General Plan amendment in 2002. That language will be removed.
- **Open Space and Recreation Element:** The Open Space map will be revised to reflect the State Land Commissioner's Order #078/2001-2002 by designating the State Trust Lands that were reclassified as suitable for conservation purposes with deed restrictions as open space. The Parks and Recreation Facilities map will reflect the need for a neighborhood park in the event of the development of these lands.
- **Public Services and Facilities Element:** The Public Buildings and Facilities section of this element discusses coordinating with the School Districts that serve Scottsdale to plan for school sites and facilities. Due to the land use changes proposed a school site will most likely be needed to service this area in the event of development of these lands. There is no map to revise, but it should be noted that the City/State application recognizes that a school may be needed and will reflect it with a "floating" circle designation on the land use map.

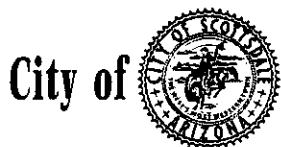
GENERAL PLAN ANALYSIS

- This General Plan land use amendment proposes the following changes in land use designations.:

Commercial, Suburban and Rural Neighborhoods to Rural Neighborhoods	90 acres
Commercial, Suburban Neigh., and Developed Open Space to Suburban Neighborhoods	210 acres
Commercial, Suburban and Rural Neigh., and Developed Open Space to Rural Neighborhoods and Open Space	251 acres
Commercial and Suburban Neighborhoods to Rural Neighborhoods	120 acres
Suburban & Rural Neigh., Resort/Tourism, Natural Open Space to Natural Open Space	11,391 acres
Suburban Neighborhoods, Golf Course, Resort/Tourism to Neighborhood Center	40 acres
Suburban Neighborhoods, Golf Course, Resort/Tourism to Suburban Neighborhoods	500 acres
Suburban Neighborhoods to Resort/Tourism	76 acres
Suburban and Rural Neighborhoods to Suburban Neighborhoods	189 acres
Suburban Neighborhoods to Rural Neighborhoods	170 acres
Rural Neighborhoods to Suburban Neighborhoods	539 acres
Rural Neighborhoods and Cultural/Institutional Uses to Rural Neighborhoods	150 acres
Rural Neighborhoods and Cultural/Institutional Uses to Suburban Neighborhoods	180 acres
Natural Open Space to Rural Neighborhoods and Natural Open Space	118 acres

Land Use Designations remaining the same:

Rural Neighborhoods	964 acres
Rural Neighborhoods and Open Space	1,359 acres
Suburban Neighborhoods	126 acres



City of Scottsdale PROJECT NARRATIVE


☐ Rezoning

☐ Use Permit

☐ Development Review

☐ Master Sign Programs

☐ Variance

☒ Other

GENERAL PLAN
AMENDMENT

Case # _____ / 109-PA-02

Project Name STATE LANDS/ARIZONA PRESERVE INITIATIVE

Location BETWEEN SCOTTSDALE RD & 136TH ST. & HAPPY VALLEY & STAGECOACH PASS

Applicant STATE LAND DEPARTMENT / CITY OF SCOTTSDALE

SITE DETAILS

Proposed/Existing Zoning: _____

Use: _____

Parcel Size: _____

☐ Gross Floor Area ☐ Total Units: _____

☐ Floor Area Ratio ☐ Density: _____

Parking Required: _____

Parking Provided: _____

Of Buildings: _____

Height: _____

Setbacks: N- _____ S- _____

E- _____ W- _____

In the following space, please describe the project or the request

#1. SINCE 1984, THE STATE LAND DEPARTMENT HAS HAD A SUCCESSFUL PLANNING RELATIONSHIP WITH THE CITY OF SCOTTSDALE WHICH HAS RESULTED IN THE PLANNING AND APPROVAL OF FIVE(S) PROJECTS I.E. SCOTTSDALE NORTHEAST AREA, CORE SOUTH, CORE NORTH, 104TH ST./BELL RD AND 96TH ST./BELL RD, ALL OF WHICH WERE COMPLETED UNDER THE URBAN LANDS ACT.

WITH THE INCEPTION OF THE ARIZONA PRESERVE INITIATIVE AND THE GROWING SMARTER PROGRAMS, THE FRAMEWORK WAS CREATED FOR PLANNING THE STATE LAND TRUST'S 16,600 ACRES IN NORTH SCOTTSDALE. ON AUGUST 30, 2001, STATE LAND COMMISSIONER MICHAEL ANABLE SIGNED ORDER NO. 078-2001/2002 WHICH RECLASSIFIED 11,391 ACRES OF TRUST LAND AS SUITABLE FOR CONSERVATION PURPOSES WITH DEED RESTRICTIONS AND 1,630 ACRES AS SUITABLE FOR CONSERVATION PURPOSES WITHOUT DEED RESTRICTIONS.

IN RESPONSE TO THIS ACTION BY THE COMMISSIONER, THE LAND DEPARTMENT AND THE CITY OF SCOTTSDALE EMBARKED TOGETHER ON A GENERAL PLAN AMENDMENT PROCESS WHICH WOULD, BASED ON THE RECLASSIFICATION, ESTABLISH LAND USES FOR THOSE

(If an additional page(s) is necessary, please attach.)

(CONTINUED)

CD03251 (2/94)



City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning
☐ Use Permit
☐ Development Review
☐ Master Sign Programs
☐ Variance
- ☒ Other
GENERAL PLAN
AMENDMENT

Case # _____ / 109 -PA- 02
 Project Name STATE LAND / AZ PRESERVE INITIATIVE
 Location BETWEEN SCOTTSDALE RD & 136TH STREET
AND HAPPY VALLEY RD & STAGECOACH PASS
 Applicant STATE LAND DEPARTMENT / CITY
OF SCOTTSDALE

SITE DETAILS

Proposed/Existing Zoning: _____
 Use: _____
 Parcel Size: _____
☐ Gross Floor Area ☐ Total Units: _____
☐ Floor Area Ratio ☐ Density: _____

Parking Required: _____
 Parking Provided: _____
 # Of Buildings: _____
 Height: _____
 Setbacks: N- _____ S- _____
 E- _____ W- _____

In the following space, please describe the project or the request

#1.

(CONTINUED)

STATE TRUST LANDS EITHER NOT RECLASSIFIED OR RECLASSIFIED WITHOUT DEED
 RESTRICTIONS, THIS PARTNERSHIP HAS ALLOWED FOR THE BLENDING OF STATE LAND
 DEPARTMENT AND CITY VISIONS FOR THIS AREA UTILIZING THE CITY'S GUIDING PRINCIPLES,
 GENERAL PLAN GOALS AND KNOWLEDGE OF LOCAL ISSUES. THE PROPOSED
 GENERAL PLAN AMENDMENT REPRESENTS A BLEND OF THESE VISIONS WHILE CREATING
 LONG TERM VALUE FOR BOTH THE CITY AND THE STATE LAND TRUST.

THE LAND THAT IS THE SUBJECT OF THIS GENERAL PLAN AMENDMENT WAS LAST
 GENERAL PLANNED IN THE MID-1980'S. THERE IS GENERAL AGREEMENT THAT AN
 UPDATE IS TIMELY AND NECESSARY TO REFLECT LAND USE TRENDS IN THE AREA,
 PRESENT NEEDS, AND THE VISION THAT HAS EVOLVED OVER THE YEARS FOR THIS
 PART OF SCOTTSDALE.

#6. (SEE ATTACHED FOR GUIDING PRINCIPLES)

(If an additional page(s) is necessary, please attach.)

CD03251 (2/94)