

GENERAL PLAN ANALYSIS

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

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

Land Use Designations remaining the same:

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

- The estimated increase or decrease in population this proposed General Plan amendment will create is approximately 2,704 fewer persons - decrease.
- The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is 387 fewer school age children - decrease.
- The Water Master Plan shows 0 acre feet per year water usage for the area within the McDowell Sonoran Preserve Recommended Study Boundary. If development does occur, there would be an increase in water use per year of approximately 4,895 acre feet per year. Compared to the current General Plan land use designations, the estimated impact this proposed General Plan change will have on water use per year will be 4848 acre feet per year decrease.
- The Wastewater Master Plan shows 0 million gallons per day wastewater generation for the area within the McDowell Sonoran Preserve Recommended Study Boundary. If development does occur, there would be an increase in wastewater generation per year of approximately 1.63 million gallons per day. Compared to the current General Plan land use designations, the estimated impact this proposed General Plan change will have on wastewater generation per day is 0.24 million gallons per day decrease.
- The estimated impact this proposed General Plan change will have on solid waste generation per year is 1,169 tons per year decrease
- The estimated impact this proposed General Plan change will have on vehicle trips per day is 30,427 decrease
- The estimated number of employees this proposed General Plan change will result in is 989 fewer employees - decrease

Also see attached:

Table 1: Land Use Model for TAZ 1053, 1054, 2023, & part 1055 & 1060

Table 2: Land Use Model for State Lands API Project area

LAND USE MODEL FOR ANALYSIS OF PROBABLE DWELLING UNITS, POPULATION, SCHOOL-AGE CHILDREN, VEHICLE TRIPS, WATER USE, EMPLOYMENT, OFF-STREET PARKING, ENVIRONMENTAL IMPACT, RETAIL DEMAND, AND FACILITIES DEMAND											
PART 1	CITY OF SCOTTSDALE, ARIZONA				LOCATION: State Lands API Project area (with OS)					PERIOD: Buildout	
Land Use Category	Acres in Category	Percentage in Category	Total DU/Rooms	Total Persons	School Age Children	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	RETAIL DEMAND
No. 10	1,889.0	5.2%	382	928	134	3,816	544	75	416	427	Average Household Income
No. 11	171.0	0.5%	72	176	25	722	85	14	79	81	\$125,500
No. 12	1,162.0	3.2%	1,104	2,685	386	11,039	1,077	218	1,204	1,235	Annual Retail Buying Power
No. 13	839.0	2.3%	1,640	3,989	574	16,402	1,111	307	1,789	1,835	\$253,994,000
No. 14	905.0	2.5%	3,394	8,254	1,188	33,938	1,678	616	3,702	3,797	Supportable Retail GFA (sf)
No. 15	0.0	0.0%	0	0	0	0	0	0	0	0	1,016,000
No. 16	0.0	0.0%	0	0	0	0	0	0	0	0	Supportable Retail Acreage
No. 17	0.0	0.0%	0	0	0	0	0	0	0	0	93.3
No. 18	0.0	0.0%	0	0	n/a	n/a	n/a	0	n/a	0	Planned vs Supported Retail
No. 19	76.0	0.2%	836	1,273	n/a	n/a	n/a	357	n/a	586	-83.3
Totals	5,042.0	14.0%	7,428	17,305	2,307	65,917	4,494	1,588	7,191	7,960	DU's to Support Planned LU
											-5,315
PART 2	FACILITIES DEMAND										
Land Use Category	Acres in Category	Percentage in Category	GFA(1000sf)/ Rooms/ GolfGreens	Total Employees	Off-Street Parking Spaces	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	Elementary Schools
No. 18-19	76.0	n/a	836	518	1,087	10,032	108	195	1,094	259	1.8
No. 21	10.0	0.0%	70	174	348	6,621	34	23	722	87	Middle Schools
No. 22	0.0	0.0%	0	0	0	0	0	0	0	0	0.6
No. 31	5.0	0.0%	52	157	261	1,045	28	13	114	79	High Schools
No. 32	0.0	0.0%	0	0	0	0	0	0	0	0	0.4
No. 33	0.0	0.0%	0	0	0	0	0	0	0	0	Neighborhood Parks
No. 34	0.0	0.0%	0	0	0	0	0	0	0	0	2.1
No. 36	0.0	0.0%	0	0	0	0	0	0	0	0	Community Parks
41 N.O.S.	11,390.0	31.7%	NA	NA	NA	NA	NA	NA	NA	NA	0.6
42 L.U.A.	0.0	0.0%	NA	NA	NA	NA	NA	NA	NA	NA	Branch Libraries
43-Golf	0.0	0.0%	0	0	0	0	0	0	0	0	0.6
43-Park	25.0	0.1%	10	10	75	913	231	0	100	5	
No. 44	0.0	0.0%	0	0	0	0	0	0	0	0	
No. 45	0.0	0.0%	0	0	0	0	0	0	0	0	
Totals	11,430.0	31.8%	132	859	1,772	18,611	401	231	2,030	430	
SUMMARY OF AREA TOTALS	Acres	Open Space	Dwelling Units	Population	School Age Children	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	
	16,472.0	31.7%	6,592	16,032							
	Sq. Miles	Ac/1000DU	DU/Acre	Pop/Sq.Mi.							
TOTALS	25.7	1,731.74	0.40	623	2,307	84,528	4,895	1,819	9,221	8,390	

LAND USE MODEL FOR ANALYSIS OF PROBABLE DWELLING UNITS, POPULATION, SCHOOL-AGE CHILDREN, VEHICLE TRIPS, WATER USE, EMPLOYMENT, OFF-STREET PARKING, ENVIRONMENTAL IMPACT, RETAIL DEMAND, AND FACILITIES DEMAND											
PART 1	CITY OF SCOTTSDALE, ARIZONA				LOCATION: TAZ 1053, 1054, 2023 & Pt 1055 & 1060 Combined					PERIOD: Buildout	
Land Use Category	Acres in Category	Percentage in Category	Total DU/Rooms	Total Persons	School Age Children	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	
No. 10	2,958.1	17.8%	598	1,453	209	5,975	852	118	652	668	Average Household Income
No. 11	3,408.1	20.5%	1,438	3,498	503	14,382	1,689	284	1,569	1,609	\$125,500
No. 12	1,579.6	9.5%	1,501	3,650	525	15,006	1,463	297	1,637	1,679	Annual Retail Buying Power
No. 13	867.9	5.2%	1,697	4,127	594	16,966	1,149	318	1,851	1,898	\$294,081,000
No. 14	385.2	2.3%	1,445	3,513	506	14,445	714	262	1,576	1,616	Supportable Retail GFA (sf)
No. 15	136.8	0.8%	1,026	2,495	359	6,156	566	170	672	1,148	1,176,000
No. 16	0.0	0.0%	0	0	0	0	0	0	0	0	Supportable Retail Acreage
No. 17	0.0	0.0%	0	0	0	0	0	0	0	0	108.0
No. 18	0.0	0.0%	0	0	n/a	n/a	n/a	0	n/a	0	Planned vs Supported Retail
No. 19	66.3	0.4%	729	1,110	n/a	n/a	n/a	312	n/a	511	-38.8
Totals	9,402.0	61.9%	8,433	19,846	2,696	72,930	6,434	1,760	7,956	9,129	DU's to Support Planned LU
											-2,476
PART 2			GFA(1000sf)/		Off-Street						FACILITIES DEMAND
Land Use Category	Acres in Category	Percentage in Category	Rooms/ GolfGreens	Total Employees	Parking Spaces	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	Elementary Schools
No. 18-19	66.3	n/a	729	452	948	8,752	94	170	955	226	Middle Schools
No. 21	8.4	0.1%	59	146	293	5,562	29	19	607	73	0.7
No. 22	60.8	0.4%	424	1,059	2,119	21,188	208	140	2,311	530	High Schools
No. 31	0.0	0.0%	0	0	0	0	0	0	0	0	0.4
No. 32	0.0	0.0%	0	0	0	0	0	0	0	0	Neighborhood Parks
No. 33	0.0	0.0%	0	0	0	0	0	0	0	0	2.5
No. 34	0.0	0.0%	0	0	0	0	0	0	0	0	Community Parks
No. 36	0.0	0.0%	0	0	0	0	0	0	0	0	0.7
41 N.O.S.	6593.4	39.7%	NA	NA	NA	NA	NA	NA	NA	NA	Branch Libraries
42 L.U.A.	155.9	0.9%	NA	NA	NA	NA	NA	NA	NA	NA	0.7
43-Golf	290.4	1.7%	41	149	221	2,468	2,008	0	269	75	
43-Park	111.1	0.7%	46	42	333	4,055	969	0	442	21	
No. 44	0.0	0.0%	0	0	0	0	0	0	0	0	
No. 45	0.0	0.0%	0	0	0	0	0	0	0	0	
Totals	7,220.0	47.5%	569	1,848	3,914	42,025	3,309	329	4,584	924	
SUMMARY OF AREA TOTALS	Acres	Open Space	Dwelling Units	Population							
	16,622.0	43.9%	7,704	18,736	School Age Children	Weekday Trip Ends	H2O Use AcFt/Yr	WasteH2O AcFt/Yr	CarMonOx Tons/Yr	SolidWaste Tons/Yr	
	Sq. Miles	Ac/1000DU	DU/Acre	Pop/Sq.Mi.							
	26.0	928.25	0.46	721	2,696	114,955	9,743	2,089	12,540	10,053	