



City of Scottsdale PROJECT NARRATIVE

1
STOP SHOP

<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Use Permit	GENERAL PLAN
<input type="checkbox"/> Development Review	AMENDMENT
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # _____ / 109-PA-02

Project Name STATE LANDS/AZ PRESERVE INITIATIVE
BETWEEN SCOTTSDALE RD & 136TH ST. &

Location HAPPY VALLEY & STAGE COACH PASS

Applicant STATE LAND DEPARTMENT / CITY
OF SCOTTSDALE

SITE DETAILS

Proposed/Existing Zoning: _____	Parking Required: _____
Use: _____	Parking Provided: _____
Parcel Size: _____	# Of Buildings: _____
<input type="checkbox"/> Gross Floor Area <input type="checkbox"/> Total Units: _____	Height: _____
<input type="checkbox"/> Floor Area Ratio <input type="checkbox"/> Density: _____	Setbacks: N- _____ S- _____
	E- _____ W- _____

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

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

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

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



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 Applicant STATE LAND DEPARTMENT / CITY OF SCOTTSDALE

SITE DETAILS

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

Parking Required: _____
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#1. (CONTINUED)

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

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

#6. (SEE ATTACHED FOR GUIDING PRINCIPLES)