



PLANNING COMMISSION REPORT

MEETING DATE: September 18, 2002 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

State Lands/Arizona Preserve Initiative

REQUEST

Request to recommend approval for a General Plan amendment to the City of Scottsdale 2001 General Plan to:

- The Open Space and Recreation element to add open space and a neighborhood park;
- The Public Services and Facilities element to recognize the potential need for a school; and
- The Land Use Element to revise the Land Use Map from Commercial, Resort/Tourism, Suburban Neighborhoods, Rural Neighborhoods, Developed Open Space - Golf and Neighborhood Park, Open Space, Cultural/Institutional to Suburban Neighborhoods, Rural Neighborhoods, Open Space, Resort/Tourism, Neighborhood Center, Commercial, Office, and Natural Open Space.

4-GP-2002

Key Items for Consideration:

- The proposal promotes the:
 - 1998 Arizona Preserve Initiative, and
 - 2001 State Land Commissioner's decision for 13,021 acres suitable for conservation purposes and 3,543 acres for potential development.
- This is a General Plan Amendment ONLY – and does not include rezoning.

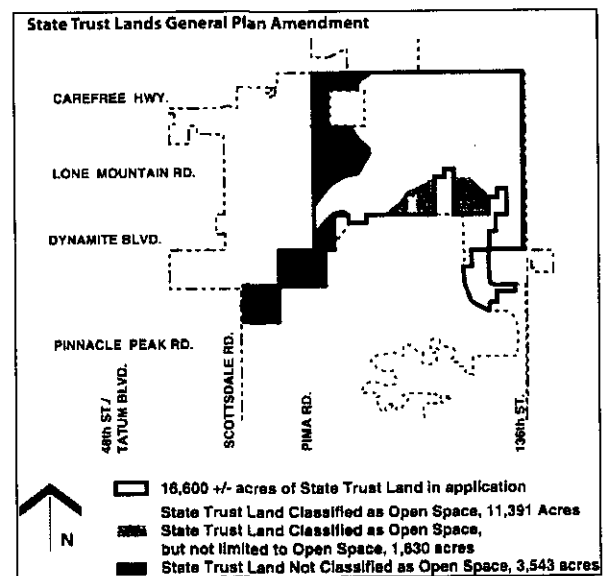
OWNER

Arizona State Land Department
602-542-4621

APPLICANT CONTACT

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LOCATION

The 16,600 +/- acres are located generally between Scottsdale Road on the west, 136th Street on the east, Stagecoach Pass on the north, and Happy Valley Road on the south. (See map on right)

BACKGROUND

Area Character.

This area of the city is known for its open desert and mountain environment and proximity to other open space areas like the McDowell Mountain Regional Park and the Tonto National Forest. It offers many recreational amenities for

(Continued)

equestrians, hikers, cyclists, and golfers, and has long been an area of equestrian uses and amenities. This area's development pattern is dominated by master planned communities and individual housing areas, some built while this area was still a part of Maricopa County.

Equestrian

The equestrian lifestyle is characteristic of this part of Scottsdale and will continue to be recognized, particularly in the two square miles of the amendment area west of Pima Road.

There are a variety of equestrian facilities, both at residential and commercial scales. The equestrian lifestyle is one that is especially valued in this part of Scottsdale. Functional trail connections exist and should be maintained through shared-use trails that provide access to a multitude of non-motorized user groups. These links informally connect local neighborhoods to a regional shared-use trail system and other destinations such as the McDowell Sonoran Preserve. Trails planning is currently being conducted by the City to designate specific location and types of trails in this part of the community.

Scenic and Vista Corridors

Scenic and vista corridors can help to establish an open character and feel to major roadways of north Scottsdale. Scenic corridors are designated along Pima and Scottsdale Roads, and vista corridors are usually located along wash corridors. These corridors also provide visual links that help to preserve a sense of openness and also provide important migration, feeding and habitat for indigenous wildlife. This proposed amendment indicates on the Conceptual Land Use Map all of the Scenic Corridors currently designated on the General Plan Open Space map.

Housing Diversity

The application provides housing diversity at the same level as the existing General Plan. Given the rural nature of the area, the environmental conditions, and scenic desert of this application area, housing densities will be in a range from two-acre lots to 1/3-acre lots.

Land Use and Planning for Area.

This area was initially planned by Scottsdale in the mid-1980's following annexation from Maricopa County. The Scottsdale Foothills General Plan of 1984 and the Tonto Foothills General Plan of 1986 show a mix of land uses including: low to medium density residential, commercial, a golf course, a resort, and open space. This area's land use designations on the City's current General Plan has not changed much since that time. During the 1990's, the City's desire to preserve open space gained momentum.

In 1998, the City of Scottsdale submitted a petition to the State Land Department to preserve approximately 16,600 acres of State Trust Lands in north Scottsdale for the permanent open space within the McDowell Sonoran Preserve. This proposal includes all the land included in that application.

The adopted Desert Foothills Character Area Plan, approved by City Council in 1999, includes nearly 2 square miles of this General Plan application area. The goals and guidelines discuss maintaining a Rural Desert Character by blending

the built form into the natural desert setting, maintaining connective areas of desert open space, and by identifying and celebrating the unique desert character the Desert Foothills area. The guidelines of the Desert Foothills Character Area plan establish a common vision and direction for area residents and property owners. This General Plan (4-GP-2002) amendment provides broad land use residential ranges rather than specific zoning designations for specific parcels. The guidelines of the Desert Foothills Character Area Plan will be followed if the area is developed. The Dynamite Foothills area is on the eastern side of the application area, and all of that area will be natural open space.

In 2001, the State Land Commissioner reclassified 13,021 of the approximately 16,600 acres as "suitable for conservation purposes," and identifying the remaining 3,543 acres as State Trust Land that can potentially be developed. The City, property owners, neighbors, and interested parties and the State Land Department worked together in the 2002 General Plan amendment process to reflect this decision. The result of that collaboration is this recommended General Plan Amendment

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This General Plan Amendment:

- 1) Proposes land uses that fit the character and the environment of the 3,543 acres not reclassified for conservation purposes,
- 2) Addresses citizen concerns about the future of this land, and;
- 3) Reflects the State Land Commissioner's Order by designating the land area reclassified with deed restrictions (11,391 acres) as open space and the 1,630 acres reclassified as "suitable for conservation purposes," but not deed restricted are left unchanged.

The City has a strong commitment to purchase all 16,600 +/- acres included in the original API application, but cannot make any move to devalue the land held in Trust by the State Land Department, through zoning or General Plan amendments. The State Land Department is required under the Growing Smarter Act of 1998 to plan the land it manages. By working together, the State and the City can achieve a mutually beneficial solution to potentially conflicting missions.

- **Land Use Element:** This proposal suggests a deletion of some uses and rearrangement of other land uses to reconfigure residential land uses (on the 3,543 acres not reclassified as "suitable for conservation purposes"), 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 Conceptual Land Uses map will also designate the 11,391 acres of "reclassified with deed restriction" per the State Land Commissioner's Order land as Natural Open Space. The 1,630 acres reclassified as "suitable for conservation purposes," but not deed restricted for use as open space, will remain the same designations as they currently are on the Conceptual Land Uses map: Rural Neighborhoods and Open Space. The revised plan will also include scenic buffers along Pima, Scottsdale, and Dynamite Roads. In addition, the State Trust Lands note advising of this General Plan Amendment will be removed from the Land Use Map. *The overall changes reflect a decrease in the estimated dwelling units for this planning area by*

1,612 dwelling units. The exact zoning and dwelling unit count would be determined through any future rezoning and is beyond the scope of this General Plan amendment. (See Attachment #1 at Tab "Proposed General Plan"—June 19, 2002 Proposed Land Use and Land Use Ranges Map and Table of Changes.)

- **Open Space and Recreation Element:** The Open Space map will be revised to by designating the State Trust Lands that were "reclassified as suitable for conservation purposes" with deed restrictions as Natural Open Space. The Parks and Recreation Facilities map will reflect the need for a neighborhood park in the event of development of this land that is not currently planned for this area. (See Attachment #1 at Tab "Proposed General Plan" – Open Space Map and Parks and Recreation Facilities map.)
- **Public Services and Facilities Element:** Due to the land use changes proposed a school site will most likely be needed to serve this area in the event of development of these lands. The potential school need is reflected on the Conceptual Land Uses map with a "floating" circle designation. The need for schools, the size and type of schools would be determined in the event of a development proposal in the future.
- Another revision is the removal of Lone Mountain Road extension through land reclassified for conservation purposes. This is not a General Plan Community Mobility Element amendment, however, it will be removed from General Plan base maps with the approval of this amendment.

Key Issues.

Issue	Approach	Resolution/Status
Preserve all land in the Recommended Study Boundary	Discuss concept throughout Citizen Involvement Process to reach better understanding of issue for all involved.	The City, Community, and State are interested in this concept. However, the State Land Department is required by state law to plan all the urban land that it holds in trust. Additional work will be necessary to achieve full preservation goals.
Remove Lone Mountain Road connection through Preserve	Review street network and evaluate the need for this segment of Lone Mountain Road.	This segment of Lone Mountain Road has been removed from the base map for this amendment. The Streets Master Plan will need to include this change.
Remove Commercial designations at Stagecoach Pass and Pima Road	Review economic vitality and evaluate whether adequate commercial locations have been designated to serve the Scottsdale area.	These commercial designations have been removed.
Consider park needs for children	Evaluate locations of neighborhood parks in relation to need for parks.	A neighborhood level park is proposed as part of this General Plan amendment, in the event of development of these lands.
Consider school needs for children	Identify existing and currently planned school locations, enrollment projections, and school needs based upon existing and potential development.	A school site is proposed as apart of this General Plan amendment, in the event of development of these lands.

See Attachment #1, at Tab "Key Issues & Citizen Comment" for additional concerns identified in the creation of this General Plan amendment.

Community Impact.

This General Plan Amendment will put in place land use policy that will allow for the implementation of the preserve objective of preserving land in its natural form. In the area not reclassified for conservation, appropriate densities are proposed that present low density development with a resort designation, school, and neighborhood center. For the area deed restricted for open space, the plan specifies natural open space.

IMPACT ANALYSIS

Traffic.

Overview

The change in land use patterns from the current General Plan to the proposed General Plan amendment reduces the amount of developed land and thus the amount of traffic will be reduced. In addition, the elimination of new streets east of Pima Road has a minor impact on future traffic patterns. There will be, however, a minor increase in traffic on some existing and planned streets as a result of development of land that is currently unimproved.

Summary

This proposal indicates an impact on traffic as:

- Decrease of future automobile trips by over 60,000 trips per day.
- Slight increase of future traffic volumes on portions of Pima Road, Scottsdale Road, Legend Trails Parkway, and Stagecoach Pass due to the elimination of Lone Mountain Parkway east of Pima.

Drainage.

The land that lies within this study area generally consist of braided channels and a few well-defined major watercourses flowing to the southwest. Some areas are included within the boundaries of the Rawhide Wash and include AO type flood hazard areas. These areas can be built in but need special protection measures for building. Two areas of concern for development are safety and protection of residents and property; and adverse effects on adjacent property owners. For these reasons this area must be carefully planned and developed to prevent adverse consequences such as flooding, erosion, and relocation of flow paths. These drainage and flood issues can be addressed by dedication of drainage easements to maintain the floodplain in its natural state. In subdivisions drainage easements should be platted as tracts. Also, road crossings and culverts should be designed with consideration for sedimentation, scour, and emergency access during flood events.

Water/Sewer.

This land lies within the RSB of the McDowell Sonoran Preserve, and was removed for the City's master plan. Therefore, the water and wastewater infrastructure cost for the State Trust Lands is estimated to be \$23,774,000 in present-day dollars. This does not include local water distribution and wastewater collection systems in individual subdivisions and does not include existing fee calculations. Some components of the water system would need to be constructed by the City of Scottsdale. The costs presented in this analysis could be included in a special development fee zone created by the Scottsdale City Council specifically for State Trust lands. See Attachment 1, Tab "Water/Wastewater Analysis" for more information.

Economic Evaluation.

An evaluation of the future neighborhood center was conducted to project the potential direct economic impact from taxes to the City of Scottsdale in 2001 dollars and rates of taxation for a 10-acre commercial property. The total City Revenues in the 2001 scenario was \$365,962. This revenue included property tax revenue and average annual sales tax for an estimated 87,000 square foot retail center.

The retail component of the plan would provide services of convenience to the area and reduce vehicle mileage traveled to services.

Policy implications.

This proposal will:

- Designate 11,391 acres of land as Natural Open Space;
- Designate 1,630 acres of land with the same designations as it currently is with Open Space and Rural Neighborhoods;
- Reconfigure residential land uses on 3,543 acres of land to remove a golf course and 2 areas of commercial designation;
- Remove the Lone Mountain Road extension where it currently crosses the future Preserve area; and
- Designate park and school locations.

Community involvement.

Throughout the development of this General Plan Amendment, the City and the State Land Department worked together to notify citizens, property owners, and interested parties of the project and to solicit their ideas and advice.

Two mailings were completed with over 11,000 notices sent out to property owners. Additional notification was sent to other interested parties. An e-mail, US Mail, telephone, and Internet list was also used that includes 181 entries. Additionally, a listing of school districts; cities, towns, and government agencies including the Maricopa County Flood District and Maricopa Association of Governments; and other interested citizens, property owners, and their representatives were notified.

A total of 3 community meetings were held in March, April, and May 2002. The first was an informational meeting; the second was to review a draft of the plan; and the third was to update the first draft of the plan.

In addition, informal meetings have been held with subdivision homeowners associations, neighborhood organizations, individual citizens, and telephone contacts have been made.

**OPTIONS AND STAFF
RECOMMENDATION****Recommended Approach:**

This request is made jointly by the City of Scottsdale and the Arizona State Land Department to amend the Scottsdale General Plan Land Use, Open Space and Recreation, and Public Services and Facilities Elements for approximately 16,600 acres of State Trust Lands. The entire project area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve and was the subject of the City's Arizona Preserve Initiate application in 1998 as well as the State Land Commissioner's decision regarding that application in 2001. This amendment will better reflect the State Land Commissioner's Order reclassifying 13,021 acres as suitable for conservation purposes, it will update the General Plan to reflect changes that have occurred in the community since previous planning efforts for this area, and will encourage appropriate land uses that fit the environment and character of the 3,543 acres considered suitable for development.

Staff recommends approval of this General Plan amendment.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

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APPROVED BY

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Project Coordination Manager

Randy Grant
Interim Chief Planning Officer

ATTACHMENTS

1. General Plan Amendment document
 - a. General Plan
 - b. Proposed General Plan Amendments
 - c. Citizen Involvement
 - d. Key Issues & Citizen Comment
 - e. Area Character
 - f. Traffic Impact Analysis
 - g. Drainage Information
 - h. Water/Wastewater Analysis
 - i. Economic Evaluation
 - j. Summary

4-GP-2002

State Lands/City of Scottsdale General Plan Amendment

Introduction

Case 4-GP-2002 is a joint request by the City of Scottsdale and the Arizona State Land Department to amend the Scottsdale General Plan Land Use, Open Space and Recreation, and Public Services and Facilities Elements. The project area includes approximately 16,600 acres of State Trusts Lands that were the subject of the City's Arizona Preserve Initiative application in 1998 and the State Land Commissioner's decision regarding that application in 2001. The entire 16,600 +/- acres is included within the City's Recommended Study Boundary of the McDowell Sonoran Preserve, which identifies lands the City intends to acquire for permanent open space in the McDowell Sonoran Preserve.

Case 4-GP-2002 is a General Plan amendment only – it does not include a concurrent rezoning.

Location

The 16,600 +/- acres are located generally between Scottsdale Road on the west, 136th Street on the east, Stagecoach Pass on the north, and Happy Valley Road on the south. (see map on right)

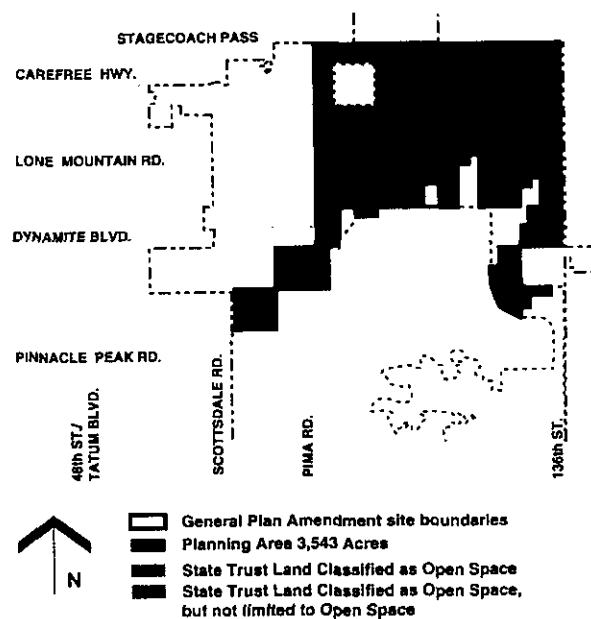
Background

In 1998, the City of Scottsdale submitted a petition to the State Land Department to preserve approximately 16,600 acres of State Trust Lands in north Scottsdale. This land, if acquired by the city will be placed in the McDowell Sonoran Preserve as permanent open space.

In 2001, the State Land Commissioner responded to this application by reclassifying 13,021 of the approximately 16,600 acres as "suitable for conservation purposes," and identifying the remaining 3,543 acres as State Trust Land that can potentially be developed.

The City was in the midst of public hearings on the General Plan update, following a two-year public input and involvement process, when the State Land Commissioner's decision was announced. In fact, the remote Planning Commission hearing had already been held. The City did not feel that adequate public review and discussion could occur to reflect the State Land Commissioner's decision in the updated General Plan. It was

State Trust Lands General Plan Amendment



decided, then, that the City and the State Land Department would work together in the 2002 General Plan amendment process to reflect this decision. Since that time, the City and the State Land Department have worked together to: 1) plan land uses that fit the character and the environment of the 3,543 acres not reclassified; 2) to address citizen concerns about the future of this land, and; 3) to reflect the State Land Commissioner's Order by designating the land area reclassified with deed restrictions (11,391 acres) as open space.

The City has a strong commitment to purchase all 16,600 +/- acres included in the original application, but cannot make any move to devalue the land held in Trust by the State Land Department, through zoning or General Plan amendments. The State Land Department is required under the Growing Smarter Act of 1998 to plan the land it manages. By working together, the State and the City can achieve a mutually beneficial solution to potentially conflicting missions.

Existing General Plan

This area was initially planned by Scottsdale in the mid-1980's following annexation from Maricopa County. The Scottsdale Foothills General Plan of 1984 and the Tonto Foothills General Plan of 1986 show a mix of land uses including: low to medium density residential, commercial, a golf course, a resort, and open space. The land use designations on the City's current General Plan for this area have not changed much since that time. The following elements will be changed with the approval of this application:

- **Land Use Element:** The **Conceptual Land Uses** map currently shows Rural Residential, Suburban Residential, Resort, Golf Course, Commercial, Park, Cultural/Institutional or Public Use, and Natural Open Space for this proposal area. This proposal suggests a deletion of some uses and rearrangement of other land uses. The map will be revised to reconfigure residential land uses (on the 3,543 acres not reclassified as "suitable for conservation purposes"), 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 Land Use map will also designate the 11,391 acres of land reclassified with deed restriction (per the State Land Commissioner's Order) land as Natural Open Space where it is currently designated low density residential, resort, and natural open space. The 1,630 acres reclassified as "suitable for conservation purposes," but not deed restricted for use as open space, will remain the same designations as they currently are: Rural Neighborhoods and Open Space. The revised plan will also include scenic buffers along Pima, Scottsdale, and Dynamite Roads. (see "June 19 Draft Land Use and Land Use Ranges map" in next section.)
- In addition to the Conceptual Land Uses map changes, the following text from the Land Use Element, Land Use Descriptions will be removed:
"STATE TRUST LANDS UNDER STATE LAND COMMISSIONER'S ORDER #078/2001-2002. On August 30, 2001, the State Land Commissioner reclassified approximately 11,390 acres as suitable for conservation with a deed restriction on the land to ensure that these lands would be conserved by the property purchaser. An additional 1,630 acres were reclassified as suitable for conservation, however, no deed restriction has been placed on these lands. Approximately 3,543 acres was not reclassified by the State Land Commissioner. The City of Scottsdale and the State Land Department will partner to process a general plan amendment during 2002 for the land not reclassified by the Land Commissioner."
- **Open Space and Recreation Element:** The **Open Space map** currently shows the proposal area as "State Trust Lands Reclassified for Conservation", "State Trust Lands Reclassified, but not limited to Conservation", and as part of the "Recommended Study Boundary of the McDowell Sonoran Preserve." The 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 Natural Open Space. (see Draft revised Open Space map in next section.) The **Parks and Recreation Facilities**

map currently does not show a neighborhood park in this area, the revised map will reflect the need for a neighborhood park in the event of the development of these lands. (see Draft revised Parks and Recreation Facilities map in next section.)

- **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 serve this area in the event of development of these lands. Although there is no map to revise, 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 revised Conceptual Land Uses map. The General Plan’s reference maps include a Schools and School Districts map that currently shows a potential service area for this school. Need for schools, the size of the schools, and the type of schools would be determined in the event of a development proposal in the future.
- All the base maps for the General Plan now show Lone Mountain Road extending northeast, through the land reclassified for conservation purposes, from Pima Road connecting with Desert Mountain Parkway. This is not a General Plan Community Mobility Element amendment, however, it will be removed from General Plan base maps with the approval of this amendment.

Character Area and Neighborhood Plans

The adopted Desert Foothills Character Area Plan includes nearly 2 square miles of this General Plan application area. The goals and guidelines of the Character Area Plan discuss maintaining a Rural Desert Character for the Desert Foothills area by blending the built form into the natural desert setting, maintaining connective areas of desert open space, and by identifying and celebrating the unique desert character experienced in the Desert Foothills area. The guidelines of the Desert Foothills Character Area plan establish a common vision and direction for area residents and property owners. The intent is to illustrate preferred building alternatives in the area that preserve the dominance of the natural desert setting and maintain a low-scale openness to the neighborhoods. This General Plan amendment provides broad land use residential ranges rather than specific zoning designations for specific parcels. The guidelines of the Desert Foothills Character Area Plan will be followed if the area is developed.

The adopted Dynamite Foothills Character Area Plan also includes several square miles of this General Plan application area. These lands, however, are those that were reclassified as “suitable for conservation purposes” and will be designated Natural Open Space or remain the same land use designations through this application.

There are no neighborhood plans for this area. The City and State have worked closely with the existing residents near the area to ensure compatibility of uses.

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

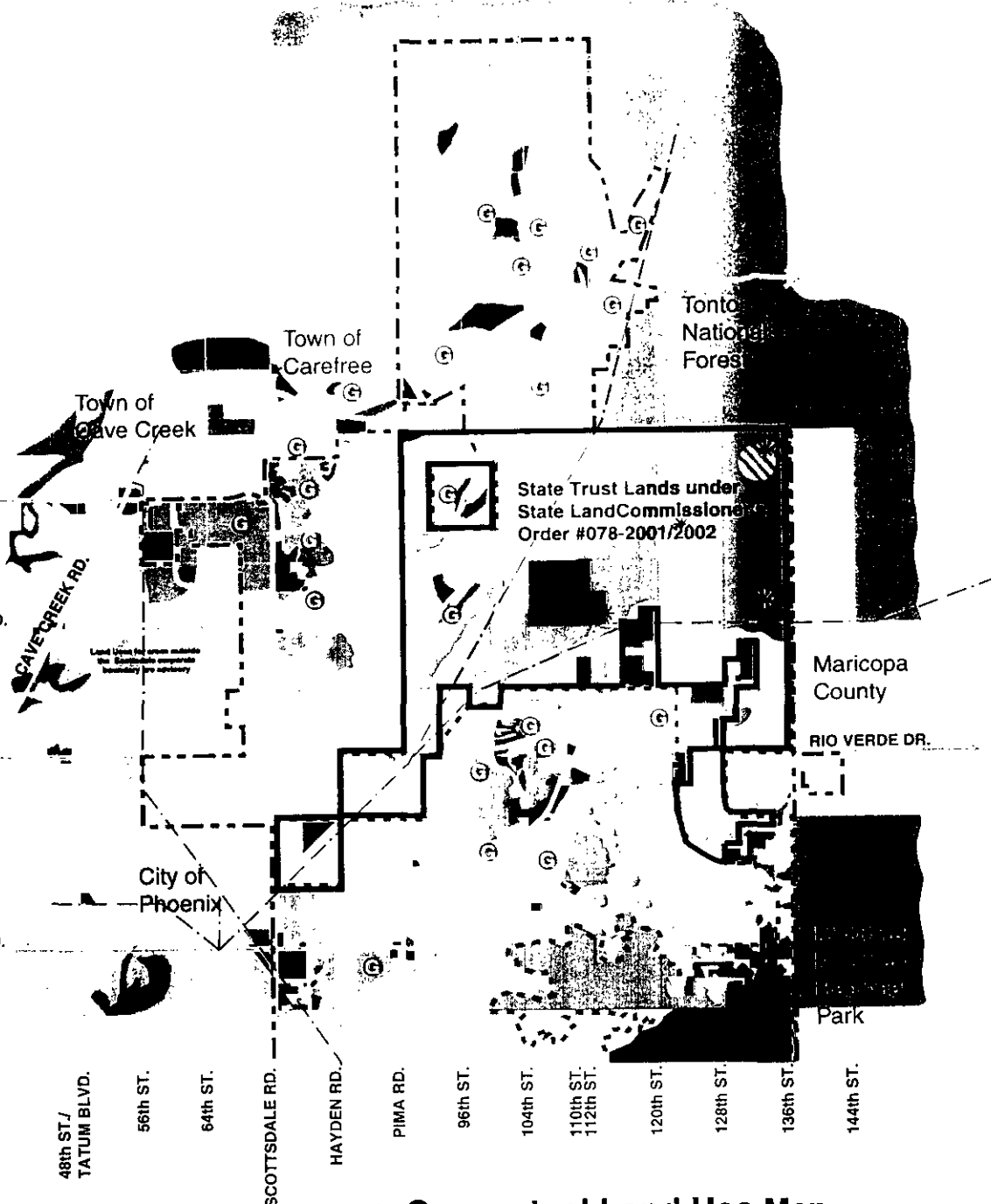
DYNAMITE BLVD.

JOMAX RD.

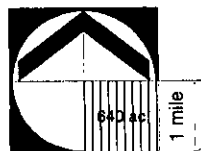
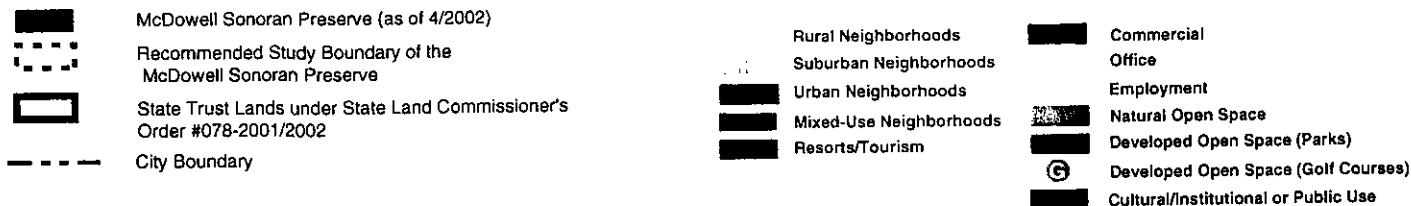
HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.



• Conceptual Land Use Map



State Land Department/
City of Scottsdale
Joint Planning Effort

April 2002
Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002

LAND USE ELEMENT

Locations depicted on this map are generalized

general plan
scottsdale, arizona

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.

BEARDSLEY RD.

UNION HILLS DR.

BELL RD./FRANK LLOYD
WRIGHT BLVD.

GREENWAY RD.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLE TREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

McDONALD DR.

CHAPARRAL/CAMELBACK RD.

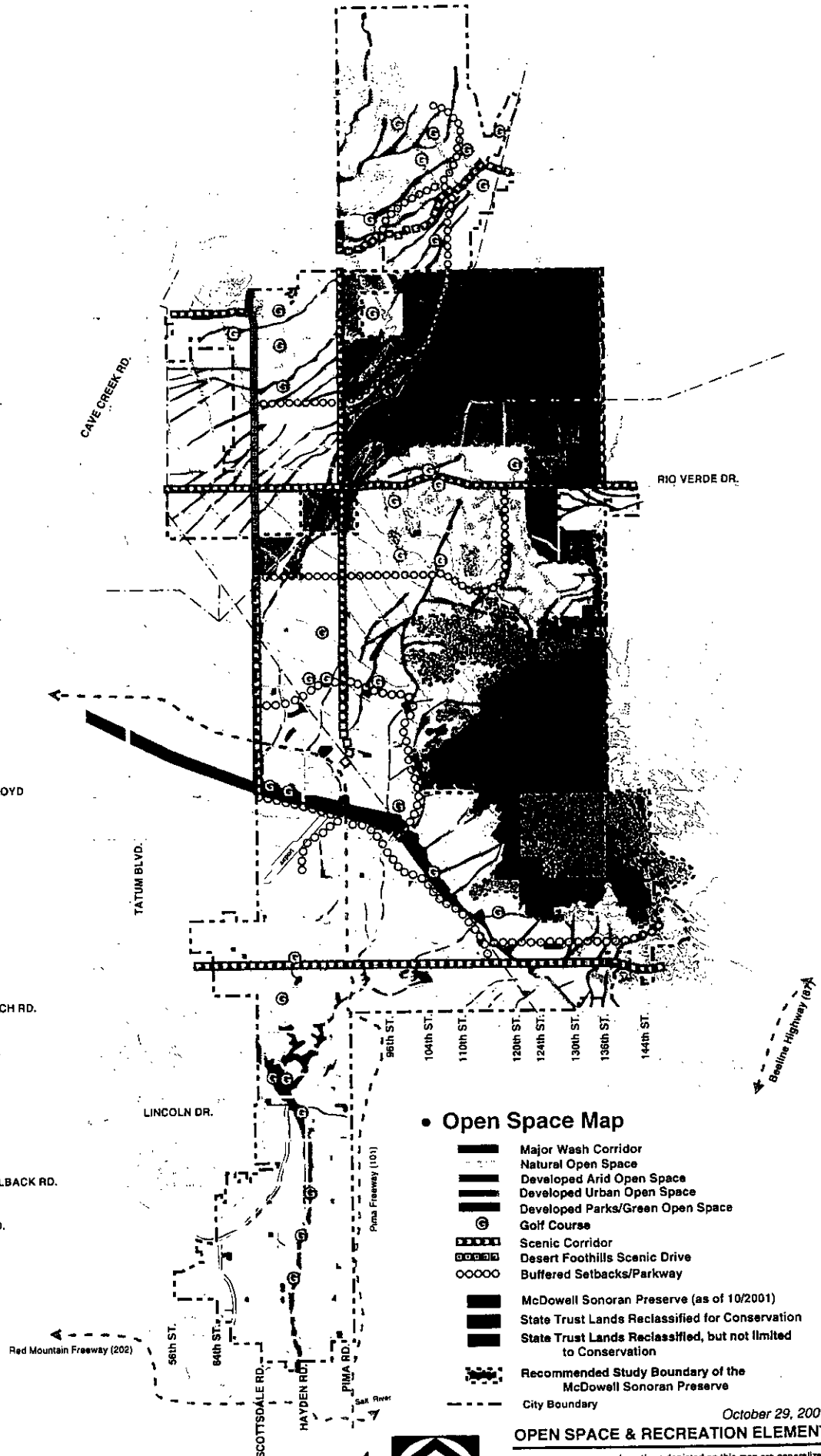
CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

McKELLIPS RD.



JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.

BEARDSLEY RD.

UNION HILLS DR.

BELL RD./FRANK LLOYD

WRIGHT BLVD.

GREENWAY RD.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLE TREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

McDONALD DR.

CHAPARRAL/CAMELBACK RD.

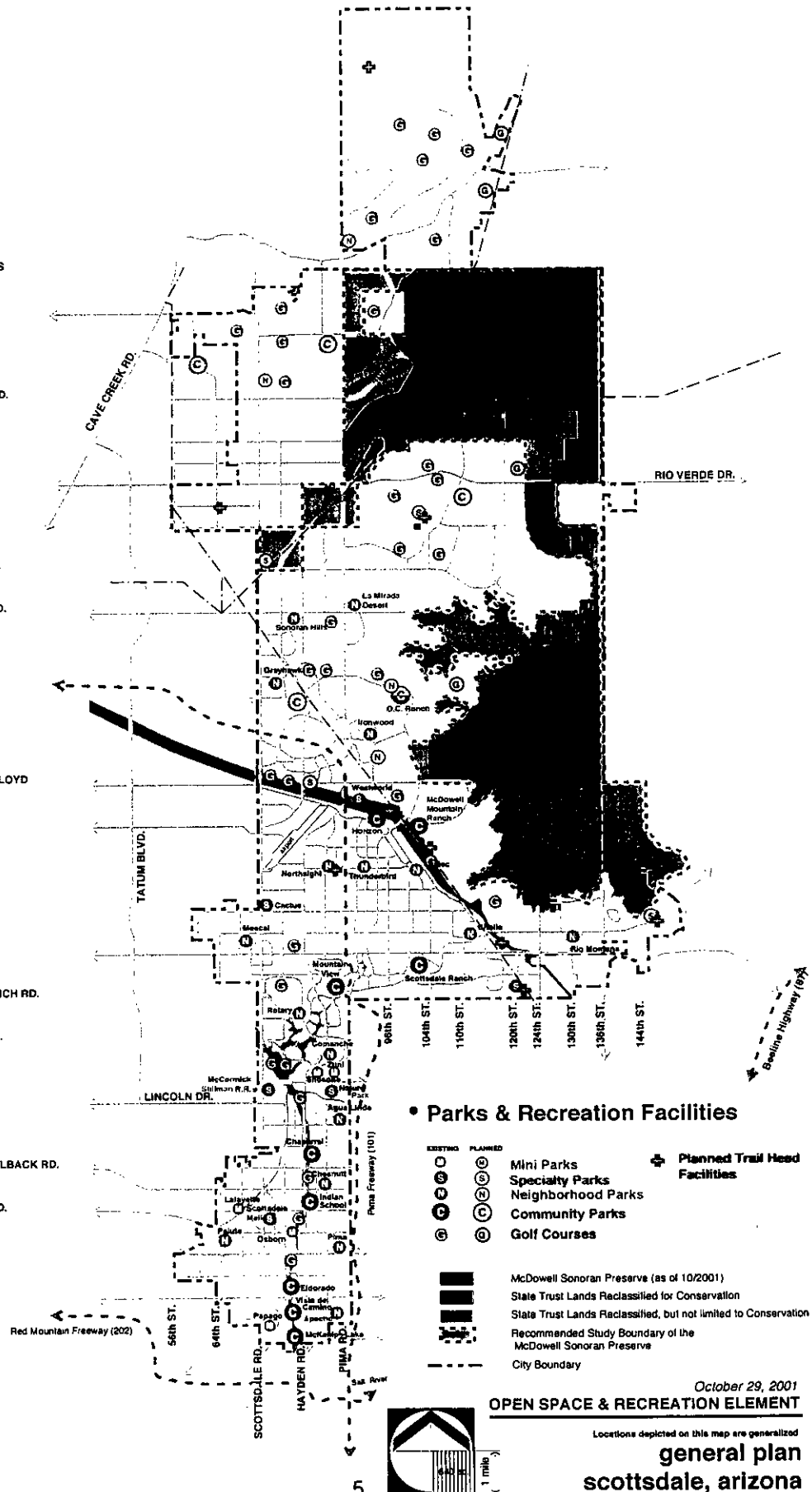
CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

McKELLIPS RD.





Desert Foothills Executive Summary

June 1999



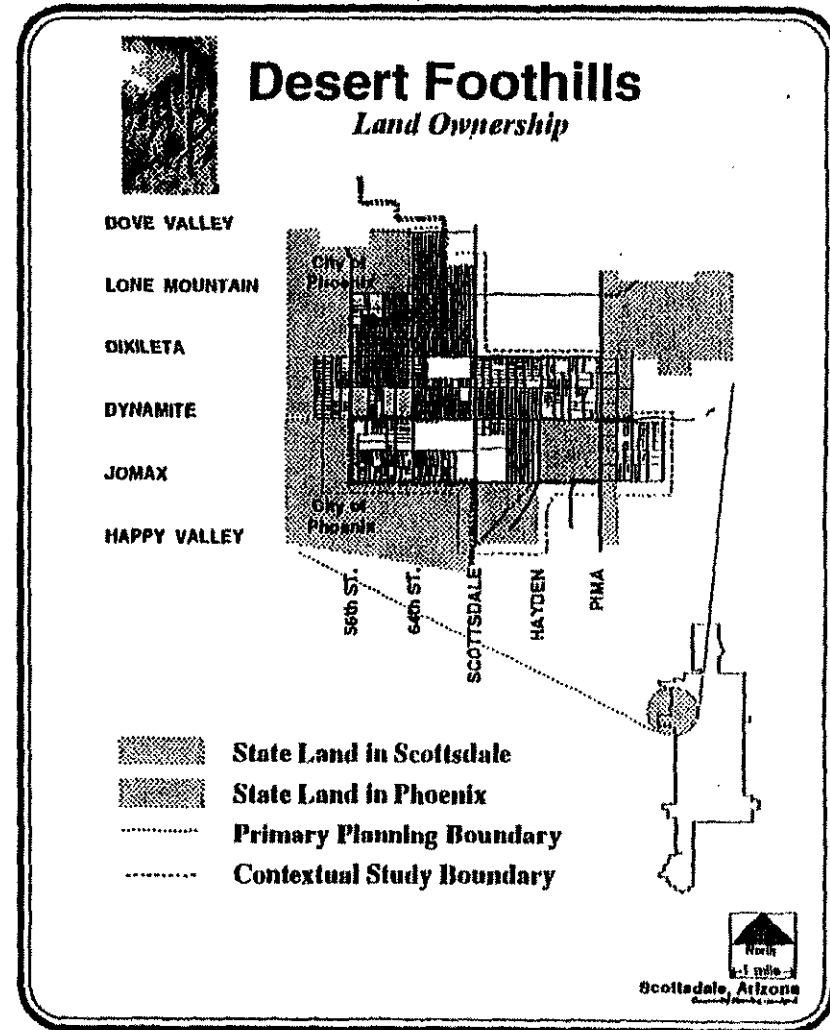
Executive Summary

The Desert Foothills Study

The Desert Foothills Character Area is one of the City's first Character studies to be undertaken using the recommendations of the CityShape 2020 process. CityShape 2020 recommended the city reorganize its long range planning approach to recognize and respond to the diversity in the environmental features and physical form found within the city. A new three level planning approach was established to reflect this philosophy. Although each level is distinctive, it is important that they relate to one another to form a viable and sustainable community. The three levels consist of: a citywide approach, character areas and neighborhoods.

The Desert Foothills study includes an eight square mile area generally located between Dixileta Road, Jomax Road, the city's western boundary and 96th Street.

From a planning perspective one of the defining elements of the study area is the fractured land ownership pattern, typically ranging in size from one to five acres. This fracture land ownership pattern is a result of the federal government selling approximately 2.5 acre parcels of land to veterans after World War II and homesteading in the 1930s to early 1940s. In



subsequent decades, there was a tremendous amount of lot splitting activity which caused further fracturing in the land ownership pattern in the area.

Today, this fracture land ownership has contributed to:

- a rich assortment of custom and semi-custom homes including Western Ranch, Pueblo, Santa Fe and Mission;
- a diversity in lifestyles from equestrian (which range in scale from residential to commercial) to those who moved here to enjoy a "desert retreat" in a remote setting within the city; and
- minimally improved infrastructure system due to the piecemeal development pattern occurring in the area.

Public Outreach

A broad-based public outreach program was designed to maximize the citizen involvement throughout the evolution of the study. This outreach program included a mail questionnaire, open houses, neighborhood discussions, a half day workshop and a working group composed of representatives from various home and property owner associations. The Character Area and Implementation Plans were derived from this

twenty-one month outreach program.

Desert Foothills Character Plan

The Character Plan paints the "big picture" or the vision for the study area. The Desert Foothills vision is based on the common desire to maintain a "Rural Desert" character. The emphasis of such character is focused on maintaining the dominance of the lush upper Sonoran desert while balancing the qualities of the diverse rural lifestyle.

Three common goals were identified through the evolution of the public outreach program.

- **Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.**
- **Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network.**
- **Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.**

The first goal and strategies focus on the common desire to be "caretakers" and maintain the dominance of the Sonoran desert by blending any future development into the natural desert setting by using desert-sensitive colors, building materials and the sensitive placement of buildings.

The second goal and strategies promote the common desire to link natural areas of desert open space through scenic and vista corridors to maintain a sense of openness. In addition, a continuous trail network is promoted which connects the local neighborhoods to one another and a regional trail system leading to future mountain and desert preserves.

The third goal focuses on the creation of some unifying elements that reflect the rustic, rural identity of the area.

The Desert Foothills Implementation Plan

The Implementation Plan is the companion document to the Character Plan. The Implementation Plan outlines how the vision within the Character Plan can be attained.

The techniques outlined in the Implementation Plan illustrates mechanisms that can be used to help affect change, and thus, preserve the character of the area.

The Design Guidelines define how the land uses occurring within the study area can be more sensitively integrated into the natural desert environment. These design guidelines are not regulatory, therefore, they are not enforceable as law. However, they do establish the foundation to propose a zoning overlay within the unsubdivided areas within the study area to

help further preserve the area's character.

The Action Plan identifies city based work items that will be initiated with the City Council approval of both the Character Area and Implementation Plans. These work items include:

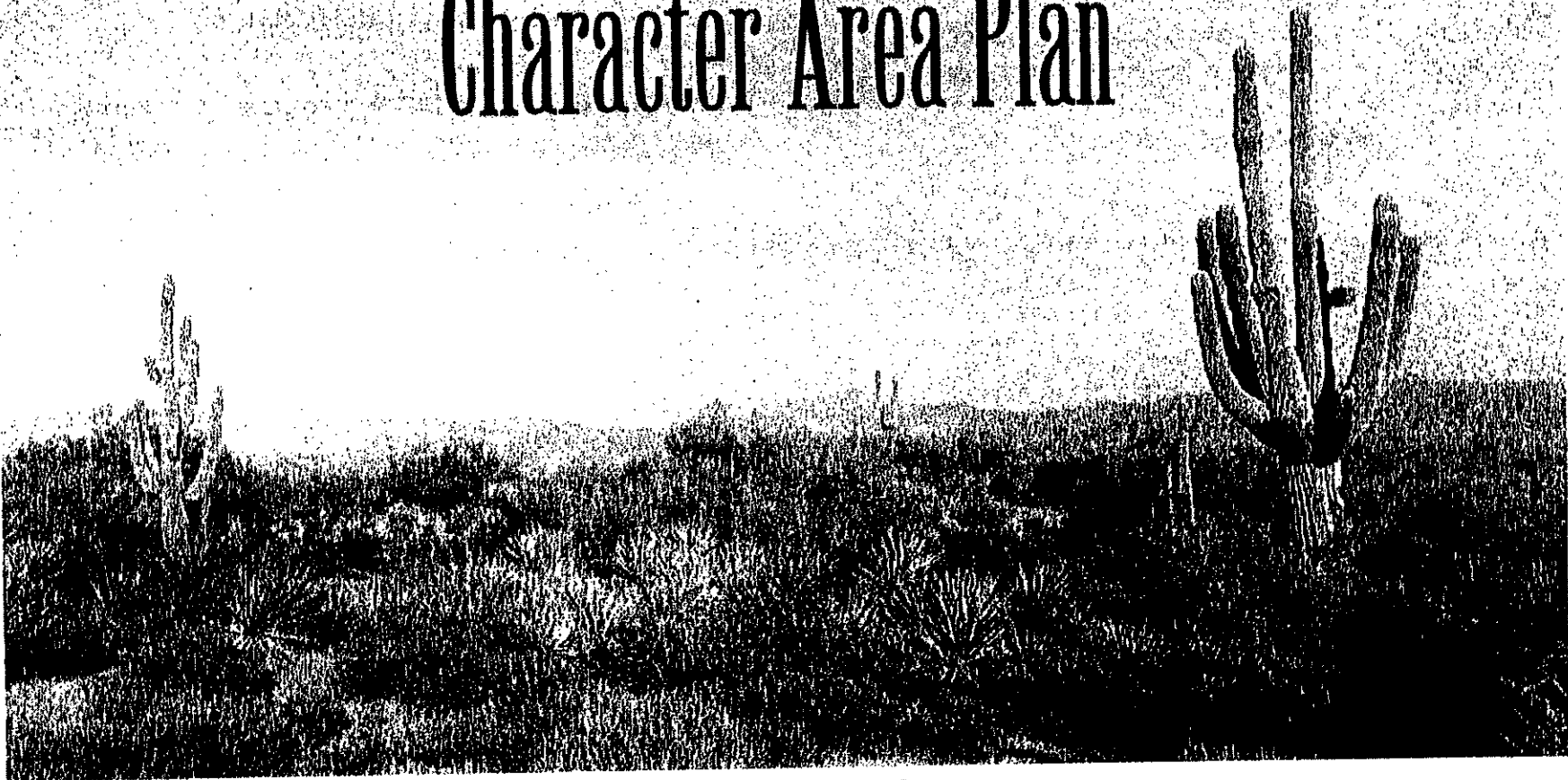
- the development of new street standards for scenic corridors and local collectors;
- the development of a zoning overlay district for the unsubdivided areas within the Desert Foothills study area;
- the creation of a neighborhood trail system that connects local neighborhoods to one another and other continuous areas of open space;
- the development of new design standards for the sensitive integration of public active and passive recreation facilities; and
- the development of entry features that convey the unique qualities of the Desert Foothills area.

Each of these city based work items are equally as important in preserving and celebrating the Rural Desert character of the Desert Foothills area. It is important to note that each of these work items must also be weighted against existing city departmental work loads in order to define appropriate timelines for completion. In addition, future city funding may also be required to help achieve some of these recommendations.

Dynamite Foothills Character Area

Character Area Plan

10



March 21, 2000

City Council

Sam Kathryn Campana, Mayor
Cynthia Lukas
Mary Manross
Robert Pettycrew
Dennis Robbins
Richard Thomas
George Zraket

Planning Commission

Betty Drake, Chair
Marilyn Armstrong
Tim Burns
Fred Davidson
Margaret Dunn
David Gulino
Harry Paston



Previous Planning Commissioners involved in the Dynamite Foothills Character Planning Process

Kathryn Heffernan, Chair
James Brouhard
Keith Holben
Beverly Jordano
Douglas Simonson
Nancy Walker
In memory of: Robert Wexler

Community Planning Staff

Debbi Dollar, Planning Systems General Manager
Don Hadder, Comprehensive Planning Director
Teresa Iluish, Comprehensive Planner
Gary Neiss, Comprehensive Planner

Adopted by Scottsdale City Council March 21, 2000
Resolution #5492

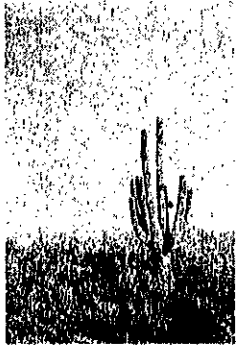
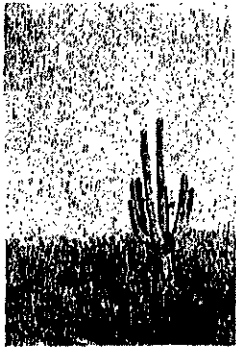


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- Rural Desert Character Pages 10 - 11
- Goals and Strategies Pages 12 - 25
- Glossary Pages 26 - 30

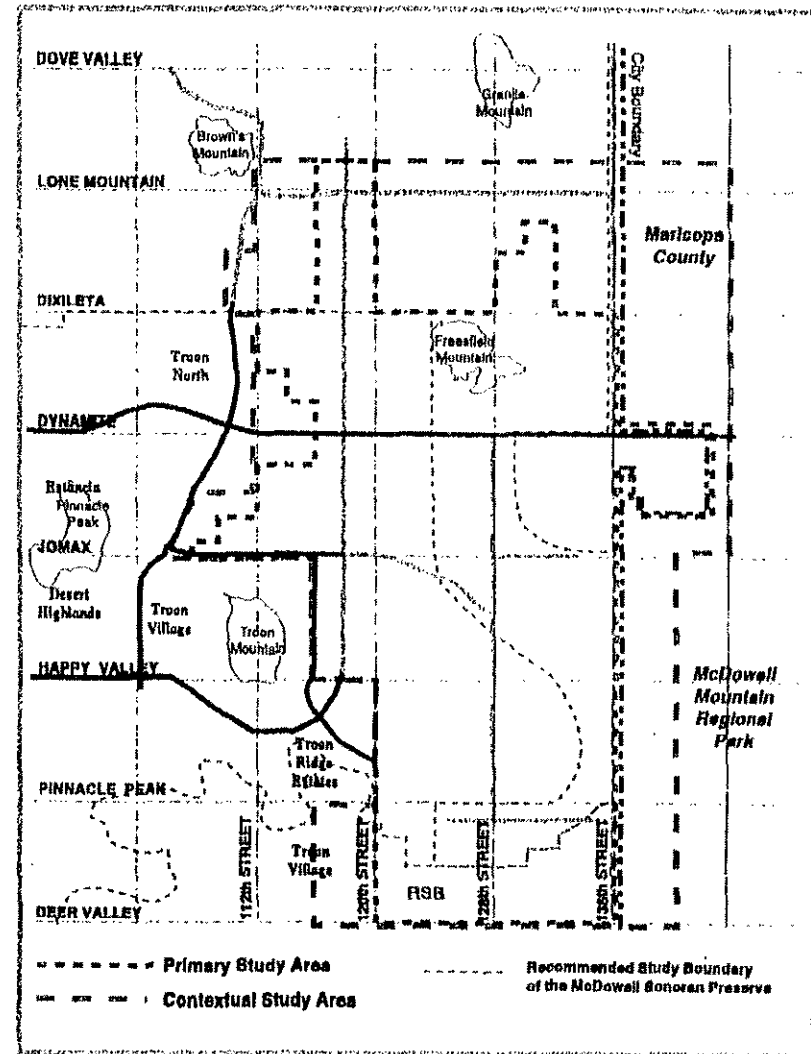


Executive Summary

DYNAMITE FOOTHILLS CHARACTER AREA

The Dynamite Foothills area is one of the City's first character area studies. Character area planning is a result of the CityShape 2020 process which recommended that the City reorganize its long range planning approach to recognize and respond to the diversity of the community. A new three level planning approach was established to reflect this philosophy. Each level is distinctive, but they will relate to one another to provide comprehensive planning for the community. Level one is the citywide General Plan, level two is the smaller geographic areas called character areas, and level three is the neighborhood level.

The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street (see map to the right). The area contains desert vistas, broad open spaces and an attractive desert environment. It is for the most part undeveloped at this time. A portion of the area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve.



RURAL DESERT CHARACTER

Because of the Dynamite Foothills' remote location, its isolation from urban centers of the Valley, and its environmental features and constraints, the vision for this area is that of a Rural Desert character. Key to achieving this character is the element of openness. Rural Desert character relies on creating this feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation.

GOALS

Through the character study process, three goals have been established for the Dynamite Foothills character area. These goals were established in response to questionnaires, input from Dynamite Foothills area residents, property owners, and other interested persons, discussions with the Planning Commission, and input from previous studies of the area. The three goals are listed below followed by some of the strategies which will help achieve those goals.

- **Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.**
- **Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.**

- **Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.**

STRATEGIES

The following strategies are examples of what may be done to enhance and preserve the Rural Desert character desired for the Dynamite Foothills area. The Dynamite Foothills Character Plan contains all the strategies in more depth (beginning on page 5).

Rural Desert Character Strategies:

- * Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas of the character area as identified on the map on page 13 of the Character Plan.
- * Use infrastructure to enhance the character through minimizing street widths, using alternatives to asphalt roads, street alignments that respond to the natural terrain, ribbon curbs, minimal street lighting, a trail system rather than a sidewalk network, appropriate use of color and textures which blend with the natural environment.
- * Use site planning techniques which minimize the visual impact of development and promote a Rural Desert character through strategic use of building envelopes,

encouraging the use of native or desert landscaping, flag lots, meaningful open space, avoiding solid walls, and working with the environment and the terrain in forming building design and site layout.

- * Use of native, desert vegetation in streetscapes.
- * Consideration of a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel and a larger open view corridor.
- * Provision of multiple street and trail access into and through residential neighborhoods. Gated communities which restrict access are discouraged.
- * Transition development adjacent to conservation areas or the McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing, and open space.

51 Topographic Development Diversity Strategies:

- * Residential uses will use site planning, open space, building massing and construction techniques which preserve Rural Desert character throughout the area.
- * Non-residential uses will be considered if they are low-scale, low-intensity, and similar in character to residential development.
- * Uses like golf courses, low intensity resorts, and non-commercial equestrian uses will be considered if they have minimal visual impact and preserve the Rural Desert character of the Dynamite Foothills area.

- * An orderly development pattern extending from existing development is encouraged and any development that negatively impacts the city's ability to provide and maintain infrastructure and services is discouraged.

Open Space Strategies:

- * Open space is critical to provide the feeling of openness which defines Rural Desert character and should be provided as a visual, recreation, or character enhancing amenity.
- * Open space will sustain natural flora and fauna, and will include connections through paths and trail systems.
- * Parks should be neighborhood or specialty parks which serve the nearby residents of the Dynamite Foothills area and emphasize the unique Sonoran Desert environment.
- * Encourage open spaces throughout development projects and on the perimeter of projects, where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.
- * Designate and sign appropriate public access to the McDowell Sonoran Preserve and other conservation/preservation areas.

The complete strategies begin on page 13 of the Dynamite Foothills Character area plan.

GUIDELINES

Design and Performance Guidelines are contained in a companion document to the Character Plan titled "Implementation Program". The guidelines detail how the vision of a Rural Desert Character can be attained. They are presented first through a summary/matrix of the guideline concepts. Next through specific areas of detail including land uses, streets, streetscape, open space corridors, water and wastewater systems, other infrastructure, and annexation. Also indexed are those guidelines that are suggestions and encouragement for property developers to follow but which the City cannot include in a review process because of the City Charter or other legal restrictions, as well as those guidelines which could be considered for inclusion in new regulation, but would remain guidelines until the City Council or Planning Commission directed the development of new regulation.

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Dynamite Foothills Timeline

Background Report	1/97
Goal Setting	1/97-2/97
Strategies and Guidelines	2/97-5/97
Policy	5/97-6/97
Recommended Character Plan	6/97-2/98
Growing Smarter Hiatus	3/98 - 2/99
Recommended Character Plan	12/99
City Council Approval	3/00
Implementation	ongoing

Dynamite Foothills Character Plan Public Process

- Over 3000 invitations were mailed and distributed for open houses in January, May, and November 1997, February 1998, and January 2000.
- Two citizen questionnaires (1993 and 1997) provided input from approximately 330 citizens.
- Several press releases were issued during the process.
- At least 12 newspaper articles have appeared in the Scottsdale Tribune, Arizona Republic and the Sonoran News.
- A Scottsdale Pride water bill insert was distributed in April 1997 and February 2000.
- Six fact sheets regarding the background information, the survey, and the goals and strategies of the Plan were prepared and mailed, each time to approximately 850 people on the mailing list.
- The Winter 1997 VisionCheck newsletter focusing on the Dynamite Foothills was mailed to 786 citizens.
- Thirteen advertised/noticed Planning Commission study sessions were held.
- Eight advertised/noticed meetings with other City Boards and Commissions were held, including: Parks and Recreation Commission, the McDowell Sonoran Preserve Commission, the Transportation Commission, the Development Review Board, the Environmental Quality Board and the Public Arts Committee.
- City Council Study Sessions were held in June and November 1997.
- Meetings with CityShape 2020 Steering Committee members, Coalition of Pinnacle Peak representatives, the Chamber of Commerce, the AZ Best Realty, and members of the Greater Pinnacle Peak Homeowners Association were held.
- Four Planning Commission public hearings were held, in June and October 1997 and February 2000.
- Two City Council public hearings were held in November 1997 and March 2000.
- Two dialogue sessions with interested stakeholders following the public hearings for additional input in December 1997.

4-GP-2002

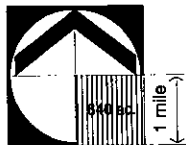
State Land Department/
City of Scottsdale
Joint Planning Effort

- General Plan Amendment area
(State Trust Lands under State Land Commissioner's
Order #078-2001/2002)
- Desert Foothills and Dynamite Foothills Character Area Plans
Rural Desert Character guidelines apply

Proposed Land Use and Land Use Ranges

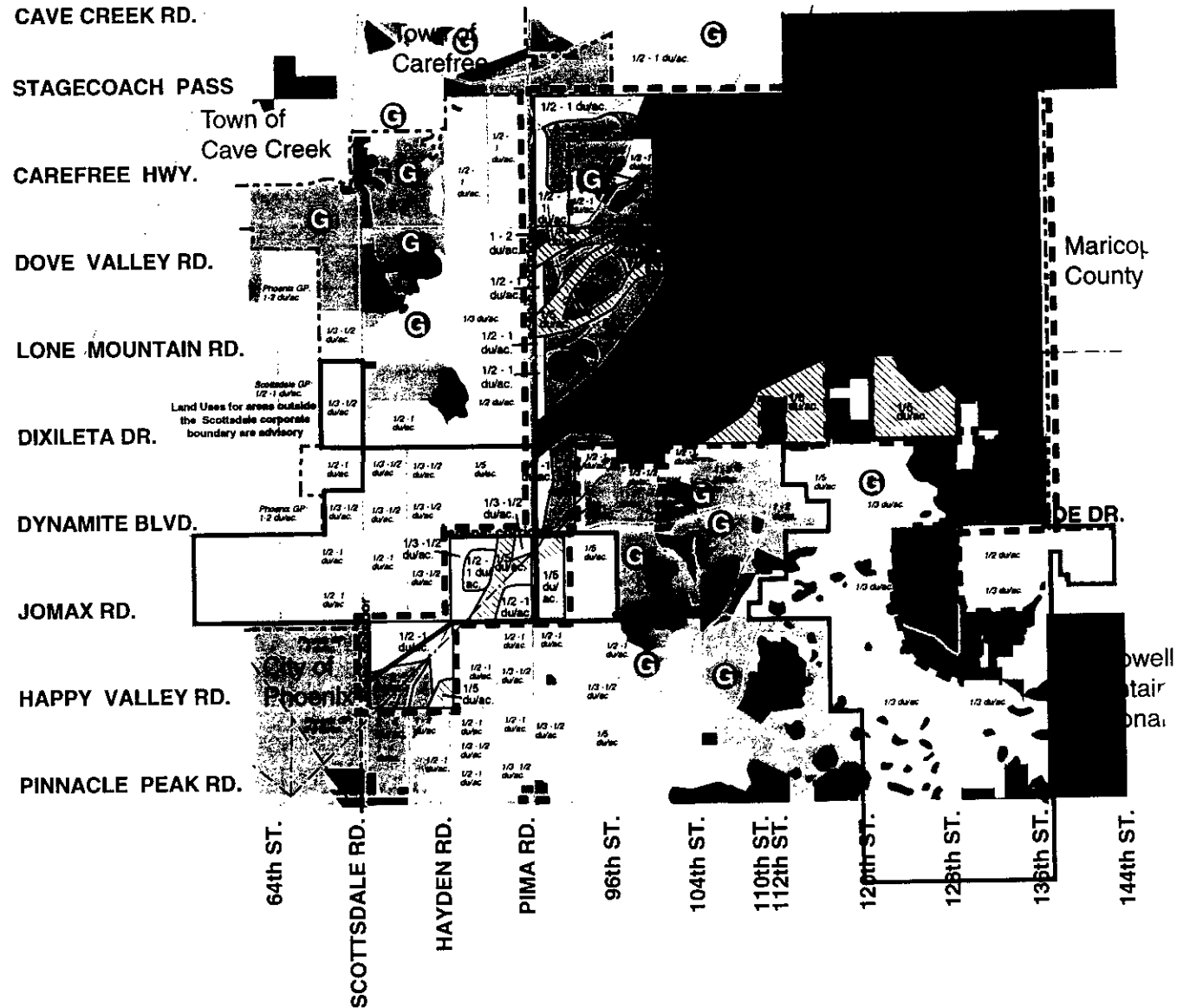
du/ac = dwelling unit(s) per acre

- Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism
Commercial
Office
Employment
Natural Open Space
Developed Open Space (Parks)
Developed Open Space (Golf Courses)
Cultural/Institutional or Public Use
Low Intensity Resort
site to be determined
Neighborhood Center
(park, retail, office)
site to be determined
School/Educational Facilities
site to be determined
State Trust Land Classified as Open Space,
but not limited to Open Space
McDowell Sonoran Preserve (as of 4/2002)
City Boundary



DRAFT

August 30, 2002



Land Uses Changes and Dwelling Unit Ranges (see June 19 Draft Proposed Land Uses and Parcels map, rev. August 27)

Parcel	Approximate Acres	Current GP Category From	Current GP Estimated Dwelling Units*	GP Category To	Proposed GP Estimated Dwelling Units*
A	470	Commercial, Suburban, and Rural	642 du & 35 acres Commercial	Rural (1/2-1 du/ac.)	390
B	35	Suburban	65	Suburban (1-2 du/ac.)	65
C	195	Suburban and Rural	318	Suburban (2-4 du/ac.)	608
D	28	Rural	23	Suburban (1-2 du/ac.)	52
E	118	Open Space – Limited Use	25	Rural and Open Space (1/5 du/ac.)	25
F	208	Rural	138	Suburban (1-2 du/ac.)	389
G	84	Rural	37	Rural (1/2-1 du/ac.)	70
H	251	Commercial, Suburban, Rural	404 du & 15 acres Commercial	Rural and Open Space (1/5 du/ac.)	53
I	66	Suburban, Rural	128	Suburban (2-4 du/ac.)	206
J	170	Commercial, Suburban, Developed Open Space, Rural	372 du, 10 acres Commercial & 30 ac. Park	Suburban (1-2 du/ac.)	318
K	76	Suburban	456	Resort/Tourism	573 rooms/casitas
L	550	Suburban, Rural, Developed Open Space, Resort/Tourism	534 du and/or rooms/casitas, Golf Course	Suburban (2-4 du/ac.)	1716
M	40	Suburban, Developed Open Space, Resort/Tourism	64 du and/or rooms/casitas, Golf Course	Neighborhood Center (10 acres Commercial, 5 acres Office, 25 acres Park)	na
N	600	Rural and Open Space	126	Rural and Open Space (1/5 du/ac.)	126

O	560	Rural and Open Space	121	Rural and Open Space (1/5 du/ac.)	118
P	201	Rural and Open Space	36	Suburban (1-2 du du/ac.)	376
Q	100	Rural	17	Rural (1/2-1 du/ac.)	83
R	20	Rural	4	Rural (1/5 du/ac.)	4
S	160	Rural	34	Rural (1/5-1/3 du/ac.)	46
T	20	Rural	4	Rural (1/3-1/2 du/ac.)	9
U	151	Rural	32	Rural (1/3-1/2 du/ac.)	66
V	100	Rural	21	Rural (1/2-1 du/ac.)	83
W	160	Rural	34	Rural (1/5 du/ac.)	34
X	133	Rural	28	Rural (1/2-1 du/ac.)	110
Y	370	Cultural/ Institutional and Rural	162 du & School or other Institution	Rural (1/2-1 du/ac.)	307
Z	146	Cultural/ Institutional and Rural	90 du & School or other Institution	Suburban (1-2 du/ac.)	273
AA	50	Rural	42	Suburban (2-4 du/ac.)	156
BB	20	Rural	17	Rural (1/5 du/ac.)	4
CC	11,391	Suburban, Rural, Resort/Tourism, Natural Open Space	3,882 du & resort rooms/casitas	Natural Open Space	0
Totals	16,473 acres		7855* units		6261* units

* Dwelling Units of Current and Proposed General Plan are estimates of the number of dwelling units that may be accommodated within each parcel given the land use designation. Acres contained in each parcel are also estimates.

Exact zoning and dwelling unit count would be determined through any future rezoning and is beyond the scope of this General Plan amendment. The total numbers of proposed dwelling units should be considered a maximum.

4-GP-2002

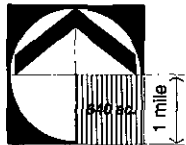
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Proposed Land Use and Parcels

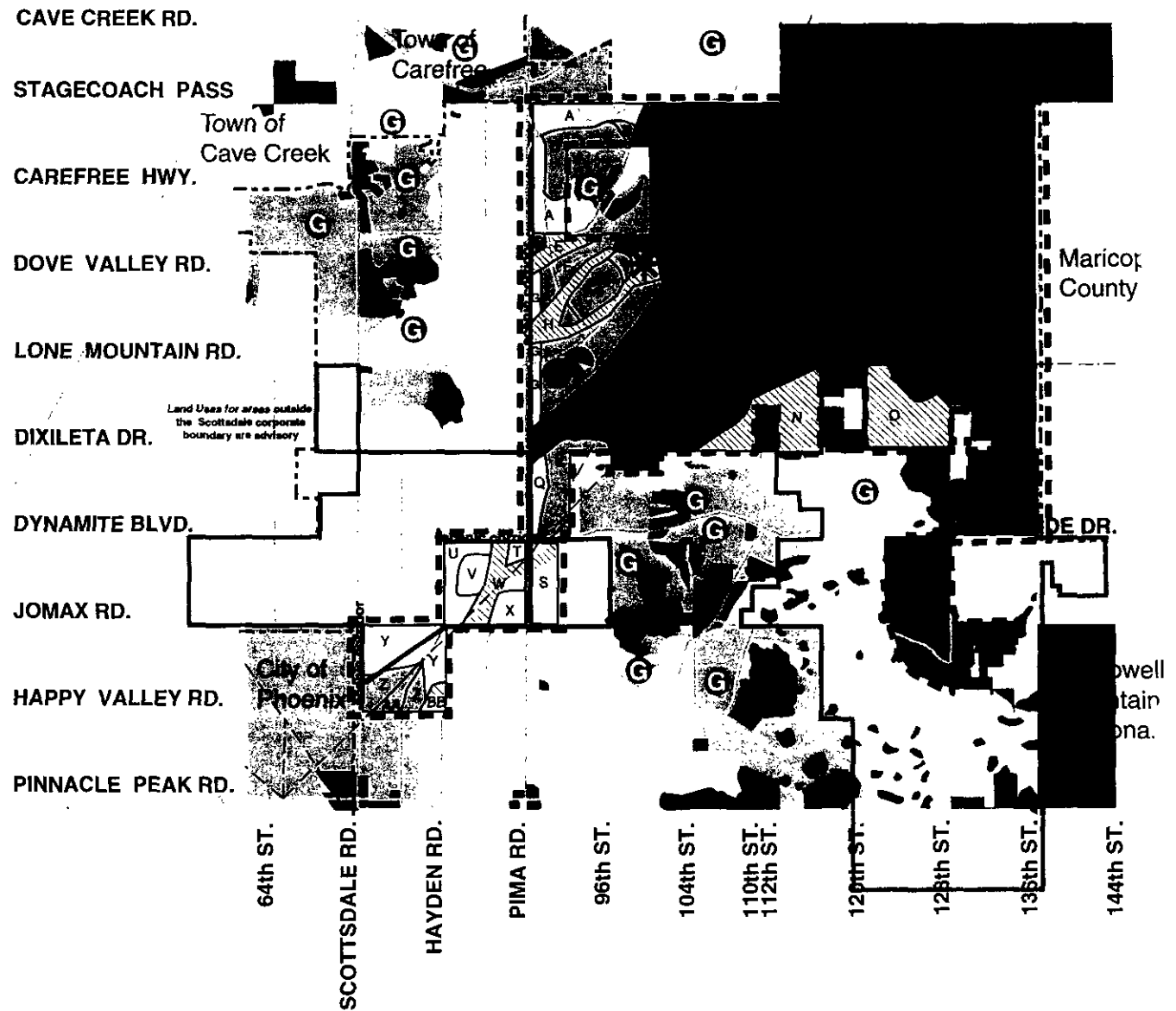
du/ac = dwelling unit(s) per acre

- Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism
Commercial
Office
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Natural Open Space
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- State Trust Land Classified as Open Space,
but not limited to Open Space
- McDowell Sonoran Preserve (as of 4/2002)
- City Boundary



DRAFT

August 30, 2002



Land Use Element Text Amendment:

~~STATE TRUST LANDS UNDER STATE LAND COMMISSIONER'S ORDER #078/2001-2002. On August 30, 2001, the State Land Commissioner reclassified approximately 11,390 acres as suitable for conservation with a deed restriction on the land to ensure that these lands would be conserved by the property purchaser. An additional 1,630 acres were reclassified as suitable for conservation, however, no deed restriction has been placed on these lands. Approximately 3,543 acres was not reclassified by the State Land Commissioner. The City of Scottsdale and the State Land Department will partner to process a general plan amendment during 2002 for the land not reclassified by the Land Commissioner.~~

JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.

BEARDSLEY RD.

UNION HILLS DR.

BELL RD./FRANK LLOYD
WRIGHT BLVD.

GREENWAY RD.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLE TREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

McDONALD DR.

CHAPARRAL/CAMELBACK RD.

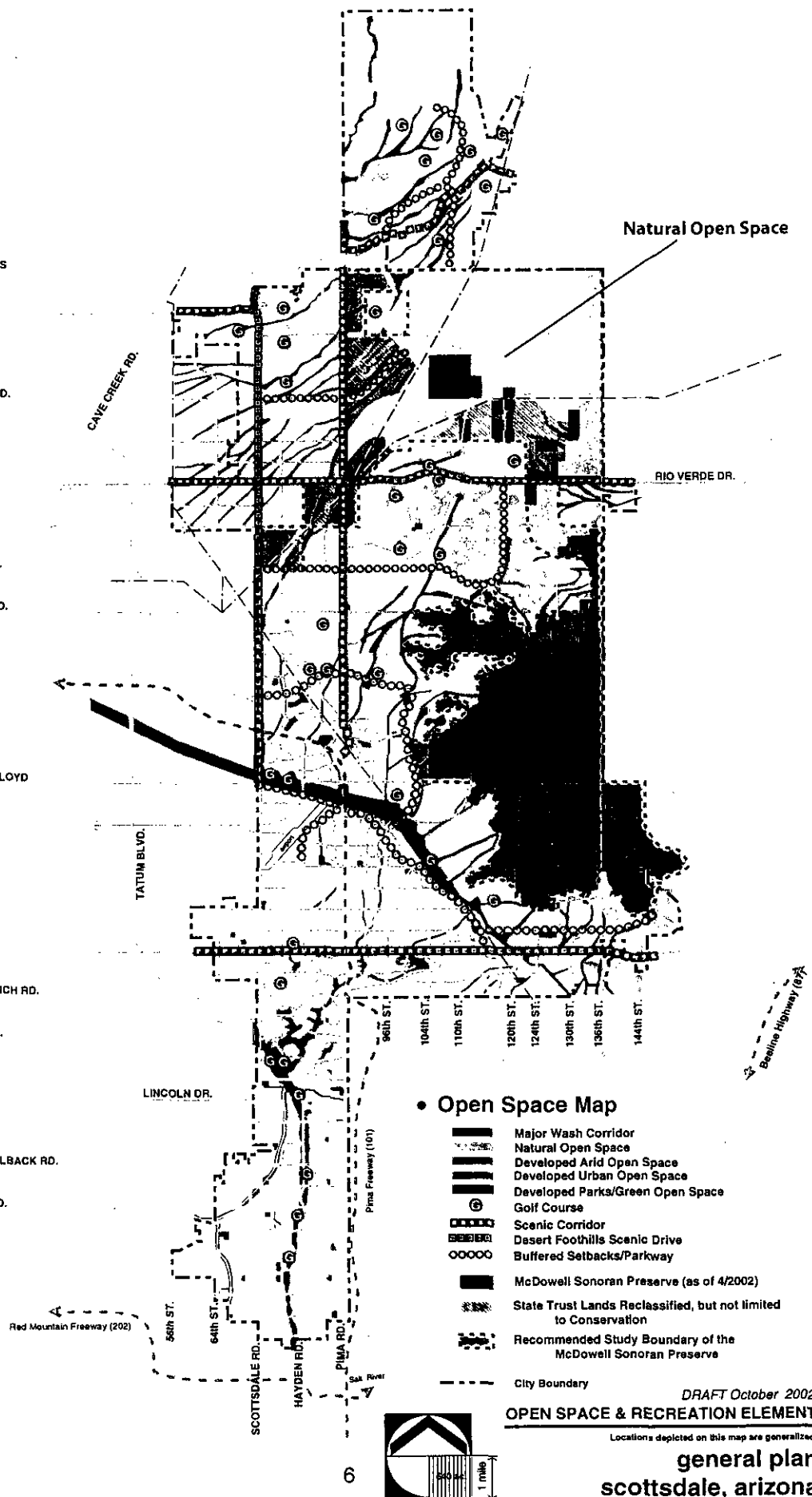
CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

McKELLIPS RD.



JENNY LYNN

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

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McDONALD DR.

CHAPARRAL/CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

McKELLIPS RD.

CAVE CREEK RD.

Proposed
Park
(location TBD)

RIO VERDE DR.

TATUM BLVD.

LINCOLN DR.

McCormick
Golf Course R.R.

Red Mountain Freeway (202)

56th ST.

64th ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

Salt River

• Parks & Recreation Facilities

EXISTING PLANNED
Mini Parks
Specialty Parks
Neighborhood Parks
Community Parks
Golf Courses

Planned Trail Head
Facilities

McDowell Sonoran Preserve (as of 4/2002)
State Trust Lands Reclassified for Conservation
State Trust Lands Reclassified, but not limited to Conservation
Recommended Study Boundary of the
McDowell Sonoran Preserve
City Boundary



DRAFT October 2002
OPEN SPACE & RECREATION ELEMENT

Locations depicted on this map are generalized

general plan
scottsdale, arizona

Citizen Notification and Public Involvement Program

The City of Scottsdale and the State Land Department are committed to citizen notification and public involvement and recognize that public participation is an important component of successful planning and community building. To ensure that this planning process includes early and ongoing dialogue, the following Citizen Review Plan has been used:

Contacts and Mailing Lists

Using the City's Land Information System (LIS), a mailing list of all property owners in Scottsdale north of the Deer Valley Road alignment was compiled. This list serves as the master list for mailouts, letters, newsletters, postcards, and the like. The first mailout for a March 21 community meeting included over 11,000 names. After deleting returned mail and other duplicates, the mail list currently includes approximately 8,300 names.

In addition to the LIS list, we have compiled an additional notification list from the sign in sheets of each community meeting. At these meetings, attendees were asked to sign in on meeting attendance sheets and also to indicate their preferred method for notification: US Mail, electronic mail, or telephone, or by citizen initiative in seeking Internet information. There are approximately 181 entries on this mail list.

Finally, the City maintains a notification listing of parties interested in the planning process and that may be affected by the application. These include School Districts, the cities of Phoenix, Tempe, Glendale, and Mesa, the towns of Carefree, Cave Creek, and Fountain Hills, the Salt River Pima-Maricopa Indian Community, Maricopa County and the Maricopa County Flood District, AZ State Departments of Commerce and of Transportation, Maricopa Association of Governments, public utilities and water companies, Arizona State University, the US Bureau of Reclamation and Department of Energy, as well as interested citizens, property owners, and their representatives. These parties have been notified throughout this public process.

Community Meetings

Each community meeting was announced through postcard mailings to the above referenced mailing list and in media updates, as well as City Council updates.

March 21, 2002, 6-7:30 p.m., Legend Trail Community Center, 34575 N. Legend Trail Parkway, Scottsdale

- The first community meeting was held to make people aware that this process was underway.

April 25, 2002, 6-7:30 p.m., Bellsera Community Center, 7350 Pontebella Drive, Scottsdale

- This meeting presented a draft of the proposed General Plan amendment and was a workshop format to allow for dialogue and comment.

May 16, 2002, 6-7:30 p.m., La Mirada Community Center, 8950 E. Pinnacle Peak Road, Scottsdale

- This meeting presented an updated draft of the proposed General Plan amendment, which reflected as best possible the citizen's comments and suggestions.

City and State Land Department staff have attended neighborhood and community association meetings to discuss the planning process and draft plans. Informal meetings have already been held with the Sincuidados homeowners association and with the Coalition of Pinnacle Peak. Meetings with individual citizens and telephone contacts have also been held.

In addition, the McDowell Sonoran Preserve Commission, the Planning Commission, and the Transportation Commission have been given periodic status updates regarding the process.

Information Availability

Information about this planning process and application is available through community meetings, the city's Internet website (www.ci.scottsdale.az.us/communityplan/StateLand-Scottsdale), through a newsletter created for this process, and through one on one contacts with the principals involved.

At the first community meeting on March 21, *newsletters* were distributed to the attendees. Several people asked for packets of newsletters so they could distribute them. These have been provided as paper copies and as electronic copies. The newsletter is also on the city's Internet site. (see March 2002 newsletter)

Contact information sheets were provided at the community meetings, listing City Planning and Preservation and the State Land Department staff contacts, addresses, telephone numbers, and email addresses.

Public Hearings

Planning Commission First Hearing, August 21, 2002, Sonoran Sky Elementary School

Planning Commission Action Hearing, September 18, 2002, City Hall Kiva

City Council Hearing, October 28-31, 2002, City Hall Kiva

Dear Citizen:

In the months ahead the City of Scottsdale and the State Land Department will work together to decide land uses of 3,543 acres of State Trust Land. We'd like your input and ideas during this process. If you have questions or comments about this planning process or its meeting schedule, please contact us:

by mail:

Teresa Huish
City of Scottsdale Planning
7447 E. Indian School Rd., Ste.105
Scottsdale, AZ 85251

Bob Cafarella
City of Scottsdale Preservation
7447 E. Indian School Rd., Ste. 300
Scottsdale, AZ 85251

Greg Keller
State Land Department
1616 West Adams
Phoenix, AZ 85007

by email:

thuish@ci.scottsdale.az.us

rcafarella@ci.scottsdale.az.us

gkeller@lnd.state.az.us

by phone:

480-312-7829

480-312-2577

602-542-2646

State/City Planning process meeting dates and dates to remember (some are tentative - please call to confirm):

March 21, 2002	Community Open House Legend Trail Community Center 34575 N. Legend Trail Parkway, Scottsdale
April 25, 2002	Neighborhood Meeting Bellasera Community Center 7350 Ponte Bella Dr., Scottsdale
May 16, 2002	Neighborhood Meeting La Mirada Community Center 8450 E. Pinnacle Peak Rd, Scottsdale
August 21, 2002	Planning Commission Remote Public Hearing location tbd
September 18, 2002	Planning Commission Public Hearing City Hall Kiva, 3939 Drinkwater Blvd.
October 28, 2002	City Council Public Hearing City Hall Kiva, 3939 Drinkwater Blvd.

our web site addresses are:

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

<http://www.ci.scottsdale.az.us/preserve/>

<http://www.land.state.az.us>

Let's Keep in Touch

How would you like us to communicate with you about this joint planning effort?
How should we let you know when there are community events and hearings?

Circle your Choice(s):

1. US Mail 2. e-mail 3. Phone 4. I'll look it up on the web site 5. Don't bother
-

Please fill out and return to any staff member.

1. If you chose "US Mail" above, please give us your mailing address:

Name _____
Street _____
City, State _____
Zip Code _____

2. If you chose "e-mail" above, please e-mail us or write your e-mail address:

3. If you chose "phone" above, write your phone number:

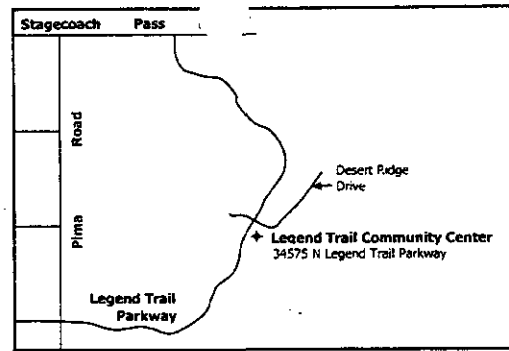
4. If you chose "I'll look it up on the web site" above, our web site addresses are:

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

5. If you chose "Don't bother" above, we'll let you take the initiative to communicate with us in the future.

You are invited to an **OPEN HOUSE**

March 21, 2002 6-7:30 p.m.
Legend Trail Community Center
34575 N. Legend Trail Parkway
(east of Pima Road on the south side of
Legend Trail Parkway)



Please come to learn about a joint planning effort between the State Land Department and the city of Scottsdale. For the next few months the State and the City will work together to decide land uses of 3,543 acres of State Trust Land. State and City staff will be there to answer questions and listen to your ideas.

For more information visit the city's web site
at www.ci.scottsdale.az.us/preserve or call
Michelle Schossow at (480) 312-7705.



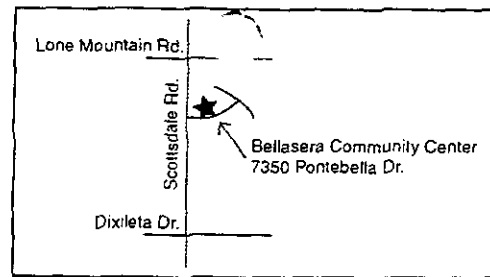
You are invited to an **OPEN HOUSE/ WORKSHOP**

April 25, 2002 6-7:30 p.m.
Bellaser Community Center

7350 Pontebella Dr. (east of Scottsdale Road on the north side of Pontebella Dr.)

Please come to provide input to the joint planning effort between the State Land Department and the city of Scottsdale. The State and the City are working together to decide land uses of 3,543 acres of State Trust Land and need your input. State and City staff will present preliminary ideas and will work with you to find the best options.

For more information visit the city's web site
at www.ci.scottsdale.az.us/preserve or call
Michelle Schossow at (480) 312-7705.



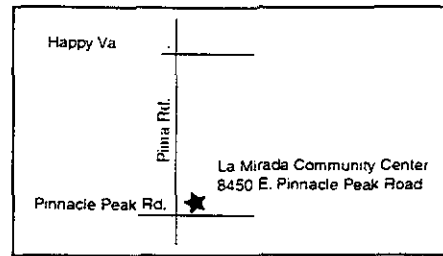
You are invited to an Neighborhood Meeting

May 16, 2002 6-7:30 p.m.

La Mirada Community Center

8450 E. Pinnacle Peak Road

(northeast corner of Pima and Pinnacle Peak Roads, behind the La Mirada shopping center)



The State and the City are working together to decide land uses of 3,543 acres of State Trust Land. We've heard your comments and concerns. Please come to a neighborhood meeting to give feedback about the latest proposals for this joint planning effort between the State Land Department and the city of Scottsdale.

For more information visit the city's web site at:

<http://www.ci.scottsdale.az.us/communityplan/StateLand-Scottsdale/> or call Michelle Schossow at (480) 312-7705.

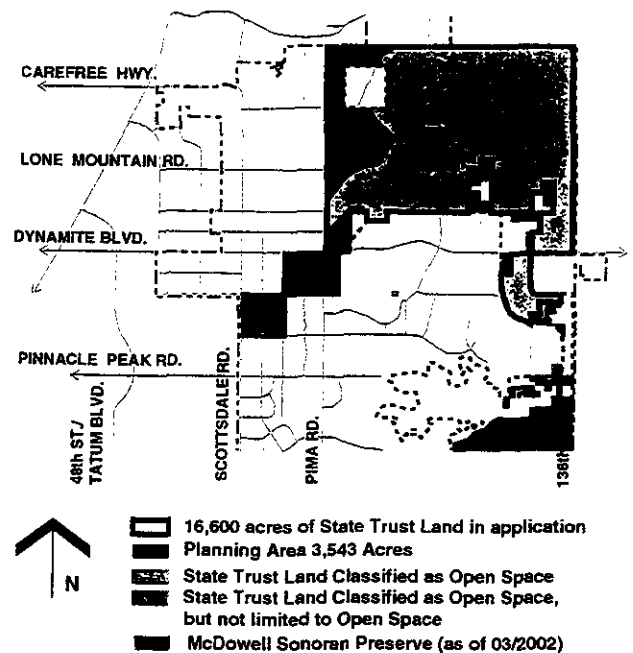


You Need To Know ...

In 1998, the City submitted a petition to the State Land Department to preserve 16,600 acres of State Trust Lands in north Scottsdale. In 2001, the State Land Commissioner responded to this application by reclassifying 13,021 of the 16,600 acres for conservation purposes (open space) and identifying the remaining 3,543 as State Trust Land that can potentially be developed. The City has a strong commitment to purchase all 16,600 acres included in the original application, but cannot make any move to devalue the land owned by the State Land Trust through zoning or General Plan amendments. In the months ahead, the City and the State Land Department will work together to plan land uses that fit the character and the environment of the 3,543+ acres (see map below), and to achieve a mutually beneficial solution.

In Arizona, the State Land Trust is the largest, single property owner, controlling approximately 9.3 million acres, managed by the State Land Department. This land, called State Trust land, was granted by the federal government in 1863 when the Territory of Arizona was established and in 1912 when Arizona first became a state. The sole purpose of the land is to be held in trust and then sold or leased to support public education and several public beneficiaries.

The State Land Trust is also the largest, single property owner in the city of Scottsdale. The City has a strong interest in acquiring for the McDowell Sonoran Preserve some of the State Trust Land within its boundaries. And while the State continues to work with Scottsdale's desire for preservation, it must continue to support the Trust's beneficiaries. The city's General Plan Land Use map now shows a mix of land uses including: low to medium density residential, commercial, a golf course, a resort, and open space.



We look forward to your participation in this planning effort!

You are invited to a series of meetings to learn about and provide input on the joint planning effort between the State Land Department and the city of Scottsdale. See schedule on back page for meeting dates and times.

Newsletter Table of Contents

- Frequently Asked Questions and Answers
- The planning process for State Trust Lands
- History of the city's preservation efforts
- Insert about the General Plan major amendment process
- Community input meeting dates
- State Land Department and City of Scottsdale Contacts

McDowell Sonoran Preserve Quick Facts

Planned Preserve	36,400 acres
City Owned	10,526 acres
State Trust Lands (Open Space)	16,100 acres

as of March 2002

Questions and Answers

1. **What are State Trust Lands?**
When the Territory of Arizona was established and again at the time of Statehood, the Federal government granted the State a large amount of land within Arizona to be held in trust and then be sold or leased to support public education and 13 other public institution beneficiaries.
2. **What is the State's responsibility regarding these lands?**
Under Federal and State constitutional law, the State is required to sell or lease State Trust Lands and the natural products derived from them based on their highest and best use.
3. **What is the API?**
The Arizona Preserve Initiative (API) was passed into law in 1996 whereby eligible communities can petition the State Land Commissioner to reclassify certain State Trust Land as "Suitable for Conservation Purposes".
4. **What does "Reclassified as Suitable for Conservation" mean?**
When an API petition is eligible and meets the criteria of the API state law, the State Land Commissioner may reclassify land as suitable for conservation purposes. It is important to note that when land is sold or leased for conservation purposes under API, it must be valued at its highest and best use.
5. **Why is the City considering planning uses for this land when the community is committed to preserving it?**
There are a number of considerations:
 - First, the City does not own the land and the State is required by state law to plan all the urban land that it holds in trust.
 - Second, much of this land was planned many years ago. There has been strong suggestion by citizens that the plan for this land needs to be updated to reflect the significant changes that have occurred in the community since the previous planning effort.
 - Third, following the State Land Commissioner's decision about Scottsdale's API application on August 30, 2001, there was not enough time in the General Plan amendment process to complete a comprehensive planning effort, with adequate public input. The City and State agreed to a joint process during 2002 to examine appropriate land uses and receive public input on proposals.
6. **Why not just show this land as open space since it is the community's vision?**
The *Growing Smarter Act* of 1998 does not allow a community to show land as open space unless it also rezones the land to at least one home per acre, or recodes the land owner's permission to show their land as open space. Here, it is doubtful that the State would agree to show this land as open space since its legal mandate is to optimize the economic return on the land based on its highest and best use.
7. **Why is the City partnering with the State on this planning effort?**
The City wants to ensure that an appropriate land use is developed that is consistent with existing and projected trends in the area; and that citizens are provided maximum opportunity to participate in the process. The State, as the property owner, could choose to determine the land uses and submit a plan to the city for approval on its own.
8. **Who determines the appropriate land use?**
The City and the State have agreed to work together through a public process to determine what land uses are appropriate for this land.
9. **How will community input be sought?**
Open houses and public meetings will be conducted (see schedule on back page) to solicit community input and comment. Citizens will be invited to submit suggestions to State and City staff during the process.
10. **What is the process to plan the land?**
The planning process will follow the application and planning process established by the City for all land use proposals. In this case the City will be wearing two separate and distinct hats: one as planning consultant working with the State and the other as project coordinator and review, evaluating the proposal for adherence to the City's policies and regulations. This proposal is a major general plan amendment because of the size of the property and will follow a six month process as outlined in the insert fact sheet. Community meetings will be held over the next few months. The first Planning Commission public hearing will be held in August, followed by one in September. The City Council will hold their public hearing in October.
11. **Who makes the final decision in this process?**
The City Council will make a decision about the proposal at a public hearing in October 2002. The City Council may approve the General Plan amendment, then the State Land Commissioner may revise or reject the Council's amendment.

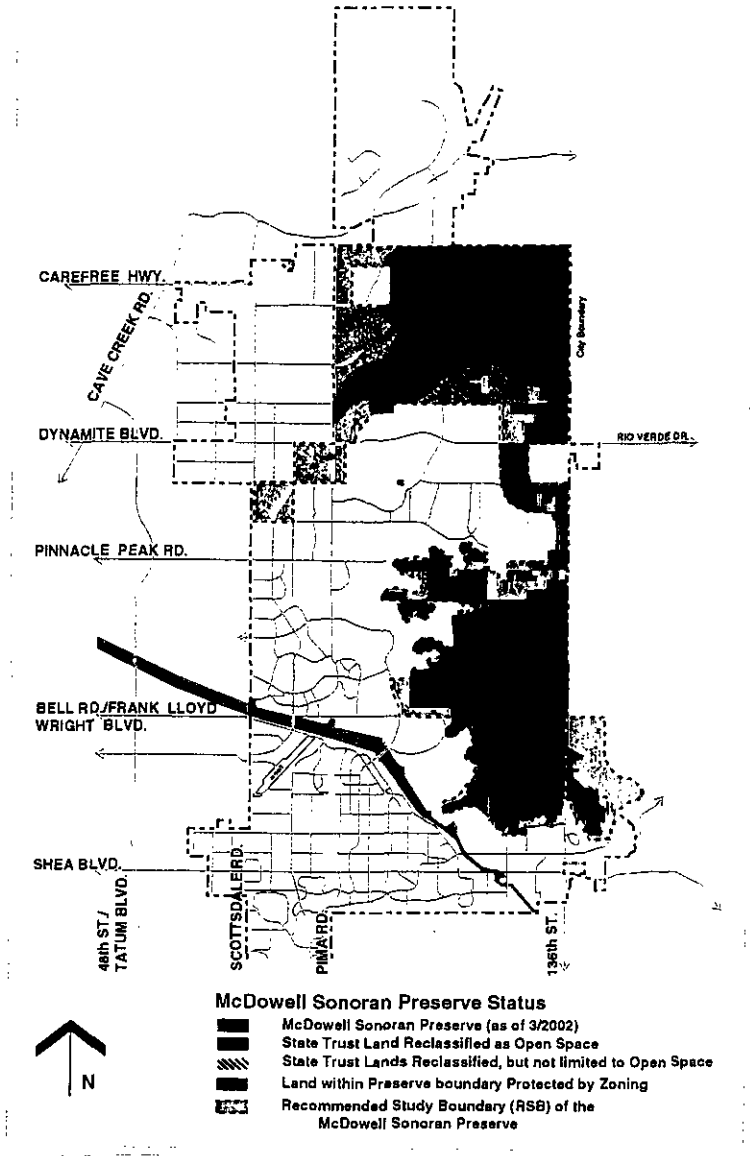
The Planning Process and Preservation Efforts

The City is committed to acquiring all of the land in the 1998 API petition as permanent open space and placing this land in the McDowell Sonoran Preserve. The State Land Department however, is required under the *Growing Smarter Act* of 1998 to plan the land it manages. The 3,543 acres that this process will be looking at was initially planned in the mid-1980's (Scottsdale Foothills General Plan, 1984; Tonto Foothills General Plan, 1986). The land use designations currently shown for this land on the City's General Plan have not changed since that time. The primary reason for this joint planning effort is to determine the appropriate land uses and to show open space where land has been deed restricted for conservation purposes in the State Land Commissioner's reclassification order.

The City's strong interest in the preservation of this land must be kept separate from the State's requirement to plan the land, and its mission to enhance land value and optimize the economic return for the Trust's beneficiaries. The City will need to compete in the open market for this land if and when it is auctioned. If the City is not the successful bidder, the City Council will need to consider more aggressive actions to preserve this land.

History of Scottsdale's Preservation Efforts

- 1990 Scottsdale citizens initiate the preservation of Scottsdale's McDowell Mountains and Sonoran Desert to be called the McDowell Sonoran Preserve.
- 1995 Scottsdale citizens vote to create a two-tenths of one percent sales tax for land acquisition for the McDowell Sonoran Preserve. The Preserve Boundary consists of **16,460 acres** of mountain and related desert land.
- 1998 Scottsdale City Council adds an additional **19,940 acres** to the McDowell Sonoran Preserve's boundary. The total area proposed for inclusion in the McDowell Sonoran Preserve is 36,400 acres. Nearly 17,000 acres of this expanded area is State Trust land.
- 1998 Voters ratify the addition of the **19,940 acres**, extending the boundary of the McDowell Sonoran Preserve.
- 1998 City submits Arizona Preserve Initiative (API) petition to the State Land Department to preserve **16,600 acres** of State Trust Lands.
- 2001 State Land Commissioner Mike Anable announces decision to "reclassify" **13,021 acres** of State Trust land as suitable for conservation purposes under the API. As a result of that decision, the land is available for Scottsdale to bid on at public auction for inclusion in the McDowell Sonoran Preserve.



Your Input Is Needed ...

Open House
March 21, 2002, 6-7:30 p.m.
Legend Trail Community Center
34575 N. Legend Trail Pkwy.

Neighborhood Meeting
April 25, 2002, 6-7:30 p.m.
Bellasera Community Center
7350 Ponte Bella Dr.

Neighborhood Meeting
May 16, 2002, 6-7:30 p.m.
La Mirada Community Center
8450 E. Pinnacle Peak Rd.
(northeast corner of Pima and
Pinnacle Peak Roads, behind
La Mirada shopping center)

Joint Planning Effort Contacts ...

State Land Department: Greg Keller, Project Manager (602) 542-2646 phone
gkeller@lnd.state.az.us (602) 542-2590 fax

City Staff Contacts: Teresa Huish, Senior Planner (480) 312-7829 phone
thuish@ci.scottsdale.az.us (480) 312-7088 fax

Robert Cafarella, Preservation Director (480) 312-2577 phone
rcafarella@ci.scottsdale.az.us (480) 312-2455 fax

Web Information: City of Scottsdale Preservation: www.ci.scottsdale.az.us/preserve/
State Land Department: www.land.state.az.us/





GENERAL PLAN AMENDMENT

THE PROCESS

The 1998 and 2000 Growing Smarter Acts defined major General Plan amendments and dictated a specific review process. In February 2001, Scottsdale City Council defined the criteria for major amendments to the General Plan.

The major amendment process allows amendments to be heard at a single City Council public hearing per calendar year. The city of Scottsdale General Plan amendment process for larger sized amendments (which includes major amendments), requires a six month process. The Planning Commission holds two hearings prior to the annual City Council hearing for major General Plan amendments.

Criteria for major amendments

- some changes in land use category
- land use change of certain acreage
- exemption for complying with character area guidelines
- water/wastewater infrastructure
- criteria can be found at www.ci.scottsdale.az.us/generalplan

For more information about the General Plan, contact the City's Planning division at (480) 312-7705, email us at generalplan@ci.scottsdale.az.us or visit us at 7447 E. Indian School Road, Suite 105.

Why do we have a General Plan? Does it change?

Arizona law requires cities to guide the physical development of their community by adopting a comprehensive, long-range General Plan. The Plan should be an expression of community goals and designed to be a flexible and dynamic policy document.

When the General Plan is said to represent long-term goals and policies, there's a natural presumption that the Plan, as adopted, will be applied in its entirety with little or no change over that period of time. This is simply unmanageable in a community such as Scottsdale, and such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise.

It is expected that, over time, requests will be made to change the General Plan. These requests are typically for changes in land use designations on specific parcels, but may be to amend street patterns or the location or type of public services and facilities.

In order to make responsible long-range decisions, issues need to be periodically reviewed in light of new or emerging circumstances.

What did CityShape 2020 recommend regarding General Plan changes?

The 1995-96 CityShape 2020 citizen-review of our General Plan recommended six guiding principles for long-range decision making regarding Scottsdale's future physical form. CityShape 2020 also recommended that the goals of "character and quality" underscore all decisions about growth and development. Therefore, it is recommended that all requests to amend the General Plan be measured by how well they achieve the Guiding Principles and how effectively they promote the achievement of the goals of character and quality.

How do the General Plan and Zoning Ordinance Differ?

There is often a confusion between the General Plan and the Zoning Ordinance. The General Plan establishes development policies and expectations, while the Zoning Ordinance is used to implement those policies and expectations.

Because a desired zoning change is often the motivation for a General Plan amendment request, it can be difficult to separate the two processes. Site plans, which are developed for zoning requests, are an easily understandable way of communicating the development proposal for the site. The concepts, long-term impacts, and broad community goals of the General Plan can be seen as less tangible and their impacts more difficult to quantify.

Even so, the General Plan process is very important in that it reflects the need to predict and plan for the community's growth and development. The policies in the General Plan establish guidance on community-wide planning issues and provide direction for future zoning actions. In addition, decisions regarding major capital investments are based on the General Plan — such as installing water and sewer lines, making street designs functional, and locating public facilities so that they will best serve future users.

In order to promote a productive dialogue on future planning issues, a process for formally reviewing requested changes to the General Plan has been developed. The elements of this process are 1) broadening staff input on General Plan requests, 2) elevating the dialogue on General Plan requests in the public hearing process, and 3) establishing guidelines for neighborhood involvement in General Plan requests.

1) Broaden staff input on General Plan amendment requests.

Community Planning staff will work closely with current Planning staff to prepare and present requests for General Plan amendment requests. Other appropriate staff are prepared and available to address key issues at public hearings.

2) Elevate the dialogue on General Plan requests in the public hearing process to address community-wide issues.

General Plan requests are presented separately from, and prior to, related zoning cases at public hearings to promote a more focused discussion on the broader community planning issues. Both, however, may still appear on the same agenda. The Planning Commission and/or City Council may choose to hear the cases together, but separate votes are taken on the General Plan amendment and the rezoning.

3) Establishing guidelines for neighborhood involvement in General Plan requests.

Neighborhood involvement has been, and continues to be, a fundamental expectation of development and redevelopment activities in Scottsdale. Those projects that incorporate neighborhood input will usually benefit from that involvement - sometimes through mutual agreement on concerns and issues, and sometimes through the identification of key points of disagreement on which the public hearings will focus. Including neighbors early in the process also allows them to be a part of the development planning for the project, rather than asking neighbors to accept and embrace a plan that is already developed.

All sides in this neighborhood dialogue have a responsibility for its success. Applicants should solicit, accept and consider neighborhood input and should communicate changes to the project. Neighbors should be active and involved in helping to identify solutions to concerns about the proposed project while maintaining a focus on both local and community-wide impacts of the proposal. Public hearings often measure the success of both sides in meeting these responsibilities.

The following guidelines were developed to encourage a productive interaction between neighbors and applicants:

1) The applicant will meet with current Planning staff for a pre-application meeting. General Plan guidelines and standards and planning expectations will be discussed and the applicant will be given initial feedback on the proposed development.

2) The applicant will meet with staff at a "pre-submittal meeting" to discuss any revisions to the initial plans and the applicant's plan for neighborhood involvement. This plan should include at least the following information:

- Definition of who will be contacted as a "neighbor" of the project
- The number and type of meetings to be held.
- Expected time frame for meetings.
- Additional contacts to be made - for example by fliers, door hangers letters, open houses, contacts with area homeowner associations, etc.
- Any other outreach and communication efforts.

3) Processing of General Plan Amendment applications will normally be six months for amendment requests of parcels larger than 15 acres, and three months for amendment requests 15 acres or smaller in size. Processing will begin with conclusion of the pre-submittal conference and discussion of the plans for neighborhood notification and involvement.

4) Planning Commission and City Council may choose to expedite cases which have a substantial economic impact, which represent unique opportunities for sustainable economic development, and who can demonstrate that delaying the request would result in the loss of the opportunity.

5) It is encouraged that neighbors be contacted at least twice prior to public hearing of the request, but applicants are advised to maintain contact with neighbors during the process and make as many contacts as warranted to achieve productive neighborhood involvement.

6) The applicant will prepare submit a written report summarizing neighborhood involvement that includes, at a minimum, the following information:

- Number and location of neighbors contacted
- Dates and types of contact
- Summary of topics discussed (what information was presented by the applicant, what issues were raised by the neighborhood)
- Steps taken to keep neighbors informed and involved

7) This report shall be submitted at least one week prior to the public hearing so that it can be included in the planning commission of City Council packet. Any subsequent activity may be presented verbally at the hearing.

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Strategic Planning

Strategic Planning is dedicated to integrating the community vision into the general plan - city-wide, character area, and neighborhood plans - through ongoing public and organizational dialogue and involvement.

The City of Scottsdale [2001 General Plan](#) was approved by the citizens of Scottsdale.



We look forward to your participation in the [State Land/City Joint Planning Effort](#).



Learn about the city's [scenic corridors](#).



Contact Information:

Phone #: (480) 312-7705
Fax #: (480) 312-7088

E-mail address:
mmoric@ci.scottsdale.az.us

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State Land/City Joint Planning Effort

March 2002 Newsletter Sections:

- [You Need to Know...](#)
- [Frequently Asked Questions and Answers](#)
- [The Planning Process for State Trust Lands](#)
- [History of the City's Preservation Efforts](#)
- [Community Input Meeting Dates](#)
- [State Land Department and City of Scottsdale Contacts](#)

McDowell Sonoran Preserve Facts (as of March 2002)

Planned Preserve	36,400 acres
City Owned	10,526 acres
State Trust Lands (Open Space)	16,100 acres

[March 2002 Newsletter \(pdf format/169 KB\)](#)

[Proposed General Plan Amendment Map](#)

[Public Hearing Dates](#)



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Key Issues (identified through community outreach efforts)

- **The community is interested in the City of Scottsdale preserving all of the land indicated in the Recommended Study Boundary (RSB) of the McDowell Sonoran Preserve.** The Scottsdale City Council has expressed its ongoing commitment to the purchase of all the land within the RSB. The State Land Department simultaneously supports the City's desire for preservation, and its constitutionally mandated charge to support the Land Trust's beneficiaries. At the same time, the State is required by state law to plan all the urban land that it holds in trust. The City and the State will continue to work together toward mutually beneficial solutions to potentially conflicting missions.
- **Remove Lone Mountain Road extension where it connects to Desert Mountain through the future Preserve area.** The Lone Mountain Road extension has been removed from the base map for this application process. Lone Mountain Road is not a designated citywide or regional roadway on the current Mobility Systems map of the Community Mobility Element of the General Plan. In the future, when the Streets Master Plan is completed, Lone Mountain Road will not connect to Desert Mountain through the Preserve area.
- **Remove Commercial designations at Stagecoach Pass and Pima.** The commercial designations at Stagecoach Pass and Pima Road and at Legend Trail Parkway north of the Legend Trail development have been removed. A neighborhood center with a small amount of commercial and office land use may be needed in the future if this area develops. This is shown on the proposed plan as a "floating" circle with location and specifics to be determined.
- **Consider park needs for children.** Should development occur, a park may be needed to provide recreation opportunities for neighborhood children. A neighborhood level park is shown on the proposed Conceptual Land Use map as part of the neighborhood center circle, and on the Parks and Recreation Facilities map, location and specifics to be determined.
- **Consider school needs for children.** If this area develops, the Cave Creek Unified School District will need to locate a school somewhere nearby to accommodate the school children from the development. This is shown on the proposed plan as a "floating" circle with location and specifics to be determined.

**COMMUNITY COMMENTS
STATE LAND/CITY OF SCOTTSDALE OPEN HOUSE
MARCH 21, 2002/LEGEND TRAILS**

- If the Council still plans on buying the 3,XXX acres, what would stop them from doing so?
- Reclassify it all for preservation. No Lone Mountain Parkway!
- Thanks for this meeting! It helped to clarify many issues for me. I am a concerned citizen who will support all efforts to purchase and retain the remaining 3,543 acres as open land. Thanks!
- We want to preserve the quiet, the animal habitat, and the night darkness we currently enjoy, which is why we moved here. Therefore, please do not sell, zone, or use any of the 3,543 acres not reclassified for commercial use. Left open space is preferable. Residential, min. 1 ac. is next best alternative.
- I would appreciate receiving notice of future meetings involving land planning in north Scottsdale. Thank you.
- Please preserve all of the land. And get rid of the Lone Mountain Parkway.
- Preserve it ALL! No Lone Mt. Parkway!
- Please preserve all available acreage for the land trust. Please do not extend Lone Mountain Road thru the proposed Land Trust.
- I am strongly opposed to any plan for the 3,500 acres other than being part of the total Preserve.
- We would like to see Scottsdale purchase land in question – add to other open space. With the development on east Cave Creek Road, the completion of Lone Mountain parkway would be a real asset.
- No commercial at or near Stagecoach Pass – Pima Road intersection. Land should be preserve or residential. Extend Lone Mountain Road from Pima to Cave Creek to relieve inter-Scottsdale traffic through Carefree.
- Save the Preserve
- Recommend preserving all land south of Legend Trail and east of Pima. Also suggest widening Pima ASAP w/desert median similar to area near DC Ranch – turning lanes a must!

- Not in favor of a Lone Mountain extension through Preserve land. Can't believe it is necessary.
- With the planned development (Scottsdale National) what are the plans for Dynamite Road to accommodate the additional traffic which will occur as a result of the increase in population in this area?
- Pima Road, all the way from 101 to Cave Creek Road has become a major north/south artery and is both dangerous to drive and crowded. It is most difficult to get or from Dixileta, Lone Mountain, Legend Trail Parkway and Stagecoach Pass driving most of the day. Are there any immediate plans to upgrade it and put in traffic control signals? I don't think we can wait 5-10 years to do an upgrade. The area of the road around DC Ranch and Grayhawk is already beyond capacity at times of the day.
- Current zoning residential 1-5 acre, 1-3 acre, and 1-1 is even best!
- "Highest and best use ..." does not necessarily have a \$ sign attached to it. The proceeds from the sale of state lands do not add one dollar to the education budget. This is simply an accounting scam, as corresponding amounts are diverted to the general fund. No one is fooled. The residents of Carefree are happy to drive 8-12 miles south for their commercial needs; that is why we are up here. Please, please, please do NOT put a commercial complex at the intersection of Pima Road and Stagecoach Pass.
- Change the General Plan! Please make all land in the preserve that is in the 3,543 acres that can potentially be developed be classified as low density use. Please allow City of Scottsdale to purchase at lowest possible bid.
- I would like to see all of the property on Parcel A to be preserved for nature and the environment. I'm against any commercial building along the northeast part of Dynamite and Pima, through Cave Creek Road and Pima. If they build along this area – it would eliminate all that this city is known for. I understand that it has to be fair. 1 acre minimum custom homes would be suitable but damaging to our environment. Thank you for your time. It is vital to Scottsdale to purchase this land A.S.A.P.
- I would still like to preserve parcel A for wildlife and growth (plant life), and for the NE part of Dynamite and Pima through Cave Creek Road and Pima. I would like to see that area without commercial property. I would also like to see the City of Scottsdale purchase the 13,021 acres of State Trust land.

- We just moved here 6 weeks ago from Ft. Lauderdale, FL. and wanted to find out what was happening in the community – particularly the preservation of the desert and natural habitat. Thought this was a more formal – sit down meeting with presentations and questions and answer session. We will take home handouts and read about the issues to become more informed.
- My husband and I own a home facing 40 acres of Parcel “A”. If Parcel “A” was sold to City of Scottsdale we would ideally like to see all 3,543 acres preserved for conservation purposes. If Parcel “A” is purchased by a homebuilder I would still like to preserve a portion as open space. Ideally, it would not be sold to developers. We especially do not want commercial property.
- Preserve the land around Legend Trail. Take Lone Mountain Parkway out of the preserve.
- Preserve the land round L. Trail. Take Lone Parkway out of the Preserve.
- Could the general plan show (be changed to include) open space buffers around existing neighborhoods (i.e. west side of Legend Trail) – this would be an amenity for any developer building residential nearby, as well as for existing residents? Need to remove commercial pockets. Need to remove Lone Mountain Parkway. Trails plan appears to show a connection going straight north along Pima north of Cave Creek Road. I think this is wrong, that’s gated private land – maybe plan needs to be adjusted/
- Thanks for taking the time on 3/21 to meet with us! Input for your consideration:
 - Please consider a northwest preserve access area. Somewhere near Legends. The preliminary planned access areas by Dynamite are too far south for those of us located near Stagecoach Pass/Hayden area.
 - Please plan a park – even a simple, non-lighted park for kids in northern area of city. From where I live there is no park even within close driving distance. We typically take our children to Tatum Ranch to play!

Keep up the great work!
- 1)The conceptual land use map shows a proposed road going north from the end of Alma School to Brown’s Ranch, and then turning east to the Scottsdale boundary. This road should be removed from the plan. It cuts through mostly Preserve land and so serves no valid purpose.
- 2)There is also shown a road starting at Pima and Lone Mountain and curving north to join up with Stagecoach. At least the northern half of this road should be removed because it passes through future Preserve land. As long as the density of development in the area is held down to the currently planned levels, this road should not be needed.

3) There are currently several areas around section 10 near Pima and Lone Mountain that are planned as suburban. This high density is not appropriate for this area and its surrounds. These areas should be reclassified as rural.

- If the State won't put the land around LT [Legend Trail] in the preserve then we MUST buy it. Lone Mtn Pkwy needs to be taken out of the General Plan.

Summary of March 21, 2002 Open House Community Comments

Preserve all of the land

The City should buy it for preservation

Preserve south and east of Legend Trail

Remove Lone Mountain

Remove that portion of Lone Mountain within the reclassified area

Keep Lone Mountain

No commercial

No commercial @ Stagecoach Pass

No commercial along Pima Road

No commercial, prefer open space or residential

Low density uses okay

Residential only would be good

Rural neighborhood designation, not suburban

Include a park

Open space buffers for existing neighborhoods

Access to the Preserve from the northwest side

Remove all roads in the Preserve from the base map

COMMUNITY COMMENTS
STATE LAND/CITY OF SCOTTSDALE OPEN HOUSE
April 25, 2002/Bellasera Community Center

- Well done, very useful but need more time and space
- Would like to see appreciation for the horse owners "community" in north Scottsdale. Open space or trails would be appreciated (not trails like along cactus rd, these are dangerous along main roads for equestrian and vehicles) how about a desert corridor to ride from Scottsdale Rd. & Jomax going NE up to the largest portion.
- Please Please Please as you plan this preserve and it's acreage, we as Scottsdale citizens urge you to take away any commercial zoning to allow only rural neighborhoods (no suburban) and remove any and all possible roads through any part of this preserve. Thank you
- It is wonderful what Scottsdale has done so far. Keep as much of the land open as possible. Meeting was well presented
- Designate all land immediately north, west, and south of Legend trails as rural neighborhood – low density, Abandon extension of Lone Mountain east of Pima rd. Question "will the new waterlines being installed on Pima rd provide any water to 3,400 acres "not suitable for conservation" if it is developed. Curmudgeons on the Planning department staff who cannot support council policy decisions need to "get with the program or retire"
- Please consider these items in your preservation of these many acres: take away any roads within the preserve, should be rural neighborhood only, take away commercial zoning.
- Keep the State Land for open area no more building on any State Land
- Low-density housing (1-5 acres/house), general use parks – athletic fields, bike trails, horse trails, hiking trails etc. Where will our children play – school facilities extremely limited? Maintenance of rural neighborhoods – essential if "quality of character" are to be preserved.
- No parks with fields and lights. You don't need a resort if there is no desert. Tourists come to see desert. No golf courses – gross calls for a lot of water use in this climate – causes allergies – asthma. No office or commercial – too much is empty now.
- In the proposed plan for the 3500 acres, it would seem to be more logical to make the suburban (orange) into rural (yellow) due to both wash considerations and

surrounding rural areas. Those areas are Scottsdale Rd., Happy Valley, Pima (lowest loft block) and Lone Mt. Rd and Pima (area near Legend Trail.)

- There should be a map showing which beneficiaries are related to all of the property being planned.
- How soon can Lone Mountain Parkway south from Cave Creek and Stage Coach Pass east from Pima rd. be De-classified to 2 lanes each from 4 lanes each?
- All the state land from Happy Valley to Jomax along Scottsdale Rd. should be zoned rural neighborhood like the piece to the north scenic drive as defined by county started at power line corridor.
- Suburban destination of 1 to 8 du/ac is way too high for any of this area and is not compatible with adjacent land uses and zoning except at Legend Trails. Densities should not be so broad. Same is true of rural which is zoned < ½ du/acre.
- Land use should be very low density residential with horse privileges compatible with sections to west of Pima (north of Dynamite) and surrounding 2 sections south of Dynamite. Do not extend Lone Mountain, compromises land reclassified for conservation. No commercial or industrial uses, in compatible with Low density residential and adjacent low density land uses.
- Would like to see the Jomax, Scottsdale rd., Happy Valley Rd., Hayden plot a rural neighborhood rather than suburban neighborhood. Also feel it is important to have nice horse trails crossing that plot all the way to the Mc Dowell's. Thank you for offering us the opportunity to comment.
- No Parks except desert parks, No commercial, bigger setbacks on scenic rds, preserve land north of Happy Valley East of Scottsdale Rd. Very low density 1 home per 2 acres, no schools
- Foothills academy? Tuition. No more golf courses because it seems they are losing too much money now. No commercial developments along Pima – a regional “day” park and designated trails would be nice as a buffer for neighborhoods.
- We are here representing a group of property owners who still have a strong interest in seeing section 36 (s.e. corner of Hayden & Dynamite) purchased and preserved as that vital links between the Mc Dowell Sonoran and Phoenix preserves. It is a wild life corridor containing the Rawhide wash as well as Hohokam artifacts.
- The area north of Legend Trail is designated as suburban. It should be designated as rural to maintain the value of Legend Trail properties

- Change proposed land use north and west of Legend trails “rural” not “suburban” like legend trails.
- We would like to know how Scottsdale will work with Phoenix to protect land that is State Land right on Phoenix/Scottsdale boundaries. Are the cities working together? Does Phoenix share Scottsdale’s concern for preservation of open space?
- As to the subject areas I strongly urge a policy which, removes any roads upon / through the preserve areas, maintains only a rural overlay feeling only rural neighborhoods, permits no commercial presence of any kind.
- Why are most of the lands designated as “not suitable for preservation” right along the Pima rd corridor? Long term – why not preserve all of this area for the enjoyment of tourists, current and future citizens? Visionaries in the early 1900’s had enough foresight to preserve South Mtn so that many enjoy today. All are welcome, not just those who can “afford” to be there.
- There does not appear to be any open space between the south boundary of Legend Trails and the proposed suburban neighborhoods. What kind of resort is shown south of Legend Trails?
- Keep access open to preserve for non-motorized use. Horse trailer parking and access. Mountain bike parking – Greasewood flats “community” use and amenities for horses – bikes – hikers to have a beer – coffee – bite to eat. Be sure trail access is not lost.
- Good process to keep residents involved, well presented. Post info on websites.
- I really appreciate the opportunity provided by staff to receive this updated information. Staff must be well commended for their sincere message effort to maximize the preservation of “open space” Scottsdale has lost too much in the last decade. I commend the recognition and sincere effort to work cooperatively with the State Land commission. Scottsdale must recognize this as a last chance effort for preservation

Table Work Charts Comments:

- Dynamite South
- Rural Neighborhood
- Leave as open space
- If resort (timeshare thing) Boutique hotel?
- Problem w/resorts – people that get there want something (jeep, hot air balloons, roller coaster, etc.)
- Maybe bed & Breakfast

- Sedona – enchantment out in wilderness (nice resort upscale)
- Trail – horses, mountain bikes, hiking
- Accessible, usable area (already no motorized allowed)
- Work in concert equestrian ranches, Access preserve, places to park and experience it.
- For access not want to loose access to Rawhide wash
- nicely built into landscape
- Along Scottsdale Rd most likely best commercial if have to build something (setback low lighting)
- Hilton hd bldg buffer along rd
- Commercial node/off Kierland commons concept
- All houses no resort
- Neighborhood magnet bring people together
- For those access bike paths (area all welcome mt and have fun together)
- Community oriented access bike / horse trails and not only for cars
- Buildings controlled like summit lighting low level blend in
- Solar energy, thicker walls energy conservation
- Not all need open some access some useful bldg as long innovative (ex, something with the most western town.
- Lots work at home
- Business / hoteling / biz office thing
- Rent sp. / conf rm / office suites
- Scottsdale Rd/Jomax residential density too high in all areas.

April 25, 2002 Community Meeting Public Comment Summary:

Preserve all land/Keep land open
 Preserve southwesternmost section
 Preserve Section 36 (Hayden/Dynamite/Pima/Jomax)
 Open Space buffer on south end of Legend Trail
 Open Space and trails for horses
 Low density with horse privileges
 Access to the Preserve for horses & mountain bikes
 No Commercial
 No schools
 Rural Neighborhoods only
 Maintain Rural Neighborhoods
 Rural Neighborhoods surrounding Legend Trails
 Rural Neighborhoods for southwesternmost section
 Rural Neighborhoods from Happy Valley to Jomax along Scottsdale Rd.

Low density Housing (1-5 acre lots) (2 acre lots)
General Use Parks (and trails)
No park lights or fields
No parks except desert parks
No golf courses
No resort if desert is not preserved
Rural not Suburban
Rural and Suburban range is too broad
Remove all roads through Preserve
Remove Lone Mountain
De-classify Lone Mountain and Stagecoach Pass to 2 lanes
Show a map with beneficiaries of State Land

COMMUNITY COMMENTS
STATE LAND/CITY OF SCOTTSDALE OPEN HOUSE
May 16, 2002/La Mirada Community Center

- Please keep the area in question as rural as possible. Protect as much as you can of this land. No commercial please
- What would be necessary before this density in the western most “postage stamp” could be downsized to that of the current density to the east? This was an excellent information meeting.
- I am encouraged to see that you are planning for the required commercial services, parks and schools, within the area for the amount of residential you are planning. The same should be done for employment uses. Although some indicate they are “willing to drive a long way” for their services that additional traffic and air pollution is not being fair to others.
- Please preserve all 16,600 acres! And until then (with the 3,000 acres still in jeopardy)
 - Keep out commercial development
 - Keep out any new roads
 - Keep rural neighborhoods and lowest densityThank you Arizona needs this 16,600 pristine sonoran desert
- Reference: preserve remaining 3,000 of the 16,600 acres: My family, community organization and I urge that:
 - No roads be permitted
 - Zoning not be changed
 - No commercial activities be permitted in, at, or next to the preserve land**SAVE ARIZONA FOR OUR CHILDREN AND THEIRS!!**
- Most assuredly, we strongly support the entire 16,600 acre preserve – Arizona and Scottsdale citizens urge this all to be protected. Meanwhile, if we must speak of the 3,000 + acres with in that preserve, the 2nd strongest urge is that
 - no roads are allowed with in that preserve,
 - no commercial development is allowed – none!
 - There is no density increase or changing of low density, thank you
- Please see to it that the 16,600 acre preserve be protected
Please see that no roads are allowed with in that preserve;
 - also no roads with in the preserve and no development
 - also no commercial developments should be allowed
 - also that there is no changing of low density

- Please see attachment regarding fire risk in state lands adjacent to pima pipelines
[Do not have the attachment referenced]
- Keep the neighborhoods rural, make them horse friendly and keep trails, can you take away commercial zoning? Lower residential density – take some burden off the school system problem

May 16, 2002 Community Meeting Public Comment Summary:

Please preserve all 16,600 acres

Preserve remaining 3,000 of the 16,600 acres

Protect as much as you can of this land.

No commercial please.

No density increase or changing of low density

Keep Rural Neighborhoods and lowest density

Keep the area in question as rural as possible.

Keep the neighborhoods rural, make them horse friendly and keep trails

Lower residential density – take some burden off the school system problem

Put rural designation on western most “postage stamp” [square mile from Scottsdale to Hayden, Happy Valley to Jomax]

Good to plan for the required commercial services, parks and schools, within the area

Plan for employment uses.

Additional traffic and air pollution from driving a long way to services is not being fair to others.

Keep out any new roads

No roads should be permitted in the Preserve

No Zoning change

Save Arizona for our children and theirs!!!

“Please see attachment regarding fire risk in State Lands adjacent to Pima pipelines”

[attachment is not attached]

Area Character

This area of the city is known for its open desert and mountain environment and proximity to other open space areas like the McDowell Mountain Regional Park and the Tonto National Forest. It offers many recreational amenities for equestrians, hikers, cyclists, and golfers, and has long been an area of equestrian uses and amenities. This area's development pattern is dominated by master planned communities and individual housing areas, some built while this area was still a part of Maricopa County.

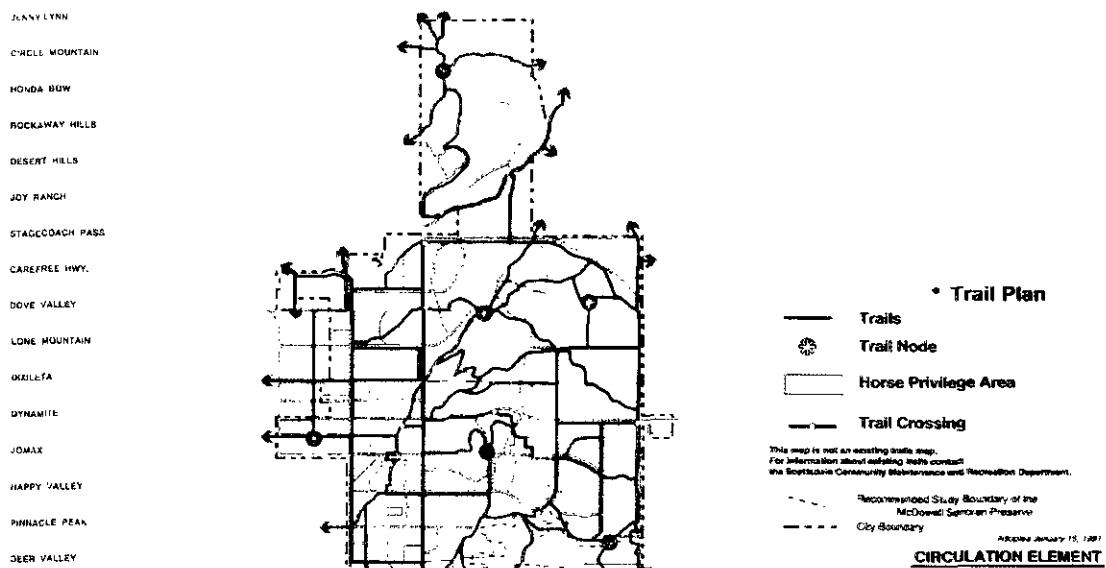


Equestrian Orientation

Equestrian activity is one of the dominant lifestyles enjoyed by residents in the area. There are a variety of equestrian facilities, both at residential and commercial scales. The equestrian lifestyle is one that is especially valued in this part of Scottsdale and will continue to be encouraged, particularly in the two (2) square mile portion of the General Plan amendment area west of Pima Road. This area currently possesses a mix of equestrian and traditional residential uses. Functional connections exist and should be maintained through shared-use trails that provide access to a multitude of non-motorized user groups. These links informally connect local neighborhoods to a regional shared-use trail system and other destinations such as the McDowell Sonoran Preserve.

In addition to the informal tradition of equestrian uses in this part of Scottsdale, the Desert Foothills Character Area Plan acknowledges and encourages equestrian character. The lush desert vegetation and rural lifestyle are key elements that have attracted many residents and property owners to this area of the city. The Rural Desert Character designated for the Desert Foothills area naturally includes equestrian uses. Sensitive integration of equestrian facilities into the natural desert setting and adjacent neighborhoods is crucial in maintaining the visual dominance of the Sonoran Desert in the area. Specifically, Goal 2, Strategy 3 discusses seeking "opportunities to accommodate low-impact equestrian oriented parks, trailheads and other recreational amenities ...". The Implementation Plan presents location criteria, setting, land use relationships, and physical character of both private equestrian residences, and ranches, stables, and other major equestrian facilities.

Below is a map of a potential trail system. The City's Parks Division is in the process of updating the City's Trails Master Plan, but in the interim the City uses this map.



The following comments related to trails and equestrian interests come from participants of the April 25, 2002 community workshop held at the Bellasera Community center:

“Would like to see appreciation for the horse owners ‘community’ in north Scottsdale. Open space or trails would be appreciated (not trails like along cactus rd, these are dangerous along main roads for equestrian and vehicles). How about a desert corridor to ride from Scottsdale Rd. & Jomax going NE up to the largest portion.”

“Land use should be very low density residential with horse privileges compatible with sections to west of Pima (north of Dynamite) and surrounding 2 sections south of Dynamite...”

“Keep access open to preserve for non-motorized use. Horse trailer parking and access. Mountain bike parking – Greasewood flats “community” use and amenities for horses – bikes – hikers to have a beer – coffee – bite to eat. Be sure trail access is not lost.”

Scenic and Vista Corridors

This proposed amendment indicates on the Conceptual Land Uses map all of the Scenic Corridors currently designated on the General Plan Open Space map (Scottsdale and Pima Roads, and Dynamite Boulevard). The State Land Commissioner committed to provide and preserve the Scenic Corridors along Pima and Scottsdale Roads in Order #078/2001-2002. In addition, the State has agreed to include the Scenic Corridor along Dynamite Boulevard. Scenic and vista corridors can help to establish an open character and feel to these major roadways of north Scottsdale. Scenic and vista corridors (usually washes) also provide visual links that help to preserve a sense of openness and also provide important migration, feeding and habitat for indigenous wildlife.

Housing Diversity

The amendment reconfigures land uses for the 16,600 +/- acres of State Trust Land included in the City of Scottsdale’s Arizona Preserve Initiative petition. There will be more open space designated on the map and different densities in other portions of the project area. The key areas for development are the 3,543 acres not reclassified as suitable for conservation purposes in the State Land Commissioner’s Order. The application provides housing diversity at the same level as the existing General Plan. Given the rural nature, the environmental conditions, and scenic desert of this application area, housing densities will be in a range from two-acre lots to 1/3-acre lots.

Transportation/Traffic Impact Analysis

Prepared by City of Scottsdale Transportation Department

Overview

The proposed application will impact future traffic by effecting a change in land use patterns and a change in the future street network. The change in land use patterns from the current General Plan to the State Land proposal essentially reduces the amount of developed land, which in turn reduces land use types that produce future automobile trips. The change in the future street network, which eliminates any new streets east of Pima Rd, north of Dynamite, has a minor impact on future traffic patterns. The analysis suggests an overall reduction in traffic under the proposal, with a minor increase in traffic on some existing and planned streets.

Land Use Change Impacts

The change in land use will result in fewer vehicle trips generated and therefore a reduction in traffic volumes on nearly all of the streets in this northern section of the City. Table 1 details future trip generation by Traffic Analysis Zone (TAZ) for the study area. Table 1 shows the number of auto trips estimated to be generated assuming build-out per the General Plan, as well as the number of auto trips estimated to be generated assuming the proposed changes under this application. The TAZ's with significant changes are highlighted and also shown on Fig. 1. (next page)

The change in land use, as proposed, reduces the number of estimated daily auto trips in this northern section of the City by 63,878 trips per day. The bulk of the trip reductions are realized by the land use changes in two TAZ's, 1053B and 1054B as shown on Fig 1. This reduction in trips reduces projected traffic volumes on many of the streets in this area, while some remain unchanged and a few increase (see Fig 2.).

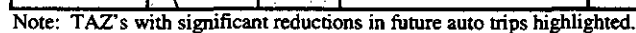
Street Network Change Impacts

The proposed land use changes indicate an overall reduction in traffic, however due to changes in the street network, a small increase in traffic is expected on a few streets. The proposed application removes any new streets east of Pima Road, north of Dynamite Boulevard. The impact of this change is a slight increase in long range traffic projections on a few street segments including: Pima Road (north of Lone Mountain), Scottsdale Road (just south of Stagecoach Pass

Table 1: Trip Generation

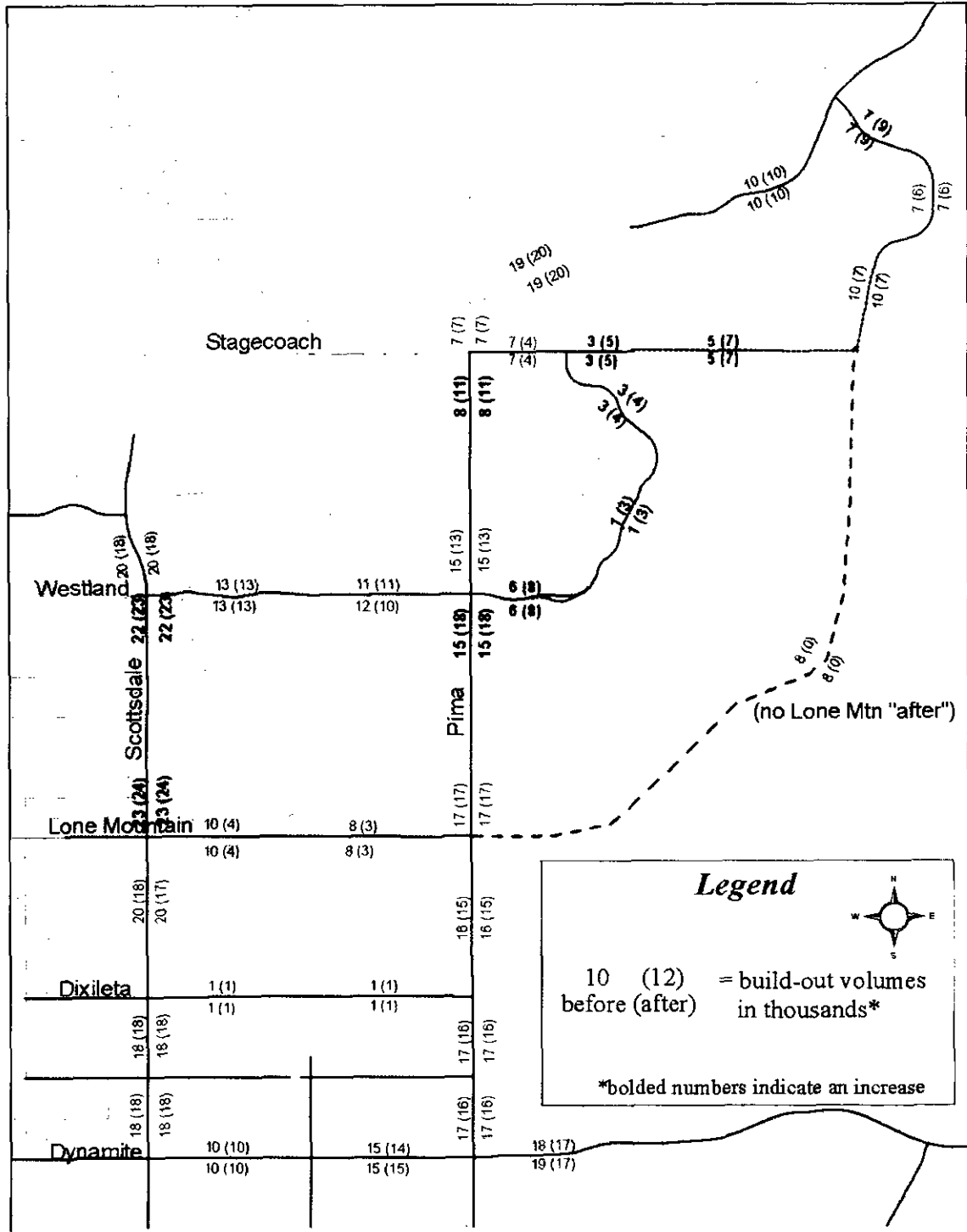
GP Only		GP+StateLands	
TAZ	Weekday Trip Ends	TAZ	Weekday Trip Ends
505	3,757	505	3,757
524	9,826	524	9,826
1039	14,562	1039	14,562
1042	5,804	1042	5,804
1043	14,202	1043	14,202
1044	4,213	1044	4,213
1045	1,258	1045	1,258
1046	2,594	1046	2,594
1047	5,651	1047	5,651
1048	62,340	1048	62,340
1049	24,998	1049	24,998
1050	3,553	1050	3,553
1051	1,281	1051	1,281
1052	191,951	1052	191,951
1055	5,616	1055	5,616
1056	25,465	1056	25,465
1057	4,605	1057	4,605
1058	14,606	1058	14,606
1060	66,915	1060	66,915
1061	7,272	1061	7,272
1062	14,657	1062	14,657
1063	58,173	1063	58,173
1064	18,876	1064	18,876
1065	13,915	1065	13,915
1644	11,329	1644	11,329
1658	18,760	1658	18,760
1668	2,076	1668	2,076
1701	9,621	1701	9,621
1712	5,761	1712	5,761
1713	28,782	1713	28,782
1719	13,984	1719	13,984
1053A	64,164	1053A	64,164
1053B	64,234	1053B	11,690
1053C	45,522	1053C	45,522
1054A	2,626	1054A	2,343
1054B	11,050	1054B	0
1059A	3,925	1059A	3,925
1059B	52,434	1059B	52,434
Grand Total	910,360	Grand Total	846,482

Fig. 1: Traffic Analysis Zones



- Decrease in future auto trip generation by over 60,000 trips per day.
- A general decrease in future traffic volumes for most of the street network in the study area.
- A slight increase in future traffic volumes on portions of Pima Road, Scottsdale Road, Legend Trails Parkway, and Stagecoach Pass, due to the elimination of Lone Mountain Parkway east of Pima Road.
- Volume changes are not expected to alter planned or existing street classifications.

Fig. 2: Change in Traffic Volumes



The City of Scottsdale and the State Land Department also contracted with Parsons/Brinkerhoff to examine the traffic impacts in this study area. Of particular importance was examining scenarios with Lone Mountain Parkway removed east of Pima Road and the impacts on the surrounding street system. The Maricopa Association of Governments (MAG) EMME2 travel demand model was used to project traffic volumes. Five traffic analysis zones (TAZs) were created by dividing existing MAG TAZs.

The model included four scenarios:

- 1) Base case with buildout consistent with the current General Plan leaving in Lone Mountain Parkway.
- 2) Base case, with buildout consistent with the current General Plan removing Lone Mountain Parkway.
- 3) Plan alternative case using the proposed General Plan amendment with Lone Mountain Parkway.
- 4) Plan alternative case using the proposed General Plan amendment removing Lone Mountain Parkway.

This report has slightly different trip generation (reduction of 55,000 vs. 60,000) numbers and traffic volume numbers from the traffic analysis prepared by City of Scottsdale staff. The differences are due to two things: simple methodology (using different calculation models) and timing of the draft plans used for analysis. The dwelling unit counts have been revised throughout the process and that has affected the final figures. The conclusions are essentially the same, however. Both analyses indicated that there may be localized increase of traffic on specific roadways, but the streets will not be at capacity in either case, and the removal of Lone Mountain Parkway east of Pima Road is a secondary traffic decision that does not substantially alter traffic capacity in the area.

The following pages contain the consultant's final report.

City of Scottsdale
Lone Mountain Road Traffic Study

The purpose of this study was to assess the transportation system impacts of a Lone Mountain Road extension east of Pima Road and alternative uses on approximately 3,500 acres of adjacent land now owned by the State Land department.

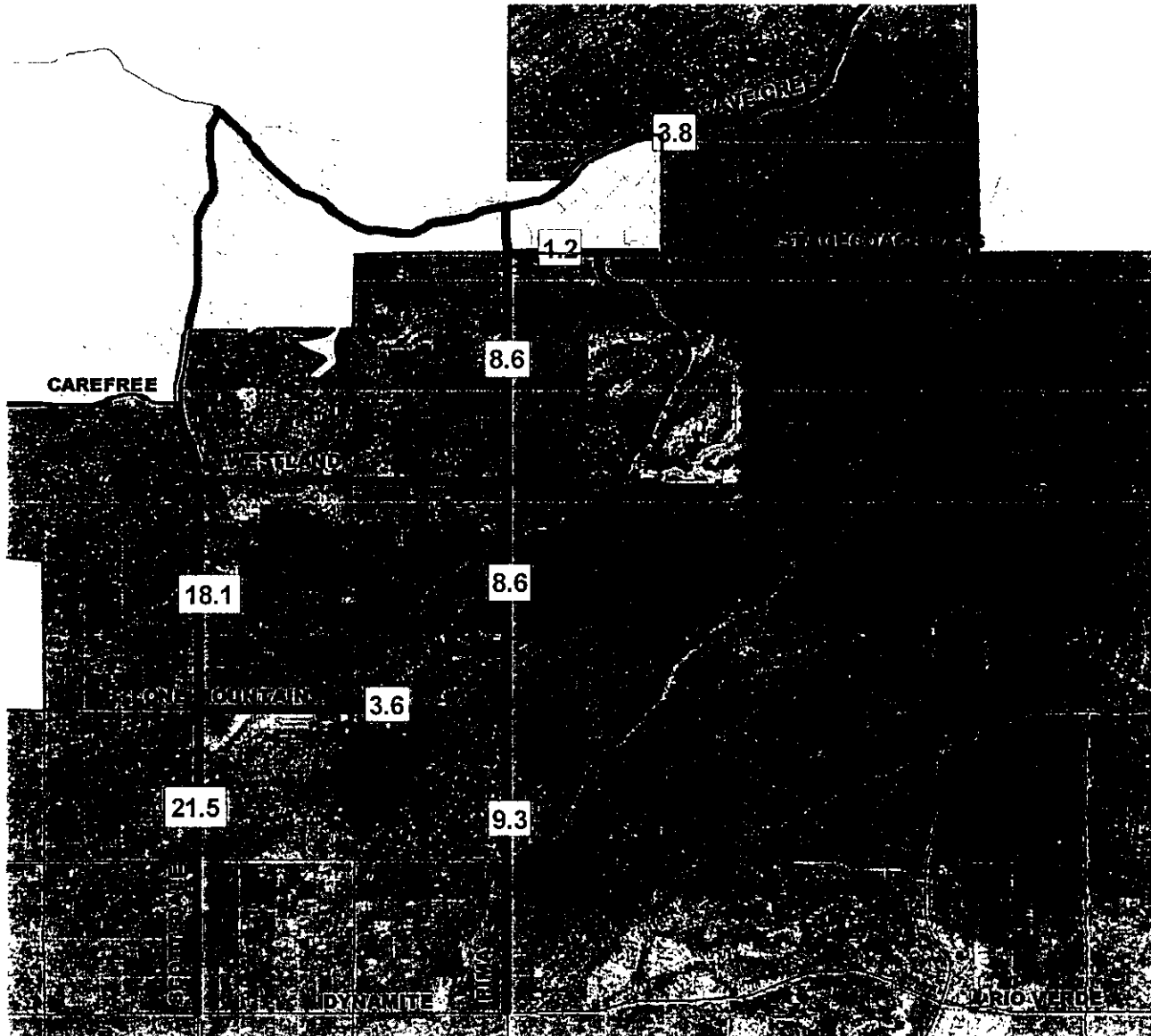
Figure 1: STUDY AREA



Current Conditions

Current traffic volumes in the area are indicated in Figure 2. The roadways in the study area are currently not above capacity.

Figure 2: 2000 Traffic Counts (volume in thousands)



Source: City of Scottsdale 2000 Traffic Count Map

Travel Demand Modeling

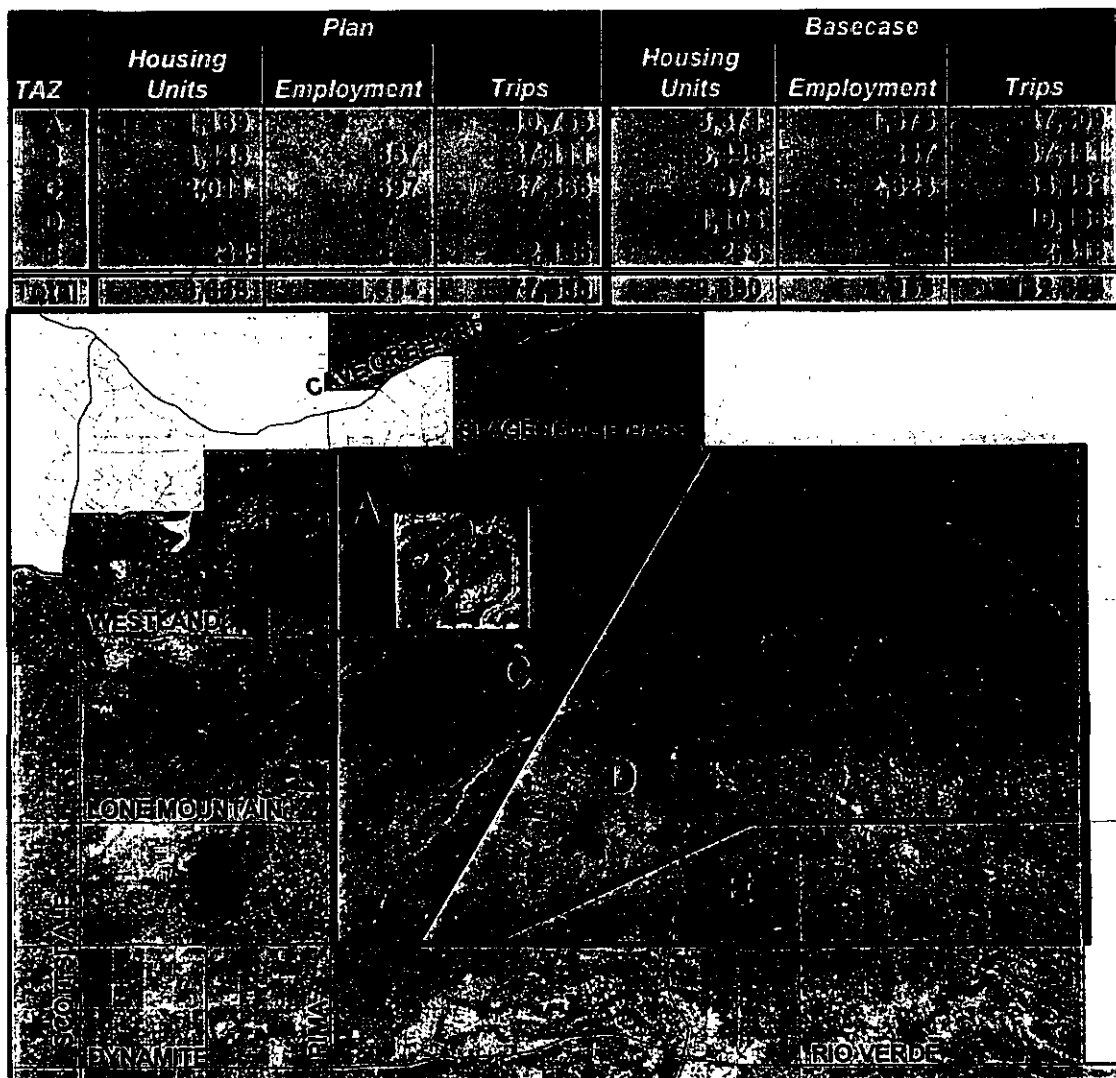
The MAG EMME2 travel demand model was used to project the traffic volumes on two networks; one with and one without the Lone Mountain connection, and two land use alternatives; a Basecase alternative with land built out consistent with the current General Plan and a Plan alternative with land use developed consistent with the State Land Department plan.

Trip Generations

The study area was divided into five traffic analysis zones (TAZs) which served as the basis for housing and employment figures for each land use alternative. As indicated in Figure 3, the Plan alternative showed an increase in housing in the area east of Pima Road and below Legend Trails, TAZ C, but all other zones in the study area maintained or lost density.

The entire MAG area was modeled in the analysis. For all TAZs outside the study area, MAG adopted 2020 socioeconomic projections were used.

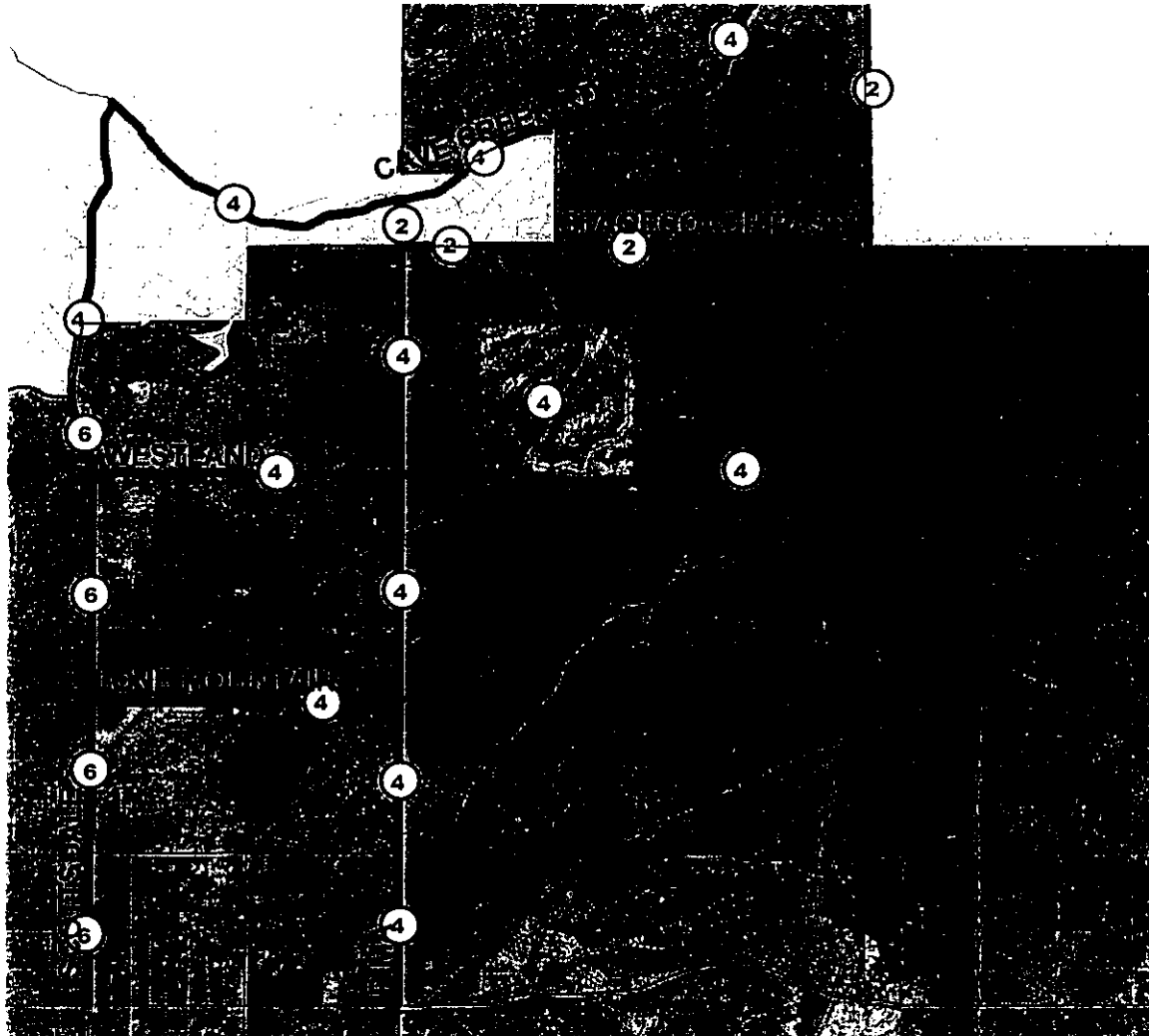
Figure 3: Trip Generation



Networks

The model network included all roadways built out consistent current city plans, as indicated in Figure 4. For roadways outside the study area, the MAG 2020 network was used.

Figure 4: NUMBER OF LANES



Model Results

The impacts of removing the Lone Mountain Road connection are more significant than the impacts of the land use changes. Figure 5 summarizes the results of the four scenarios combining the alternatives.

The differences in the roadway volumes produced by the alternative land uses remain fairly localized along Pima Road near Westland. However, in all four scenarios, Pima Road south of Westland is near capacity. The lane volumes, as indicated in Figure 6, are 8,000 or higher along most of this stretch.

The Plan land use alternative shows slightly lower volume on Pima Road north of Lone Mountain Road. Because Pima Road is at capacity in all scenarios, volumes added to the roadway by proximate development displace longer trips, increasing the volumes on the parallel Scottsdale Road.

The Lone Mountain roadway connection to the east of Pima Road affects volumes along the northern section of Pima Road, reducing traffic from this and other connecting roadways such as Westland and Cave Creek Road.

Figure 5: Model Results – Traffic Volume in Thousands

On Road	From	To	Lanes	Volumes (1,000s)			
				Scenario 1	Scenario 2	Scenario 3	Scenario 4
				Basecase Lone Mnt In	Basecase Lone Mnt Out	St Land Plan Lone Mnt In	St Land Plan Lone Mnt Out
Pima	Dynamic	Dynamic	4	32	32	32	32
Pima	Dynamic	Dynamic	4	32	32	32	32
Pima	Dynamic	Dynamic	4	32	32	32	32
Pima	Lone Mnt	Westland	4	32	37	32	36
Pima	Westland	Stagecoach	4	30	25	26	26
Pima	Stagecoach	Cave Creek	2	14	14	14	14
Scottsdale	Dynamic	Dynamic	6	42	42	42	42
Scottsdale	Dynamic	Dynamic	6	42	42	42	42
Scottsdale	Dynamic	Dynamic	6	42	42	42	42
Scottsdale	Lone Mnt	Westland	6	42	40	40	37
Scottsdale	Westland	Carefree Hwy	6	40	37	37	46
Scottsdale	Carefree Hwy	Cave Creek	4	40	42	40	42
Lone Mnt	Scottsdale	Pima	4	20	10	16	8
Lone Mnt	Pima	Stagecoach	4	16	na	16	na
Lone Mnt	Stagecoach	Cave Creek	2	20	14	20	14
Westland	Scottsdale	Pima	4	26	32	20	26
Legend	Pima	Stagecoach	4	12	20	16	17
Stagecoach	Pima	Legend Trails	2	6	8	6	10
Stagecoach	Legend Trails	Lone Mnt	2	6	14	6	14
Cave Creek	Scottsdale	Pima	4	31	34	28	28
Cave Creek	Pima	Desert Mnt	4	37	40	37	40
Cave Creek	Desert Mnt	Lone Mnt	4	22	26	20	24

Figure 6: Lane Volume in Thousands

On Road	From	To	Lanes	Lane Volumes (1,000s)			
				Scenario 1	Scenario 2	Scenario 3	Scenario 4
				Basecase Lone Mnt In	Basecase Lone Mnt Out	St Land Plan Lone Mnt In	St Land Plan Lone Mnt Out
Route 1	Dynabrite	Dynabrite	4	8.5	8.5	8.5	8.5
Route 1	Dynabrite	Dixie Ave	4	8.5	8.5	8.5	8.0
Route 1	Dynabrite	Lone Mt	4	8.0	8.0	8.0	7.5
Route 1	Lone Mt	Westland	4	8.5	8.3	8.0	8.0
Route 1	Westland	Staggsboro	4	7.5	8.8	8.5	8.5
Route 1	Staggsboro	Waynesville	2	7.0	8.0	7.0	7.0
Route 1	Waynesville	Dynabrite	6	7.0	7.8	7.0	7.0
Route 1	Dynabrite	Dixie Ave	6	6.0	6.2	6.0	6.0
Route 1	Dynabrite	Waynesville	6	6.0	6.4	6.0	6.2
Route 1	Waynesville	Westland	4	6.7	6.7	6.0	6.0
Route 1	Westland	Staggsboro	4	6.7	6.7	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
Route 1	Dynabrite	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Staggsboro	4	6.0	6.0	6.0	6.0
Route 1	Staggsboro	Waynesville	4	6.0	6.0	6.0	6.0
Route 1	Waynesville	Dynabrite	4	6.0	6.0	6.0	6.0
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Conclusion

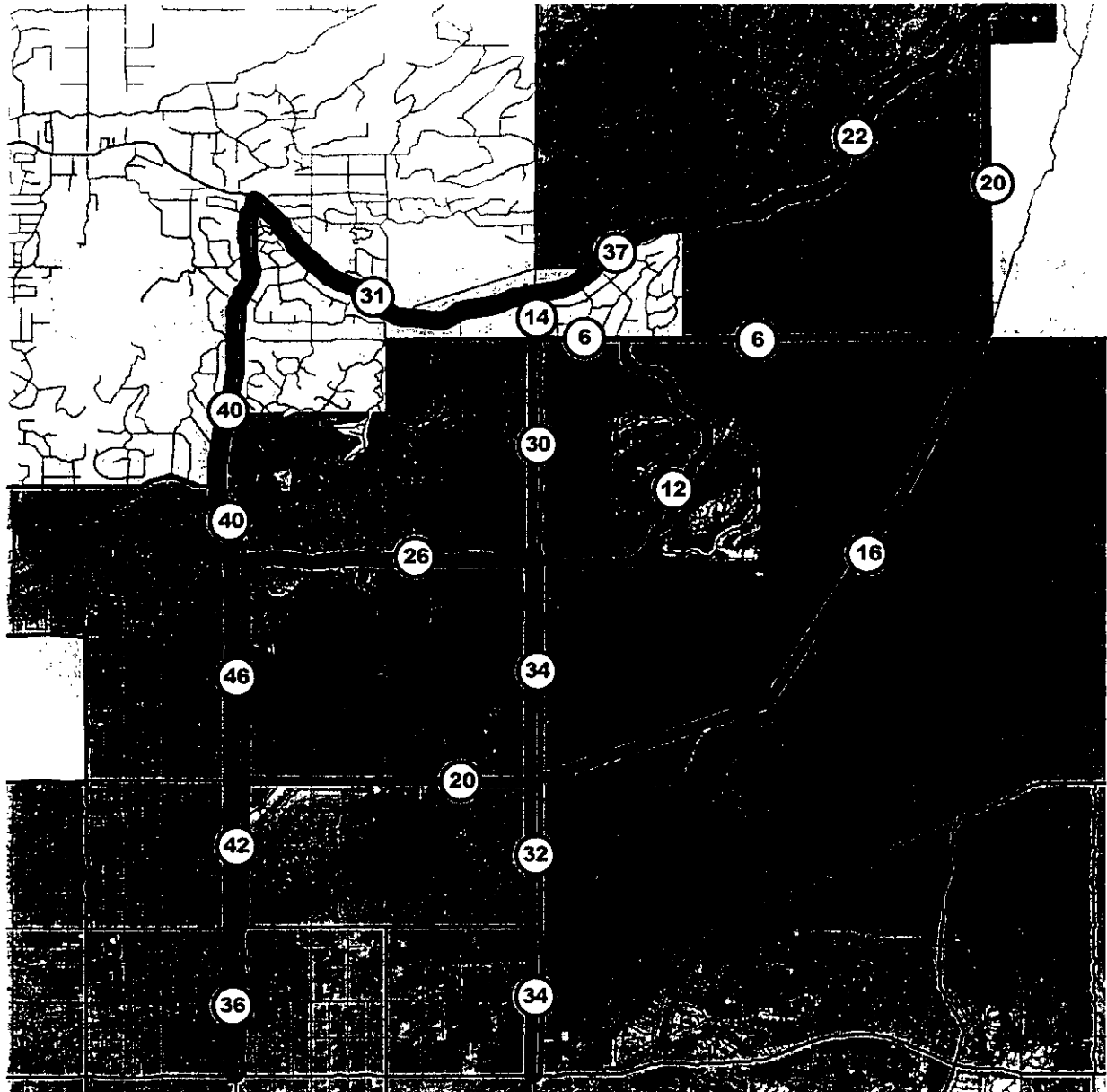
Under the assumptions applied to the modeling assignments in this analysis, the impacts of both the Lone Mountain Road connection from Stagecoach to Pima Roads and the State Land Plan land use alternative are minor and localized. There are some minor changes to traffic volumes in the vicinity of Cave Creek Road and Stagecoach, which could raise concerns in the Town of Carefree, but which are readily addressed through improved traffic controls. There are also shifts in north-south travel to Scottsdale Road under the more intense land use scenario, but none of the cases generates major impacts to the regional roadway system. The decision to extend Lone Mountain Road east of Pima Road should not be made on the basis of the traffic volume impacts on the roadway system alone.

Pima Road itself is the controlling link in the area. Pima Road will be above capacity in any case based on anticipated land use plans. This will call for the addition of lanes or a strictly enforced access management plan to accommodate future volumes on the roadway. The analysis assumed no increase in the number of lanes on Pima Road so the effect of adding lanes to address congestion is not known.

With this in mind, the Lone Mountain Extension is a secondary traffic decision that does not materially affect the way the roadway system operates. The key decision will be how or if access to the area is desirable as Lone Mountain Road will effectively serve only as an access to a currently inaccessible area.

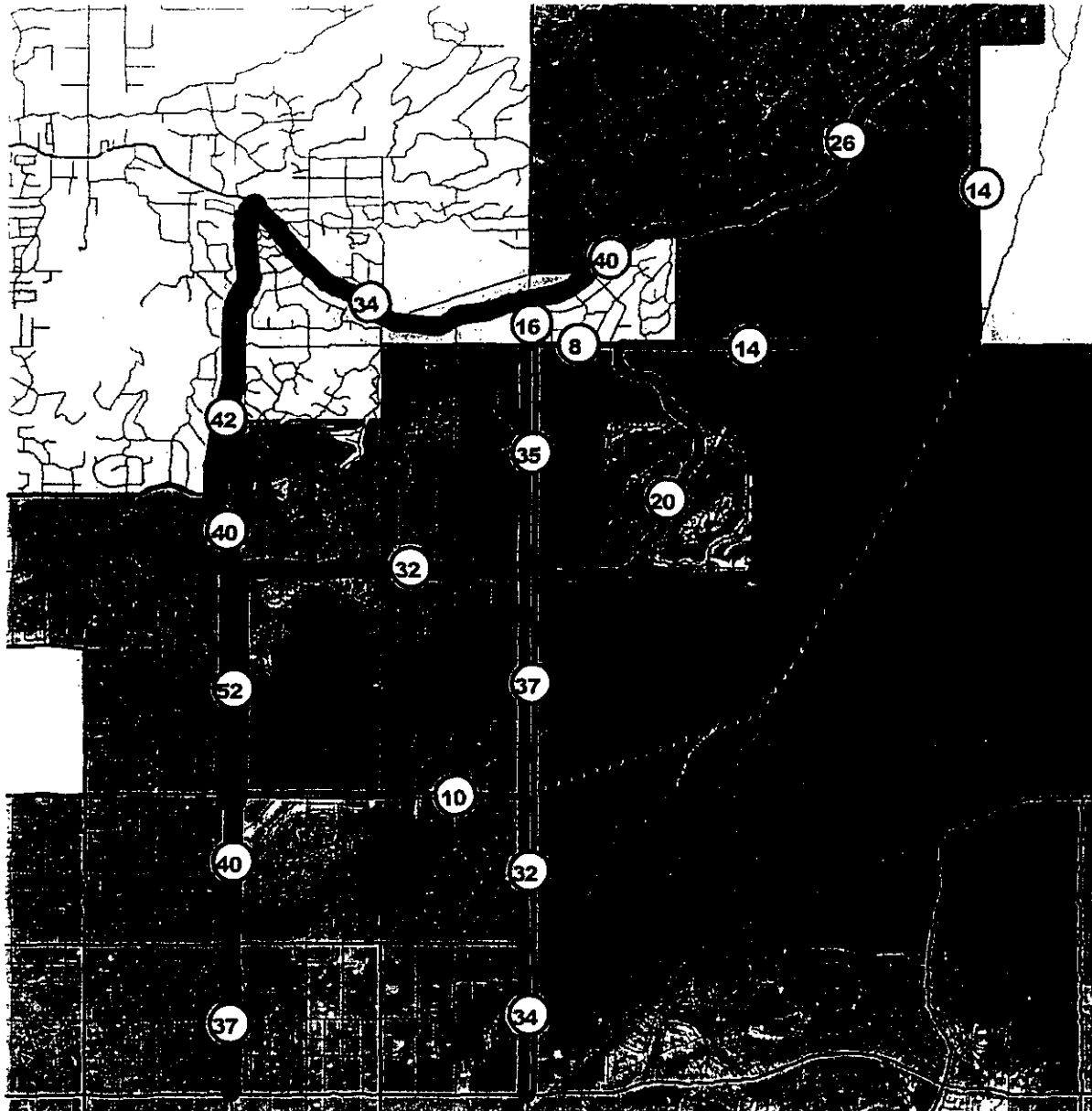
Volume in Thousands

Scenario 1: BASECASE LAND USE / CONNECTION IN



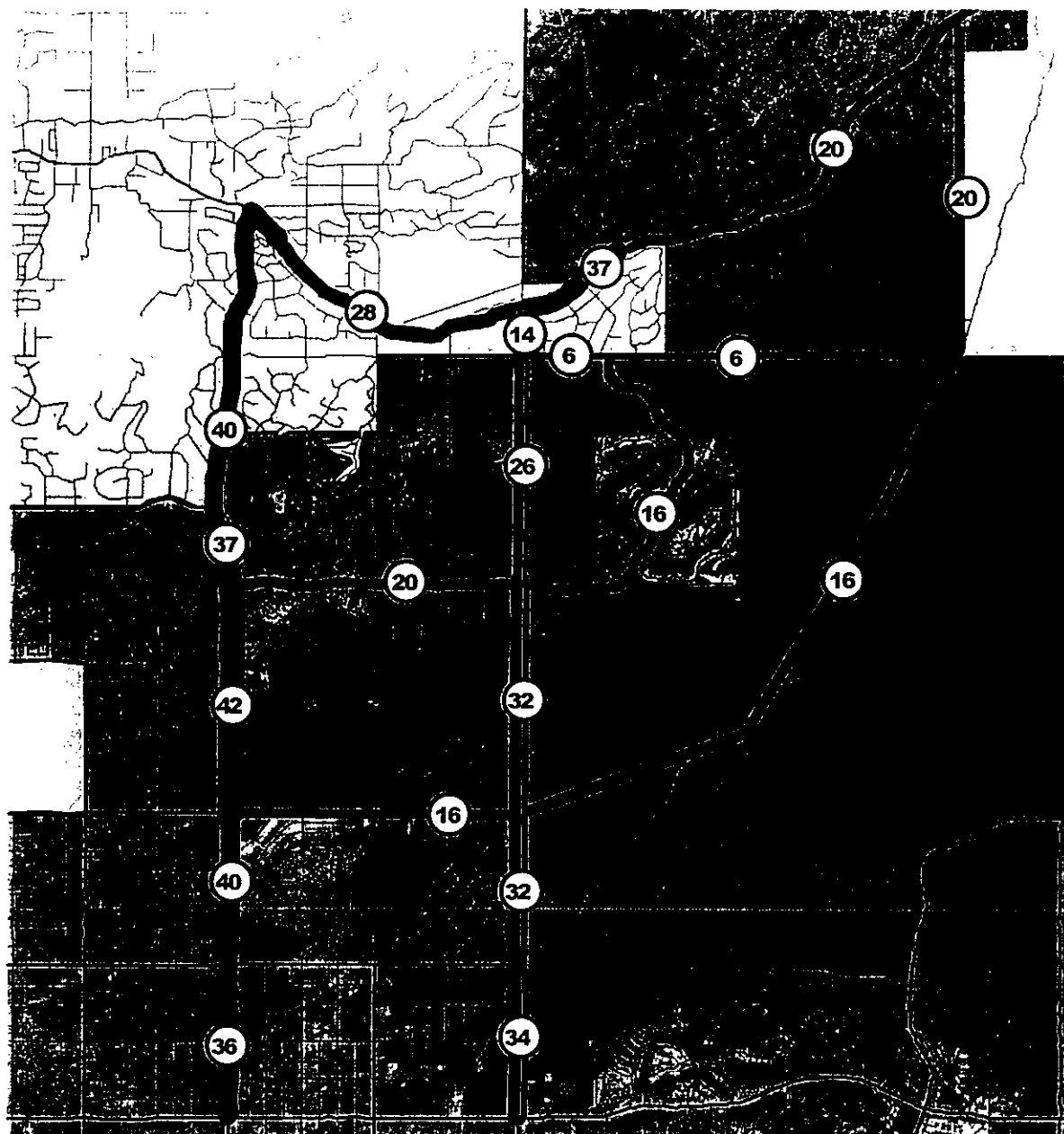
Volume in Thousands

Scenario 2: BASE LAND USE / CONNECTION OUT



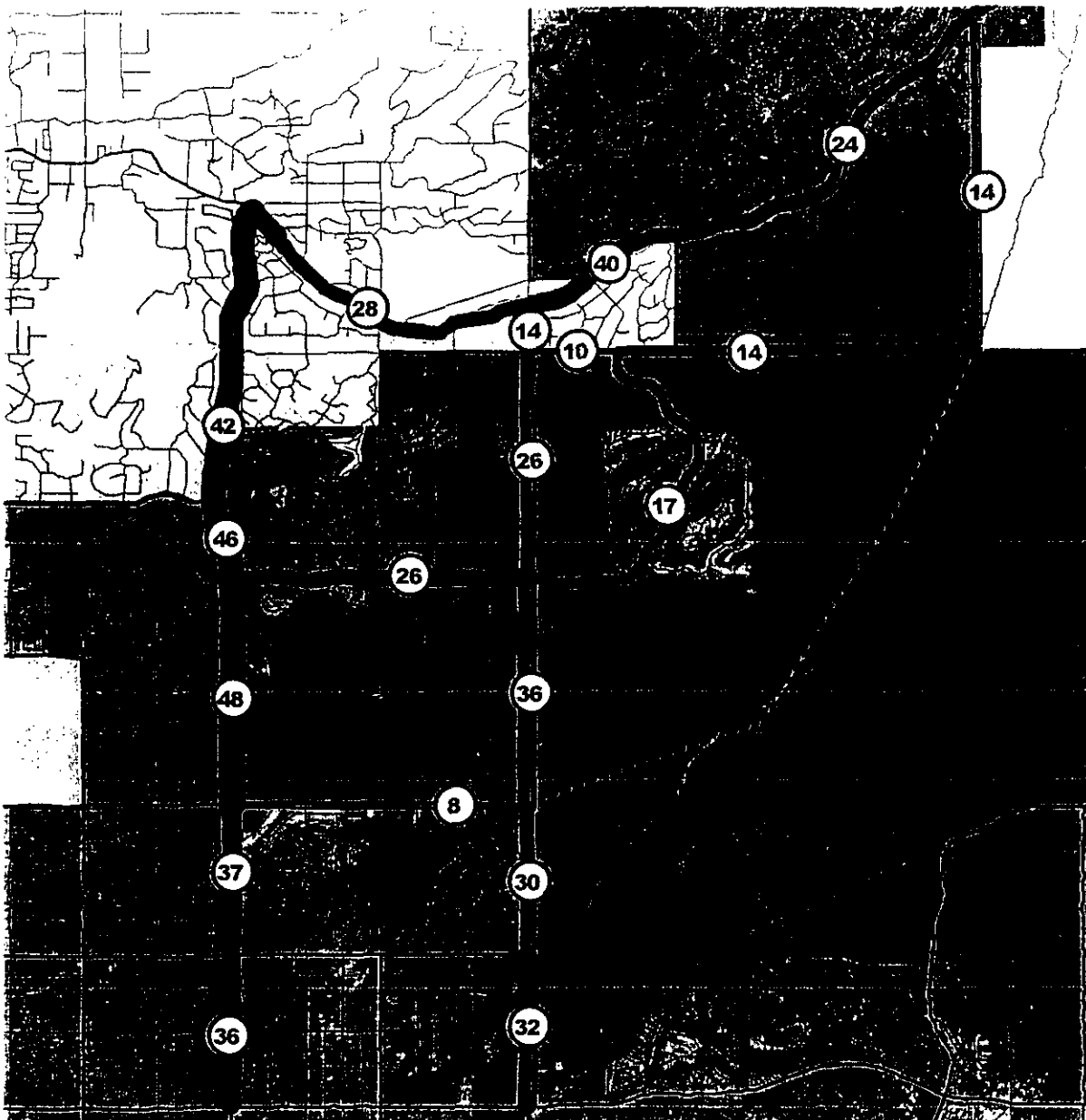
Volume in Thousands

Scenario 3: STATE LAND PLAN / CONNECTION IN



Volume in Thousands

Scenario 4: STATE LAND PLAN / CONNECTION OUT

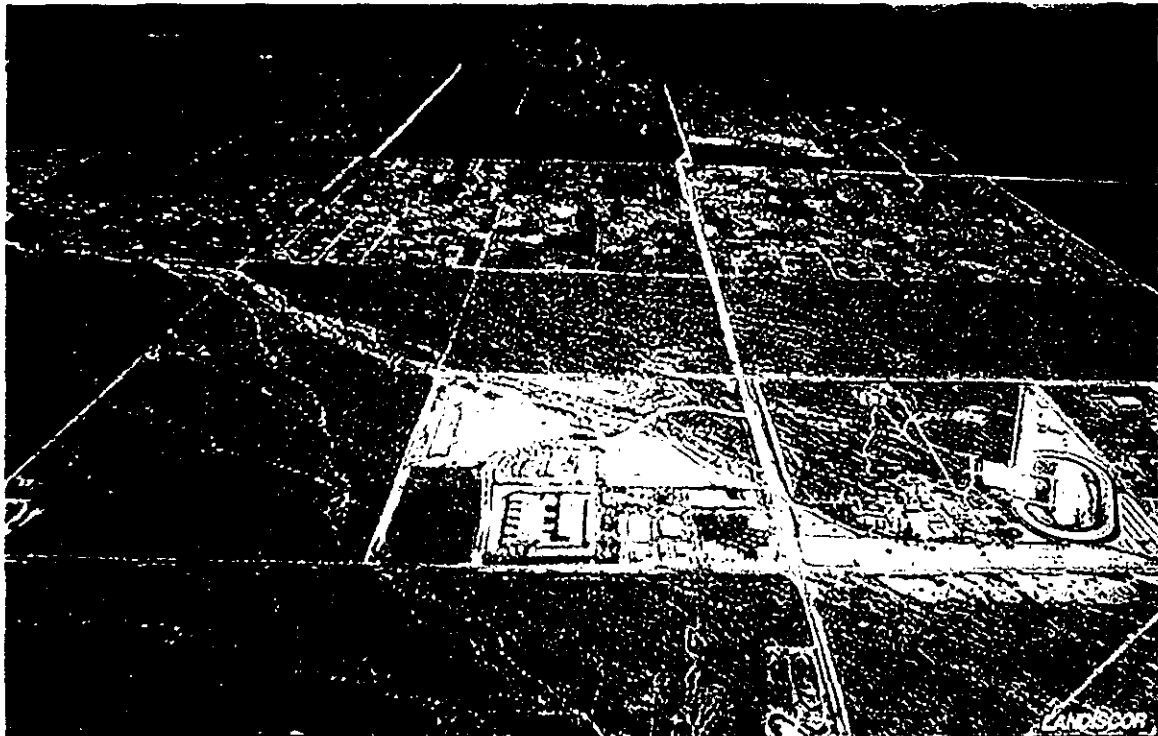


Drainage and Flood Hazards

Prepared by City of Scottsdale Drainage Planning

Braided channels and a few well-defined major watercourses flowing generally to the southwest typify the natural drainage pattern within the General Plan Amendment area.

Special flood hazard areas have been mapped by the Federal Emergency Management Agency (FEMA) and identified as alluvial fan flood hazard areas. This designation is identified by the symbol "AO" on the Flood Insurance Rate Maps (FIRMs). This designation requires special protection measures for building within the AO zones, as well as requires the purchase of flood insurance for any home with a federally insured mortgage.




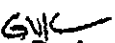
Looking east to the McDowell Mountains, with Rawhide Wash in the foreground.

Portions of the Rawhide Wash, an alluvial fan, lie within the study area. It encompasses approximately 4.3 square miles, extending southeasterly from about Dixelesta and 96th Street, eventually emptying into the U. S. Bureau of Reclamation retention basins north of the CAP, within the City of Phoenix. During a storm event, flow depths within this AO zone could vary from one to two feet with flow velocities from three to eight feet per second. (It only takes a depth of six inches to knock someone off his or her feet, and two feet of water to float a vehicle.)

MEMORANDUM

TO: Teresa Huish, City of Scottsdale

THRU: Gordon Taylor, Planning Section Manager 

FROM:  Greg Keller, Project Manager

RE: Scottsdale General Plan Amendment: Water Calculations

The intent of this memorandum is to briefly detail how water demand relates to the proposed densities for the north Scottsdale State Trust land. The water demand for each parcel was calculated using the average water demand factors from the City's Integrated water Master Plan, as provided by Scott Anderson. The State Trust lands that were reclassified as suitable for conservation with deed restrictions by the State Land Commissioner were assumed to have a density of 1 dwelling unit per 40 acres. The average water demand factor utilized to calculate the water demand for the preserve area with deed restrictions was .042 ac-ft/ac/yr.

There are two primary concerns in the planning and design of any development on an alluvial fan. The first concern is the safety and protection of the residents and property on the fan area. The second concern involves any adverse effects to adjacent property owners, which could be created, either upstream or downstream, by improper development on the fan.

Therefore, developing on an alluvial fan must be carefully planned, designed and constructed in accordance with FEMA and COS regulations so that hazards inherent in this practice can be mitigated or eliminated. Hazards are associated with the following flow characteristics of alluvial fans:

- Flash flooding and large peak discharges,
- Transport of debris (i.e., rocks, branches, logs, weeds, trash),
- Erosion and scour,
- Transport and deposition of large sediment loads,
- Steep slopes and shallow high velocity flows,
- Unpredictable distribution of flow, and the potential relocation of the flow paths anywhere on the fan (the characteristic that makes it alluvial fan type flooding).

In addition to the alluvial fan characteristics of Rawhide Wash, there are several well-defined major watercourses within the study boundary. Particular watercourses are currently under study by the Flood Control District of Maricopa County in conjunction with FEMA and could be mapped as AE or A zones in the future. Development within a designated floodway will be prohibited. Due to the high velocities and large flows special care will be needed in defining lot layouts.

A drainage easement must be dedicated to the city for the floodplain of watercourses of a particular size (as specified in the city's floodplain ordinance) and the floodplain maintained in its natural state. Within a subdivision, it is preferred that a tract is dedicated as the drainage easement. On both subdivisions and commercial plans drainage easement maintenance will need to be clearly specified.

Road crossings and culvert designs associated with these watercourses should consider sediment transport and scour, as well as emergency access during a flood event.

General Plan 2002

State Land Department/
City of Scottsdale
Joint Planning Effort



General Plan Amendment Area
(State Trust Lands under State Land
Commissioner's Order #078-2001/2002)

Flood Hazard Areas



Zone AO - FEMA Designation: 100-year flood.
Flood depths of 1 to 3 feet (usually sheet flow
on sloping terrain); average depths determined
for areas of alluvial fan flooding, velocities are
determined.

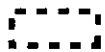


underlying land uses

State Trust Land Classified as Open Space,
but not limited to Open Space



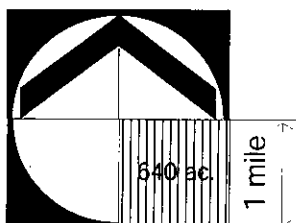
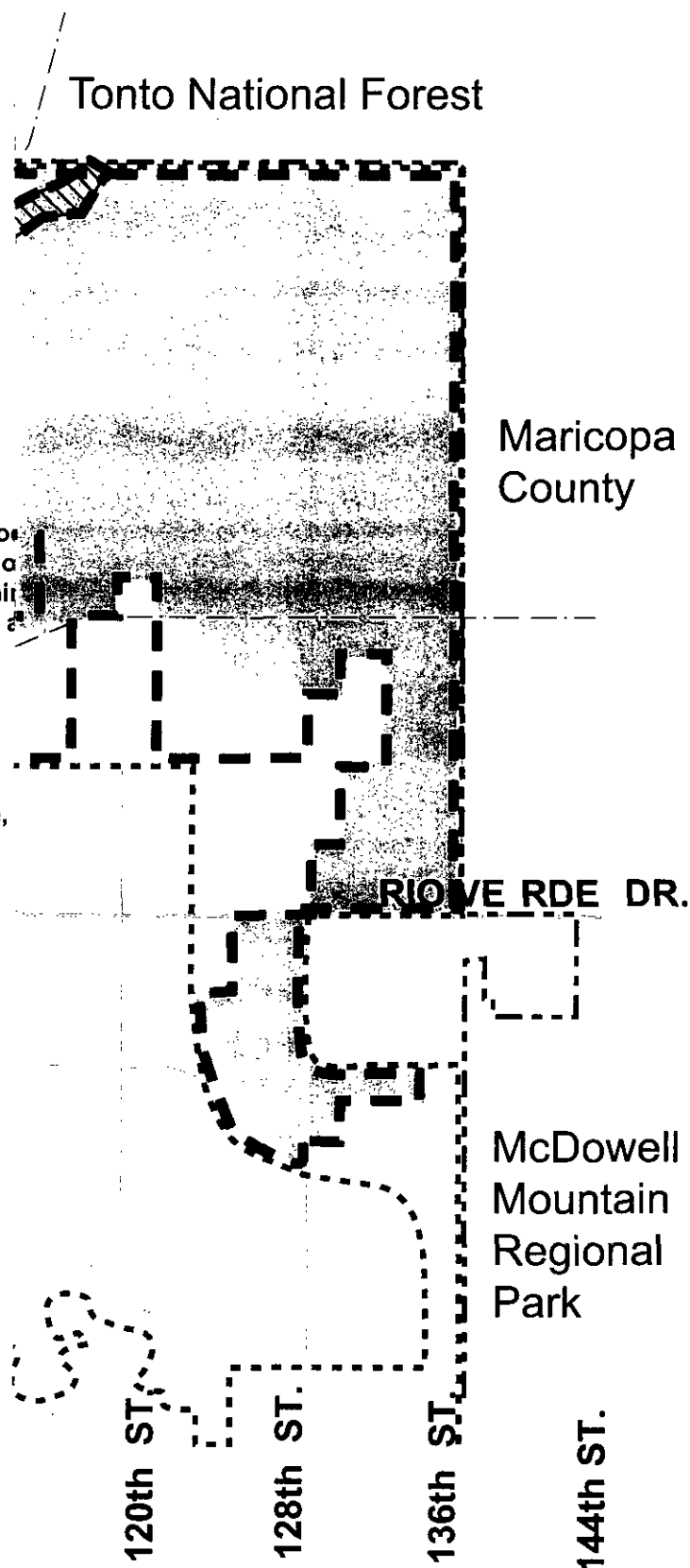
McDowell Sonoran Preserve (as of 4/2002)



Recommended Study Boundary of the
McDowell Sonoran Preserve



City Boundary



DRAFT

April 22, 2002

Water And Wastewater Infrastructure Requirements
Prepared by City of Scottsdale Water Resources Department

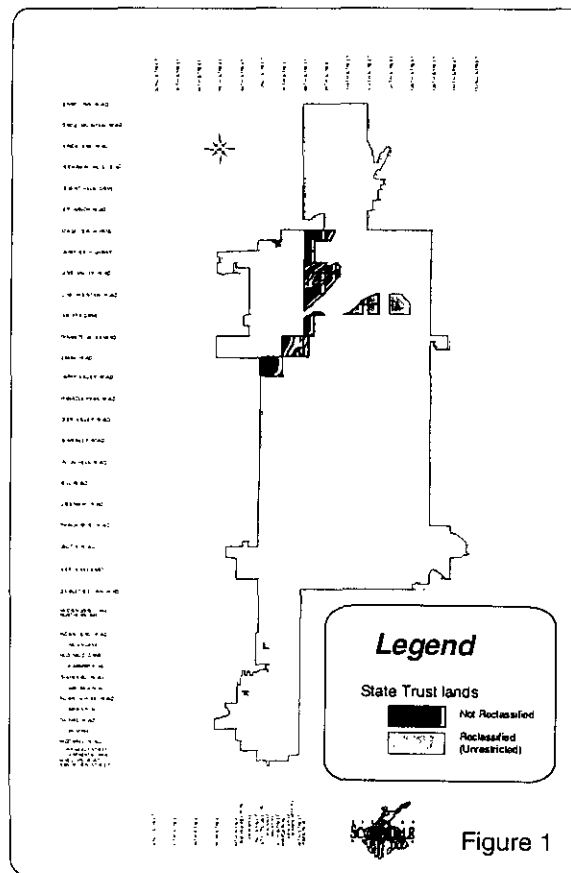
General

This analysis addresses water and wastewater infrastructure needs for the State Trust lands that have been proposed for purchase and preservation by the City of Scottsdale. These lands, which are currently administered by the Arizona State Land Department, were classified in 2001 into three categories in the State Land Commissioner's Order (#078/2001-2002), responding to the City of Scottsdale Arizona Preserve Initiative petition (1998).

For use in the water resources analysis, the three categories are:

- Restricted – Reclassified as suitable for conservation purposes, deed restricted.
- Unrestricted – Reclassified as suitable for conservation purposed, but not deed restricted, and
- Not Reclassified – May be suitable for development.

This analysis addresses water and wastewater development costs for those lands that are potentially developable, the Unrestricted and Not Reclassified categories. These State Trust lands comprise the study area for this report and are shown in Figure 1.



The last time this area was included in the Water Resources Master Plan was 1997. At the direction of the Scottsdale City Council, subsequent master plans have not included any State Trust lands within the Recommended Study Boundary for the McDowell Sonoran Preserve or the Arizona Preserve Initiative.

Demand Estimates

Demand estimates are based on land uses proposed in the general plan amendment. These proposed land uses differ from the existing general plan. The demand factors used to calculate water demand are the factors used in the *Water Resources Master Plan*, September 2001. The water demand factors by land use category can be found in Table A.3-2 of the *Integrated Water Master Plan*. The wastewater flow is calculated using factors found in Table 3-6 of the *Wastewater System Master Plan*. The total water demand and wastewater flow for the study area are 4,039 acre-feet per year and 1.47 million gallons per day respectively. Details for these calculations are presented in Table 1.

Water Supply

The source of water supply for all new development within the study area is the Central Arizona Project (CAP). Generally, for any development within Scottsdale, the City purchases additional CAP water rights to serve new customers. The Water Resources Development Fee is the mechanism by which a new resident or homebuilder pays for their required water supply.

Arizona State Land Department received an allocation of CAP water for use on State owned land within the City of Scottsdale. The total allocation of the State CAP supply that is presently available is 3,900 acre-feet per year. Scottsdale City Ordinance requires that a Credit Agreement must be signed to reimburse the State for the value of that water right. The State would be paid quarterly as each new resident or homebuilder pays the Water Resources Development Fee. The current value of CAP water rights, as calculated in the *Water, Sewer and Water Resources Development Fees 2002 Comprehensive Biennial Review*, is \$1348 per acre-foot per year.

Table 1: State Trust Land Water Demand and Wastewater Generation Calculations

Parcel Number	Acres	General Plan Land Use Designation	General Plan Modeling Category	Dwelling Units	Population	Water Usage (gpm)	Water Generation (gpm)
1	55	Rural	12	46	111	23	7
1B	35	Rural	13	65	159	21	10
2	60	Rural	12	50	121	25	8
3	120	Rural	12	100	242	50	16
4	100	Suburban	14	312	759	77	50
5	95	Suburban	14	296	721	73	47
6	65	Rural	12	54	131	27	9
7	170	Rural	12	141	343	71	23
8	28	Suburban	13	52	127	16	8
9	118	Rural, Open Space	10	25	60	25	4
10	118	Suburban	13	221	537	69	35
11	90	Suburban	13	168	409	53	27
11B	25	Suburban	12	21	50	10	3
12	251	Rural, Open Space	10	53	128	53	8
13	26	Suburban	14	81	197	20	13
14	170	Suburban	13	318	773	100	51
14B	40	Suburban	14	125	304	31	20
15	76	Resort/Tourism	19	573	0	191	61
16	90	Suburban	14	281	683	69	45
17	40	Neighborhood Center	0	0	0	0	0
	25	Park	43	0	0	76	0
	10	Commercial	21	0	0	15	4
	5	Office	31	0	0	8	3
18	460	Suburban	14	1435	3491	355	229
18B	40	Suburban	12	33	81	17	5
19	600	Rural, Open Space	10	126	306	126	20
20	560	Rural, Open Space	10	118	286	117	19
21 *	348*	Rural*	11*	108*	262*	95*	17*
22	99	Rural	13	185	450	58	30
23	100	Rural	12	83	202	42	13
24	42	Suburban	13	79	191	25	13
25	60	Suburban	13	112	273	35	18
26	20	Rural	10	4	10	4	1
27	35	Rural	10	7	18	7	1
28	125	Rural	10	39	94	26	6
29	20	Rural	11	9	21	5	1
30	131	Rural	11	58	140	36	9
31	100	Rural	12	83	202	42	13
32	160	Rural	10	34	82	34	5
33	133	Rural	12	110	268	56	18
34	20	Rural	11	9	21	5	1
35	150	Rural	12	125	303	63	20
36	110	Suburban	12	91	222	46	15
37	70	Suburban	13	131	318	41	21
38	50	Suburban	14	156	379	39	25
39	76	Suburban	13	142	346	45	23
40	110	Rural	12	91	222	46	15
41	20	Rural	10	4	10	4	1
42	11,391	Natural Open Space	41	0	0	0	0
Total				6353	14,096	2,480	994

* this parcel not part of General Plan amendment, however is included in water allocation

Off-site Water Infrastructure Needs

Existing water transmission lines have not been sized to serve these State Trust land parcels. Additional water lines would have to be installed to provide adequate water supply to the study area. An additional 12-inch water line would be required to be constructed along the Pima Road alignment, or another available corridor, from the Water Campus, at Hualapai Drive, to Reservoir #42 on the northwest corner of Jomax and Pima Road. An additional 8-inch waterline is required to be constructed along the Pima Road alignment, or another available corridor, from booster pump station #42, at this same location, to approximately Lone Mountain Road. Additional pumps would also be required at booster pump station #55B (the Water Campus), at booster pump station #126 at Los Gatos Road and Pima, and at booster pump station Site #42. Quantities and costs are presented in Table 2. The costs in the table are based on unit cost found in Table D.2-3 of the *Integrated Water Master Plan*.

The cost of water treatment at the CAP Water Treatment Plant is presented in Table 2 and is based on the cost of a planned 25 million gallons per day expansion. This expansion is planned to be completed by 2008. The cost of the expansion is documented in Table E.2-6 of the *Integrated Water Master Plan*. The cost used in this analysis is estimated to be \$36,400,000, which includes a prorated share of those components with capacity for both the existing and future plant capacities. The water treatment costs for the State Trust lands could be higher if the required capacity is not included in the planned expansion of the CAP Water Treatment Plant.

On-site Water Infrastructure Needs

The water distribution system required to serve individual subdivisions developed within the study area will be similar to any other new development in Scottsdale. Therefore those water distribution costs are not a part of this report. Depending on the layout of the development, a minimum of three-booster pump stations would also be required to maintain adequate pressure and flow for domestic water supply and fire protection. Addition water storage will also be required. A 1.7 million gallon tank should be constructed at or near the highest elevation possible at approximately Stagecoach Pass and 96th Street. Although the cost of this infrastructure is dependant on the configuration of the development, an estimate of the cost of the booster pump stations and the storage tank is presented in Table 2.

Off-site Wastewater Infrastructure Needs

The wastewater collection system that would serve the study area was constructed in the 1980's and 1990's. For the most part, this system has sufficient capacity for development of the State Trust lands. A short segment of sewer along Pima Road would require additional capacity and a new relief sewer would need to be constructed. The cost for this segment of sewer is presented in Table 2.

The cost of wastewater treatment at the Water Campus is presented in Table 2 and is based on the cost of the next planned expansion of 4 million gallons per day. The cost of

the expansion is documented in the Scottsdale City Council approved 2002 CIP Budget. The cost used in this analysis is estimated to be \$29,500,000, which includes expansion of both the water reclamation plan and the advanced water treatment process. This expansion is planned to be completed by 2005. At least two additional expansions are planned through build-out of the system.

On-site Wastewater Infrastructure Needs

As is the case with the water distribution system, the wastewater collection system required to serve individual subdivisions developed within the study area will be similar to any other new development in Scottsdale. Therefore, those on-site wastewater collection costs are not a part of this report.

Summary

The water and wastewater infrastructure cost for the State Trust lands is estimated to be \$23,774,000. The costs presented in this report are in present day dollars and should be adjusted over time. The cost does not include cost of local water distribution and wastewater collection systems to serve individual subdivisions within the State Trust lands. The items presented in Table 2 are not a part of the planned infrastructure outlined in the *Water Resources Master Plan*, September 2001. Costs presented are also not included in the existing water, water resources or sewer development fee calculations. Although all infrastructure listed is required for development of the State Trust lands, some components, such as water and wastewater treatment plants, would be constructed by the City of Scottsdale. It is likely that the costs presented in this analysis would be included in a special development fee zone created by the Scottsdale City Council specifically for State Trust lands.

Table 2: Water & Wastewater Infrastructure Cost			
Off-Site Water Line Description	Pipe Size	Length (Feet)	Cost
Pima Road, Water Campus to Jomax	12"	29,040	\$1,888,000
Pima Road, Jomax to Dynamite	8"	5,280	\$216,000
Pima Road, Dynamite to Dixileta	8"	5,280	\$216,000
Pima Road, Dixileta to Lone Mountain Rd.	8"	5,280	\$216,000
Off-Site Pump Description	Quantity	Capacity (gpm)	Cost
Additional Pumps Site #55B	2	4,800	\$110,000
Additional Pumps Site #126	2	4,800	\$110,000
Additional Pumps Site #42A	1	4,400	\$80,000
On-Site Pump Description	Quantity	Capacity (gpm)	Cost
Zone 9 to 10 BPS	1	2,545	\$ 1,466,000
Zone 10 to 11 BPS	1	1,836	\$ 1,057,000
Zone 11 to 12 BPS	1	323	\$ 320,000
Water Treatment Plant Description	Quantity	Capacity (mgd)	Cost
CAP WTP Expansion	1	3.6	\$5,244,000
On-Site Tank Description	Quantity	Capacity (mg)	Cost
Water Storage Tank	1	1.7	\$1,870,000
Off-Site Sewer Line Description	Pipe Size	Length (Feet)	Cost
Pima Road, Via Dona to Dixileta	10"	2640	\$169,000
Wastewater Treatment Description	Quantity	Capacity (mgd)	Cost
Water Campus Expansion	1	1.5	\$10,812,000
Note: Costs of pipe, new booster pump stations, storage tank and WTP expansion are from the <i>Water Resources Master Plan</i> , September 2001. Cost of additional pumps from City of Scottsdale Water Operations purchase records. Water Campus cost is from the 2002 CIP.			

Economic Evaluation

If needed in the future a neighborhood center (retail, office and a neighborhood park) will be built in this area to provide services and convenience and to reduce vehicle miles traveled to services. The exact location will be determined if development takes place. If developed, the economic effect of this center will provide sales tax and property tax revenue to the city. It will also allow residents of the area to shop at this center rather than travel outside of the area to shop or get services.

Direct Economic Impact from taxes to the City of Scottsdale in 2001 dollars and rates of taxation for a 10-acre commercial property:

435,600 square feet (10 acres)
30% NAOS (Natural Area Open Space)
0.2 FAR (floor area ratio) = 87,120 square feet

87,000 sq. ft. retail center if newly constructed and operating in 2001, in 2001 dollars.

Average annual sales tax revenue to city at 1.2% rate = \$340,117
(Based on CY 2001 averages for retail in area)

Average property tax revenue to the city at 2001 rate = \$25,845
(Based on 2001 property tax rate of \$1.1525 for City of Scottsdale for using similar buildings/use in area)

Total City Revenues in 2001 Scenario \$365,962

Summary

This request is made jointly by the City of Scottsdale and the Arizona State Land Department to amend the Scottsdale General Plan Land Use, Open Space and Recreation, and Public Services and Facilities Elements for approximately 16,600 acres of State Trust Lands. The entire project area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve and was the subject of the City's Arizona Preserve Initiative application in 1998 and the State Land Commissioner's decision regarding that application in 2001. This amendment will better reflect the State Land Commissioner's Order reclassifying 13,021 acres as suitable for conservation purposes, it will update the General Plan to reflect changes that have occurred in the community since previous planning efforts for this area, and will encourage appropriate land uses that fit the environment and character of the 3,543 acres considered suitable for development.



AGENDA
SCOTTSDALE PLANNING COMMISSION
AUGUST 21, 2002
5:00 P.M.

REMOTE SITE HEARING FOR GENERAL PLAN REVIEW
SONORAN SKY ELEMENTARY - 12990 NORTH 75TH STREET

NOTE: THIS IS AN INFORMATIONAL HEARING ONLY. THE PLANNING COMMISSION WILL TAKE NO ACTION AT THIS HEARING. THIS HEARING WILL BE CONTINUED TO THE FOLLOWING DAY AT THE SAME TIME AND PLACE IF NECESSARY.

ROLL CALL

MINUTES

1. July 10, 2002

REGULAR AGENDA

2. 4-GP-2002

(STATE LANDS/ARIZONA PRESERVE INITIATIVE) request by City of Scottsdale, applicant, Arizona State Land Department, owner, for a General Plan amendment to the City of Scottsdale 2001 General Plan to:

- The Open Space and Recreation Element to add open space and a neighborhood park;
- The Public Services and Facilities Element to recognize the potential need for a school; and
- The Land Use Element to revise the Land Use map *from* Commercial, Resort/Tourism, Suburban Neighborhoods, Rural Neighborhoods, Developed Open Space - Golf and Neighborhood Park, Open Space, Cultural/Institutional *to* Suburban Neighborhoods, Rural Neighborhoods, Open Space, Resort/Tourism, Neighborhood Center, Commercial, Office, and Natural Open Space.

The subject property is approximately 16,600+/- acres of State Trust land and is generally located between Scottsdale Road & 136th Street, and Happy Valley Road & Stagecoach Pass. **Staff contact persons are Kira Wauwie, 480-312-7061 and Teresa Huish, 480-312-7829.**

Comments: This request will amend the General Plan to reflect State Land Commissioner's Order No. 078 - 2001/2002 reclassifying 11,390 acres of State Trust land as suitable for conservation purposes, and planning for appropriate future development of State Lands reclassified as suitable for conservation without deed restrictions or not reclassified.

WRITTEN COMMUNICATION

ADJOURNMENT

David Gulino, Chairman
Charles Lotzar, Vice Chairman
Tony Nelssen
James Heitel

Betty Drake
Kevin Osterman
Kay Henry

For additional information visit our web site at www.ci.scottsdale.az.us.




Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.



MEMORANDUM

DATE: August 21, 2002

TO: David Gulino, Chairman & Planning Commissioners

FROM: Teresa Huish, Senior Planner 

RE: General Plan Amendment – Case # 4-GP-2002

The purpose of this memorandum is to inform the Planning Commission of the application for a proposed General Plan amendment and the requirements of State legislation. Per the legislation, all major General Plan amendments require a remote public hearing for purpose of additional discussion on general plan issues related to the case. The City of Scottsdale established criteria for a Major General Plan Amendment in February 2001. The August 21st and if need be August 22nd remote hearing(s) will be the first of two (2) Planning Commission hearings on this case.

Because the Planning Commission hearing is at the remote location, Staff will present the General Plan Amendment in fulfillment of the State legislation for remote hearings. A complete report of the subsequent regular Planning Commission meeting, scheduled for September 18th (and if need be 19th), 2002, will be sent out regarding this application.

4-GP-2002

State Lands/City of Scottsdale General Plan Amendment Project Discussion

Introduction

Case 4-GP-2002 is a joint request by the City of Scottsdale and the Arizona State Land Department to amend the Scottsdale General Plan Land Use, Open Space and Recreation, and Public Services and Facilities Elements. The project area includes approximately 16,600 acres of State Trusts Lands that were the subject of the City's Arizona Preserve Initiative application in 1998 and the State Land Commissioner's decision regarding that application in 2001. The entire 16,600 +/- acres is included within the City's Recommended Study Boundary of the McDowell Sonoran Preserve, which identifies lands the City intends to acquire for permanent open space in the McDowell Sonoran Preserve.

Case 4-GP-2002 is a General Plan amendment only – it does not include a concurrent rezoning.

Location

The 16,600 +/- acres are located generally between Scottsdale Road on the west, 136th Street on the east, Stagecoach Pass on the north, and Happy Valley Road on the south. (see map on right)

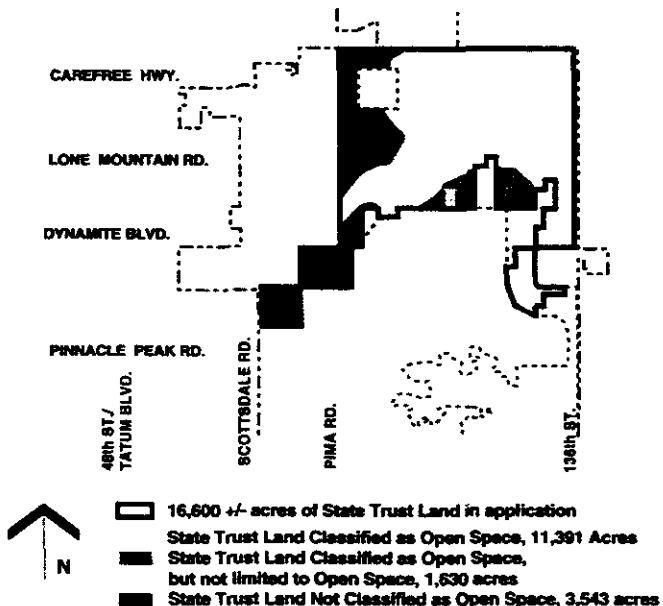
Background

In 1998, the City of Scottsdale submitted a petition to the State Land Department to preserve approximately 16,600 acres of State Trust Lands in north Scottsdale. This land, if acquired by the city will be placed in the McDowell Sonoran Preserve as permanent open space.

In 2001, the State Land Commissioner responded to this application by reclassifying 13,021 of the approximately 16,600 acres as "suitable for conservation purposes," and identifying the remaining 3,543 acres as State Trust Land that can potentially be developed.

The City was in the midst of public hearings on the General Plan update, following a two-year public input and involvement process, when the State Land Commissioner's decision was announced. In fact, the remote Planning Commission hearing had already been held. The City did not feel that adequate public review and discussion could occur

State Trust Lands General Plan Amendment



to reflect the State Land Commissioner's decision in the updated General Plan. It was decided, then, that the City and the State Land Department would work together in the 2002 General Plan amendment process to reflect this decision. Since that time, the City and the State Land Department have worked together to: 1) plan land uses that fit the character and the environment of the 3,543 acres not reclassified; 2) to address citizen concerns about the future of this land, and; 3) to reflect the State Land Commissioner's Order by designating the land area reclassified with deed restrictions (11,391 acres) as open space.

The City has a strong commitment to purchase all 16,600 +/- acres included in the original application, but cannot make any move to devalue the land held in Trust by the State Land Department, through zoning or General Plan amendments. The State Land Department is required under the Growing Smarter Act of 1998 to plan the land it manages. By working together, the State and the City can achieve a mutually beneficial solution to potentially conflicting missions.

General Plan

This area was initially planned by Scottsdale in the mid-1980's following annexation from Maricopa County. The Scottsdale Foothills General Plan of 1984 and the Tonto Foothills General Plan of 1986 show a mix of land uses including: low to medium density residential, commercial, a golf course, a resort, and open space. This area's land use designations on the City's current General Plan have not changed much since that time. The following are the proposed changes to General Plan elements in this application.

- **Land Use Element:** This proposal suggests a deletion of some uses and rearrangement of other land uses. The **Conceptual Land Uses map** will be revised to reconfigure residential land uses (on the 3,543 acres not reclassified as "suitable for conservation purposes"), 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 Land Use map will also designate the 11,391 acres of land reclassified with deed restriction (per the State Land Commissioner's Order) land as Natural Open Space. The 1,630 acres reclassified as "suitable for conservation purposes," but not deed restricted for use as open space, will remain the same designations as they currently are on the Conceptual Land Uses map: Rural Neighborhoods and Open Space. The revised plan will also include scenic buffers along Pima, Scottsdale, and Dynamite Roads. (see Attachment #1 –June 19 Draft Land Use and Land Use Ranges)

The chart on the following pages describes the proposed changes to the Conceptual Land Uses map.

Land Uses Changes and Dwelling Unit Ranges (see Attachment #2 - June 19 Draft Proposed Land Use and Parcels)

Parcel	Approximate Acres	Current GP Category From	Current GP Estimated Dwelling Units*	GP Category To	Estimated Dwelling Units*
A	235	Commercial, Suburban, and Rural	335 du & 35 acres Commercial	Rural (1/2-1 du/ac.)	195
B	230	Suburban, and Rural	295	Suburban (2-4 du/ac.)	674
C	235	Suburban and Rural	395	Rural (1/2-1 du/ac.)	195
D	28	Rural	23	Suburban (1-2 du/ac.)	52
E	118	Open Space – Limited Use	25	Rural and Open Space (1/5 du/ac.)	25
F	208	Rural	149	Suburban (1-2 du/ac.)	389
G	84	Commercial, Suburban, Rural	404 du & 15 acres Commercial	Rural and Open Space (1/5 du/ac.)	70
H	251	Suburban	49	Suburban (2-4 du/ac.)	53
I	66	Commercial, Suburban, Developed Open Space, Rural	371 du & 10 acres Commercial 30 ac. Park	Suburban (1-2 du/ac.)	206
J	170	Commercial, Suburban, Developed Open Space, Rural	79	Suburban (2-4 du/ac.)	318
K	76	Suburban	456	Resort/Tourism	573 rooms/casitas
L	550	Suburban, Rural, Developed Open Space, Resort/Tourism	742 du and/or rooms/casitas, Golf Course	Suburban (2-4 du/ac.)	1716
M	40	Suburban, Developed Open Space, Resort/Tourism	19 du and/or rooms/casitas, Golf Course	Neighborhood Center (10 acres Commercial, 5 acres Office, 25 acres Park)	na
N	600	Rural and Open Space	126	Rural and Open Space (1/5 du/ac.)	126
O	560	Rural and Open	121	Rural and Open	118

		Space		Space (1/5 du/ac.)	
P	201	Rural and Open Space	32	Rural (1/2-1 du/ac.)	376
Q	100	Rural	21	Suburban (1-2 du/ac.)	83
R	20	Rural	4	Rural (1/5 du/ac.)	4
S	160	Rural	34	Rural (1/5 du/ac.)	46
T	20	Rural	4	Rural (1/3-1/2 du/ac.)	9
U	151	Rural	32	Rural (1/3-1/2 du/ac.)	66
V	100	Rural	21	Rural (1/2-1 du/ac.)	83
W	160	Rural	34	Rural (1/5 du/ac.)	34
X	133	Rural	28	Rural (1/2-1 du/ac.)	110
Y	370	Cultural Institutional and Rural	85 du & School or other Institution	Rural (1/2-1 du/ac.)	307
Z	146	Cultural Institutional and Rural	166 du & School or other Institution	Suburban (1-2 du/ac.)	273
AA	50	Rural	42	Suburban (2-4 du/ac.)	156
BB	20	Rural	17	Rural (1/5 du/ac.)	4
CC	11,391	Suburban, Rural, Resort/Tourism, Natural Open Space	3,764 du & resort rooms/casitas	Natural Open Space	0
Totals	16,473 acres		7873* units		6261* units

* Dwelling Units are estimates of the number of dwelling units that may be accommodated within each parcel given the land use designation.

Exact zoning and dwelling unit count would be determined through any future rezoning and is beyond the scope of this General Plan amendment. The total numbers of proposed dwelling units should be considered a maximum.

- In addition to the Conceptual Land Uses map changes, the following text from the Land Use Element, Land Use Descriptions will be removed:
 “STATE TRUST LANDS UNDER STATE LAND COMMISSIONER’S ORDER #078/2001-2002. On August 30, 2001, the State Land Commissioner reclassified approximately 11,390 acres as suitable for conservation with a deed restriction on the land to ensure that these lands would be conserved by the property purchaser. An additional 1,630 acres were reclassified as suitable for conservation, however, no deed restriction has been placed on these lands. Approximately 3,543 acres was not reclassified by the State Land Commissioner. The City of Scottsdale and the State Land Department will partner to process a general plan amendment during 2002 for the land not reclassified by the Land Commissioner.”
- 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 Natural Open Space. (see Attachment #3 – Draft revised Open Space map.) The **Parks and Recreation Facilities map** will reflect the need for a neighborhood park in the event of the development of these lands. (see Attachment #4 – Draft revised Parks and Recreation Facilities map.)
- 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 serve this area in the event of development of these lands. Although there is no map to revise, 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 revised Conceptual Land Uses map. The General Plan’s reference maps include a Schools and School Districts map that currently shows a potential service area for this school. Need for schools, the size of the schools, and the type of schools would be determined in the event of a development proposal in the future.
- Another important revision is the removal of Lone Mountain Road extension through the land reclassified for conservation purposes. This is not a General Plan Community Mobility Element amendment, however, it will be removed from General Plan base maps with the approval of this amendment.

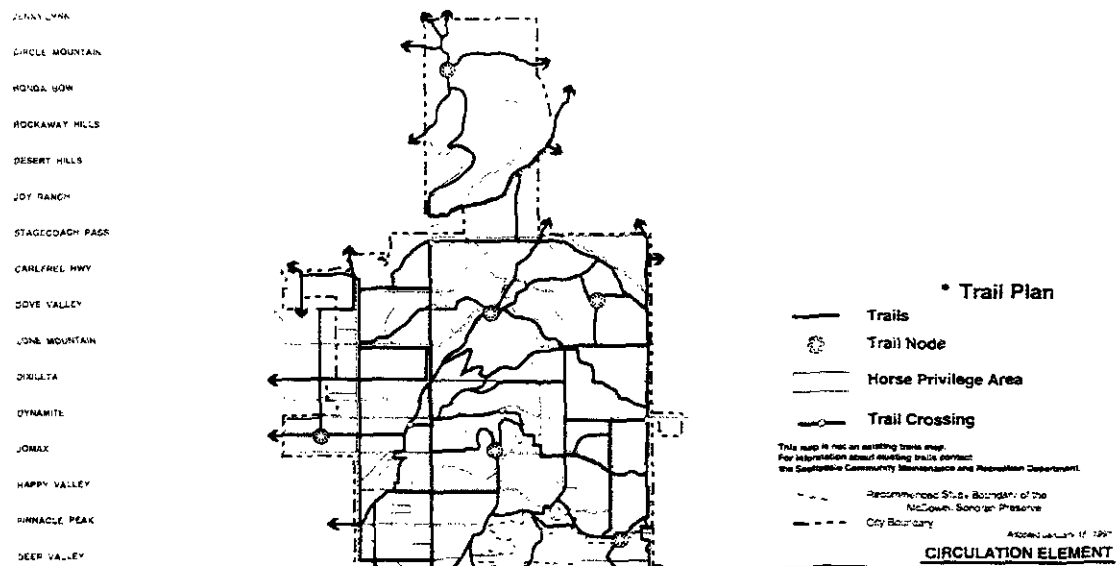
Area Character – Desert Environment and Equestrian Orientation

This area of the city is known for its open desert and mountain environment and proximity to other open space areas like the McDowell Mountain Regional Park and the Tonto National Forest. It offers many recreational amenities for equestrians, hikers, cyclists, and golfers, and has long been an area of equestrian uses and amenities. This area's development pattern is dominated by master planned communities and individual housing areas, some built while this area was still a part of Maricopa County.

Equestrian Orientation

Equestrian activity is one of the dominant lifestyles enjoyed by residents in the area. There are a variety of equestrian facilities, both at residential and commercial scales. The equestrian lifestyle is one that is especially valued in this part of Scottsdale and will continue to be encouraged, particularly in the two (2) square mile portion of the General Plan amendment area west of Pima Road. This area currently possesses a mix of equestrian and traditional residential uses. Functional connections exist and should be maintained through shared-use trails that provide access to a multitude of non-motorized user groups. These links informally connect local neighborhoods to a regional shared-use trail system and other destinations such as the McDowell Sonoran Preserve.

Below is a map of a potential trail system. The City's Parks Division is in the process of updating the City's Trails Master Plan, but in the interim the City uses this map.



Scenic and Vista Corridors

This proposed amendment indicates on the Conceptual Land Uses map all of the Scenic Corridors currently designated on the General Plan Open Space map (Scottsdale and Pima Roads, and Dynamite Boulevard). The State Land Commissioner committed to provide and preserve the Scenic Corridors along Pima and Scottsdale Roads in Order

#078/2001-2002. In addition, the State has agreed to include the Scenic Corridor along Dynamite Boulevard. Scenic and vista corridors can help to establish an open character and feel to these major roadways of north Scottsdale. Scenic and vista corridors (usually washes) also provide visual links that help to preserve a sense of openness and also provide important migration routes, and habitat for indigenous wildlife.

Character Area and Neighborhood Plans

The adopted Desert Foothills Character Area Plan includes nearly 2 square miles of this General Plan application area. The goals and guidelines of the Character Area Plan will help to maintain a rural desert character for the Desert Foothills area by: blending the built form into the natural desert setting, maintaining connected areas of desert open space, and by identifying and celebrating the unique desert character experienced in the Desert Foothills area. The guidelines of the Desert Foothills Character Area plan establish a common vision and direction for area residents and property owners. The intent is to illustrate preferred building alternatives in the area that preserve the dominance of the natural desert setting and maintain a low-scale openness to the neighborhoods. This General Plan amendment provides broad land use residential ranges rather than specific zoning designations for specific parcels. If the area is developed, the guidelines of the Desert Foothills Character Area Plan will be followed.

There are no neighborhood plans for this area. The City and State have worked closely with the existing residents near the area to ensure compatibility of uses.

Housing Diversity

The amendment reconfigures land uses for the 16,600 +/- acres of State Trust Land included in the City of Scottsdale's Arizona Preserve Initiative petition. There will be more open space designated on the map and different densities in other portions of the project area. The key areas for development are the 3,543 acres not reclassified as suitable for conservation purposes in the State Land Commissioner's Order. The application provides housing diversity at the same level as the existing General Plan. Given the rural nature, the environmental conditions, and scenic desert of this application area, housing densities will be in a range from two-acre lots to 1/3-acre lots.

Economic Evaluation

If needed in the future a neighborhood center (retail, office and a neighborhood park) will be built in this area to provide goods and services. The exact location will be determined only if development takes place. If developed, the economic effect of this center will provide sales tax and property tax revenue to the city. The neighborhood center will also allow residents of the area to shop at this center rather than travel outside of the area to shop or get services. (see Attachment #5 - Economic Impact.)

Citizen Outreach and Input

Three community meetings were held for this process. Each meeting was announced through postcard mailings to a mailing list of over 8,500 names, in media updates, as well as City Council updates.

March 21, 2002, 6-7:30 p.m., Legend Trail Community Center, 34575 N. Legend Trail Parkway, Scottsdale

- The first community meeting was held to make people aware that this process was underway.
- Newsletters were distributed and packets of newsletters were sent to stakeholder groups.
- Approximately 130 people signed in.

April 25, 2002, 6-7:30 p.m., Bellsera Community Center, 7350 Pontebella Drive, Scottsdale

- This meeting presented a draft of the proposed General Plan amendment and was a workshop format to allow for dialogue and comment.
- Approximately 75 people signed in

May 16, 2002, 6-7:30 p.m., La Mirada Community Center, 8950 E. Pinnacle Peak Road, Scottsdale

- This meeting presented an updated draft of the proposed General Plan amendment, which reflected as best possible the citizen's comments and suggestions.
- Approximately 50 people signed in

City and State Land Department staff have attended neighborhood and community association meetings to discuss the planning process and draft plans. Informal meetings have been held with the Sincuidados homeowners association and with the Coalition of Pinnacle Peak. Meetings with individual citizens and telephone contacts have also been held.

In addition, the McDowell Sonoran Preserve Commission, the Planning Commission, and the Transportation Commission have been given periodic status updates regarding the process.

Information Availability

Information about this planning process and application is available through community meetings, the city's Internet website (www.ci.scottsdale.az.us/communityplan/StateLand-Scottsdale), through a newsletter created for this process, and through one on one contacts with the principals involved.

Contact information sheets were provided at the community meetings, listing City Planning and Preservation and the State Land Department staff contacts, addresses, telephone numbers, and email addresses.

Key Issues (identified through community outreach efforts)

- ***The community is interested in the City of Scottsdale preserving all of the land indicated in the Recommended Study Boundary (RSB of the McDowell Sonoran Preserve).*** The Scottsdale City Council has expressed its ongoing commitment to the purchase of all the land within the RSB. The State Land Department simultaneously supports the City's desire for preservation, and the Land Trust's beneficiaries. At the same time, the State is required by state law to plan all the urban land that it holds in trust. The City and the State will continue to work together toward mutually beneficial solutions.
- ***Remove Lone Mountain Road extension where it connects to Desert Mountain through the future Preserve area.*** The Lone Mountain Road extension has been removed from the base map for this application process. Lone Mountain Road is not a designated citywide or regional roadway on the current Mobility Systems map of the Community Mobility Element of the General Plan. In the future, when the Streets Master Plan is completed, Lone Mountain Road will not connect to Desert Mountain through the Preserve area.
- ***Remove Commercial designations at Stagecoach Pass and Pima.*** The commercial designations at Stagecoach Pass and Pima Road and at Legend Trail Parkway north of the Legend Trail development have been removed. A neighborhood center with a small amount of commercial land use may be needed in the future if this area develops. This is shown on the proposed plan as a "floating" circle with location and specifics to be determined.
- ***Consider park needs for children.*** Should development occur, a park may be needed to provide recreation opportunities for neighborhood children. A neighborhood level park is shown on the proposed Conceptual Land Use map as part of the neighborhood center circle, and the Parks and Recreation Facilities map, with location and specifics to be determined.
- ***Consider school needs for children.*** If this area should develop, the Cave Creek Unified School District would need to locate a school somewhere nearby to

accommodate the school children from the development. This is shown on the proposed plan as a "floating" circle with location and specifics to be determined.

Summary

This request is made jointly by the City of Scottsdale and the Arizona State Land Department to amend the Scottsdale General Plan Land Use, Open Space and Recreation, and Public Services and Facilities Elements for approximately 16,600 acres of State Trust Lands. The entire project area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve and was the subject of the City's Arizona Preserve Initiative application in 1998 and the State Land Commissioner's decision regarding that application in 2001. This amendment will better reflect the State Land Commissioner's Order reclassifying 13,021 acres as suitable for conservation purposes, it will update the General Plan to reflect changes that have occurred in the community since previous planning efforts for this area, and will encourage appropriate land uses that fit the environment and character of the 3,543 acres considered suitable for development.

Direct Economic Impact to the City of Scottsdale
In 2001 dollars and rates of taxation
10 ac Commercially Zoned Property

March 2002

435,600 sq ft
30% NAOS
0.2 FAR = 87,120 sq ft

87,000 sq ft retail center if newly constructed and operating in 2001, in 2001 dollars.

Ave annual sales tax revenue to city at 1.2% rate =	\$340,117
(Based on CY 2001 averages for reatail in area)	

Ave property tax revenue to the city at 2001 rate=	\$ 25,845
(Based on 2001 property tax rate of \$1.1525 for City of Scottsdale for using similar buildings/use in area)	

TOTAL CITY REVENUES IN 2001 SCENARIO	<u>\$365,962</u>
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