



GENERAL PLAN AMENDMENT CHECKLIST

This checklist has been prepared to assist you in submitting a complete and successful application with the City of Scottsdale for General Plan amendment requests. At the required pre-application meeting, your Project Coordinator will check off the items on this checklist that you will be responsible for providing with your application submission. Please contact Project Coordinator _____ - at 480.312.7000 or Comprehensive Planner _____ - at 480.312.7705 if you have any questions concerning this General Plan amendment checklist.

General Plan Amendment Checklist Requirements:

- ☒ 1. **GENERAL PLAN AMENDMENT CHECKLIST** (this list)
- ☒ 2. **COMPLETED APPLICATION FORM**
- ☒ 3. **GENERAL PLAN AMENDMENT APPLICATION FEE** \$waived
(Also #4 on Rezoning Shopping List)
- ☒ 4. **GENERAL PLAN AMENDMENT PROJECT JUSTIFICATION NARRATIVE**
(form provided – see attached)
(Also #15 on Rezoning Shopping List)
- ☒ 5. **GENERAL PLAN CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT PROGRAM INCLUDING:**
 - Proof of contact AT THE BEGINNING of the required six (6) month public input timeframe for major amendments & three (3) months for other amendments
 - Record of all dates and types of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Take minutes of all meetings.
 - The minimum notification for General Plan amendment requests includes all citizens and the property owners within 750' of your subject site. In addition, please contact the following organizations/people that have expressed interest in the area within which your site is located as listed below by your Project Coordinator:

- By State law, general plan amendments must allow consultation with and opportunity for official comment by public officials and agencies, the county, school districts, appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens. Provide documentation of who was contacted and what if any comment was received regarding this application.

✓ 6. **PROVIDE A SERIES OF CONTEXT GRAPHICS, PLANS & PHOTOGRAPHS THAT SHOW THE RELATIONSHIP OF YOUR PROPOSAL TO THE SURROUNDING PROPERTIES (the distance will vary based on the size of proposal and surrounding uses)**

✓ 7. **PROVIDE A SERIES OF CONTEXT GRAPHICS OR TABLES THAT DEPICT THE FOLLOWING INFORMATION:**

- **Graphic 1:** *Existing* General Plan land use, transportation, character, and open space designations for the subject property & for all surrounding properties
- **Graphic 2:** *Proposed* General Plan designations for the subject property & all existing General Plan designations that will remain. This graphic should include *total acreage* of the General Plan designation being proposed.
- **Graphic or Table 3:** *Existing* Character Area Plan elements, if site is located within an approved/adopted Character Area plan.
- **Graphic or Table 4:** *Existing* Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.

✓ 8. **PROVIDE A NARRATIVE RESPONDING TO HOW THE GENERAL PLAN AMENDMENT YOU ARE PROPOSING FURTHERS THE GOALS OF EACH OF THE FOLLOWING GENERAL PLAN GUIDING PRINCIPLES:**

- Character & Lifestyle
- Economic Vitality
- Neighborhoods
- Open Space
- Sustainability
- Transportation

✓ 9. **PROVIDE ANALYSIS OF THE FOLLOWING:**

- If this a General Plan land use amendment the proposed changes include _____ amount of acres/dwelling units/square footage changing from

General Plan land use designation(s) _____ to General Plan land use designation(s) _____.

- The estimated increase or decrease in population this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change)
- The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is _____ (circle one – increase or decrease or no change)
- The estimated impact this proposed General Plan change will have on water use per year will be _____ (circle one – increase or decrease or no change)
- The estimated impact this proposed General Plan change will have on wastewater generation per year is _____ (circle one – increase or decrease or no change)
- The estimated impact this proposed General Plan change will have on solid waste generation per year is _____/tons (circle one – increase or decrease or no change)
- The estimated impact this proposed General Plan change will have on vehicle trips per day is _____ (circle one – increase or decrease or no change)
- The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change)

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10. **PROVIDE DISCUSSION & ANALYSIS OF ANY CHANGES TO THE APPROVED PLANS, GOALS, AND/OR POLICIES CONTAINED IN EACH GENERAL PLAN ELEMENT THAT YOUR PROPOSED AMENDMENT WOULD MAKE (LIST EACH ELEMENT & DISCUSS THE APPLICABLE PLANS & POLICIES WITHIN EACH ELEMENT AS IT RELATES TO YOUR PROPOSED AMENDMENT)**

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11. **PROVIDE DISCUSSION OF HOW YOUR PROPOSED AMENDMENT CONTRIBUTES TO ACHIEVING THE CITY'S GOALS REGARDING SCENIC CORRIDORS, VISTA CORRIDORS, CHARACTER AREA PLANS, NEIGHBORHOOD PLANS, HOUSING DIVERSITY, ECONOMIC DIVERSITY, AND TRANSPORTATION ACCESSIBILITY AND MODES OTHER THAN AUTOMOBILE TRAFFIC.**

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12. **DESCRIBE THE KEY ISSUES WITH RESPECT TO THIS GENERAL PLAN AMENDMENT THAT HAVE BEEN IDENTIFIED BY THE SURROUNDING NEIGHBORHOODS THROUGH THE PUBLIC INVOLVEMENT PROGRAM. WHAT ADJUSTMENTS OR REFINEMENTS HAVE BEEN MADE TO THE PLAN IN RESPONSE TO THESE ISSUES?**

Arizona State Land Department
Scottsdale General Plan Amendment (16,600 acres)

#6 (from Checklist)

1. Guiding Principles

a. Preserve Meaningful Open Space:

The proposed State Land General Plan amendment and the various land uses encompassed by the amendment is complimentary to the City of Scottsdale's efforts to create the Sonoran Desert Preserve. On August 30, 2001, State Land Commissioner Michael E. Anable issued an order reclassifying approximately 13,000 acres of State Trust land as suitable for conservation purposes. Issued in response to the City's petition for reclassification, those State Trust lands so reclassified now represent the potential preservation, upon acquisition by the City, of meaningful open space as envisioned by the City and its citizens.

In those areas that were not reclassified as suitable for conservation purposes and that are the subject of this General Plan amendment, further open space will be preserved through development ordinances of the City, such as the recently revised Environmentally Sensitive Lands Ordinance. In addition, the General Plan amendment calls for a 40-acre community center along the Lone Mountain Road alignment, 20-30 acres of which will be devoted to enhancing recreational opportunities in this area of the City. Finally, the Plan amendment furthers the City's policy of providing scenic corridors along Scottsdale, Pima, and Dynamite Roads of a width that will preserve the scenic vistas along these major arterials.

b. Enhance Neighborhoods:

The land uses proposed will serve to create new neighborhoods in north Scottsdale that will be immediately adjacent or in close proximity to the Sonoran Desert Preserve. Existing neighborhoods will also be enhanced by the placement of like land use densities next to those neighborhoods such as Legend Trail, Troon North, and the large-lot developments west of Pima Road. In no cases were more dense land uses placed next to existing residential densities in these existing neighborhoods and developments.

c. Support Economic Vitality

The proposed land uses will assist the City in its effort to promote sustainable development, as well as providing a resort opportunity as a compliment to the Sonoran Desert Preserve. The creation of this preserve and the reclassification order signed by the State Land Commissioner will help further the City's goal of maintaining its attraction to tourists who will visit the City seeking a "desert

experience” and will perhaps find the opportunity to purchase a home in the north Scottsdale area to be close to the preserve.

d. Seek Sustainability

The proposed General Plan amendment, as stated previously, will promote sustainability through the provisions of economic opportunities at the planned village center along Lone Mountain Road, so that long drives to buy groceries and other lifestyle items will no longer be necessary. In addition, the proposed roadway system will efficiently move traffic through the area, as well as address the Town of Carefree’s concern regarding increased traffic along Pima Road as it enters that community.

e. Advance Transportation

The proposed land uses will encourage the placement of more transit opportunities as controlled and sensible growth occurs along the Scottsdale and Pima Road corridors. The village center will also cut down on traffic to commercial areas on Pinnacle Peak and Pima Roads by providing consumer goods closer to this area of Scottsdale.

Transportation to and from the preserve will be enhanced by providing trail connections to the Preserve, as envisioned in the Circulation Element of the City’s General Plan. This is especially important for equestrian enthusiasts west of Pima Road who have expressed the need to maintain these connections as future Pima Road improvements are constructed.

f. Value Scottsdale’s Unique Lifestyle and Character

In many ways, this area of Scottsdale and its upland Sonoran Desert character represents the City’s world-renowned lifestyle and character. It is this northern extreme of the City that possesses the famous scenic vistas in all directions. The proposed residential and village center areas will provide pleasing and well-situated public amenities that are interconnected by efficient transportation patterns and trails and it is hoped that the proposed land uses contained in the General Plan amendment, along with the State Land Commissioner’s reclassification, will compliment and not detract from this lifestyle and character.

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

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

Scenic and Vista Corridors

This proposed amendment will indicate on the map proposal all of the Scenic Corridors currently designated on the Open Space map (Scottsdale and Pima Roads, and Dynamite Boulevard), on the Conceptual Land Use map. The State Land Commissioner committed to the preservation of the Scenic Corridors along Pima and Scottsdale Roads in his Order #078/2001-2002. In addition the State has agreed to include the Scenic Corridor along Dynamite Boulevard to establish an open character and feel to these major roadways of north Scottsdale.

Character Area and Neighborhood Plans

The adopted Desert Foothills Character Area Plan includes nearly two 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 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 the 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. At the time of development of this area, the guidelines of the Desert Foothills Character Area Plan would be followed.

There are no neighborhood plans for the area of this application. The City and State will be working closely with the existing neighbors near to the area to ensure compatibility of uses.

Housing and Economic Diversity/Transportation Impacts

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 of this area of the city and 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. If needed at some time in the future to provide services and reduce vehicle miles traveled, a neighborhood center will be established. The economic effect of this center would provide sales tax and property tax revenue to the city and allow neighbors nearby to shop at this center rather than traveling outside of the area to shop or get services.

Key Issues identified by the surrounding neighborhoods and community thus far are:

- ***The community is interested in the City of Scottsdale preserving all of the land indicated in the Preserve Recommended Study Boundary (RSB).*** The Scottsdale City Council has expressed its ongoing commitment to the purchase of all the land within the RSB. The State Land Department continues to work with the City's desire for preservation, while at the same time continuing 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.
- ***Remove Lone Mountain Road extension where it connects to Desert Mountain through the 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 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, and that is shown on the proposed plan as a "floating" circle with location and specifics to be determined.
- ***Consider park needs for children.*** A park may be needed to provide recreation opportunities for neighborhood children should development occur. A neighborhood level park is shown on the proposed plan as part of the neighborhood center circle, location and specifics to be determined.

March 21, 2002 Open House Comments Summary:

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 at 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