



Current Planning Services

Becky M. Frey
Coordination Specialist
(480) 312-2310
bfrey@ci.scottsdale.az.us

May 20, 2002

Community/Urban Planning & Development

Enclosed are documents pertaining to this year's Major General Plan amendment for the Scottsdale area. PLEASE NOTE THAT THIS IS THE ONLY MAJOR GENERAL PLAN AMENDMENT FOR THIS YEAR. This General Plan amendment application is scheduled to be heard before the City of Scottsdale Planning Commission on August 21, 2002 and before the City Council on October 28, 2002 continued through October 31, 2002 as needed.

These documents from the City of Scottsdale are in accordance with Section 9-461.06., Section.C. ARS, which mandated a 90-day review of all General Plans. This is also in response to the enhanced notification requirement of the Growing Smarter initiative to keep the surrounding communities, public utilities and other interested entities informed of developments in Scottsdale that may affect them.

We have attempted to send the documents to the appropriate person in your organization. If we have misdirected them, please forward them to the person or department who would be interested in them, and notify us to whom the documents should be sent in the future.

Comments and/or questions on the General Plan amendments should be made within four (4) weeks after the date of this letter, and may be directed to the Staff Contact Person shown on the notice enclosed for each case.

Don't hesitate to call if you have any questions or if there is a change that should be made in the name or address of the person/department. If you would like to be added to an e-mail distribution list, please send your phone number and e-mail to bfrey@ci.scottsdale.az.us.

Thank you,


Becky M. Frey
480-312-2310

Moric, Matteo

From: ljansick@aol.com
Sent: Thursday, May 30, 2002 10:45 AM
To: mmoric@ci.scottsdale.az.us
Subject: Sonoran Preserve

I just wanted to give my affirmation on the Sonoran Preserve plan in it's entirety including the portion of land bordering Scottsdale Road and Jomaz and the portion bordering Pima and Scottsdale Road. If there is anything I can do to help to insure this effort by the city, let me know. Keep up the great job you are doing in preserving the natural desert.

Larry Jansick
4805633334
ljansick@aol.com

This message was feedback from the following web page:
</communityplan/stateland-scottsdale/PlanningProcess.asp>
5/30/02 10:44:29 AM

Frey, Beckye

From: Harald Hudak [HHudak@msn.com]
Sent: Tuesday, September 03, 2002 11:43 AM
To: Frey, Beckye
Subject: Comments on General Plan Amendment

Dear Beckye,

I will be unable to attend the public hearing on the General Plan Amendment on September 18, and I wanted to send you my comments.

I enthusiastically support the City of Scottsdale's efforts to preserve ALL 16,600 acres of state land in northern Scottsdale as part of the McDowell Sonoran Preserve.

Thank you for changing the plan to reflect as open space almost all of the reclassified acres and for reducing the planned development density for the remaining area (the less density the better - five acres per house gets my vote!).

Also, I heartily support removal of Lone Mountain Pkwy through the Preserve as well as all golf courses and specifically designated commercial sites.

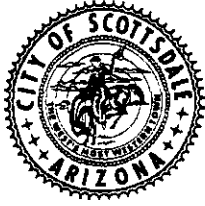
THANK YOU FOR YOUR HARD WORK in preserving as much of our beautiful Sonoran desert as possible!

Sincerely,

Leslie Hudak
9364 E. Cavalry Dr.
Scottsdale 85262

(480) 488-5254

9/3/02



Current Planning Services

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Coordination Specialist
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November 1, 2002

Arthur Doyle
PO Box 1035
Carefree, AZ 85377-1035

Mr. Doyle,

Enclosed are the summary documents that you requested regarding the State Lands/Arizona Preserve (Case No. 4-GP-2002) as they were approved by the City Council on October 29, 2002.

If you have any questions, or would like additional information, please feel free to contact either Teresa Huish at 480-312-7829 or Kira Wauwie at 480-312-7061. Additional documents are also available to further explain the entire proposal.

Sincerely,

A handwritten signature in black ink that reads "Beckye M. Frey". The signature is fluid and cursive, with the first name being the most prominent.

Beckye M. Frey
480-312-2310

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

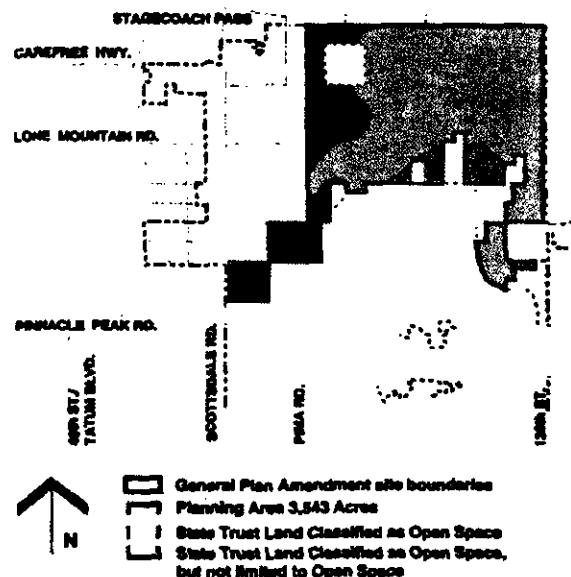
In 1998, the City of Scottsdale submitted a petition to the State Land Department to preserve approximately 16,600 acres of State Trust Lands in north Scottsdale. This land, if acquired by the city will be placed in the McDowell Sonoran Preserve as permanent open space.

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.

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 #076-2001/2002)
- 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

CAVE CREEK RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

64th ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

96th ST.

104th ST.

110th ST.

112th ST.

120th ST.

128th ST.

136th ST.

144th ST.

Town of
Carefree

Town of
Cave Creek

Tonto National Forest

Maricopa
County

RIO VERDE DR.

McDowell Mountain
Regional
Park

City of
Phoenix

Land Uses for areas outside
the Scottsdale corporate
boundary are advisory



October 29, 2002

4-GP-2002

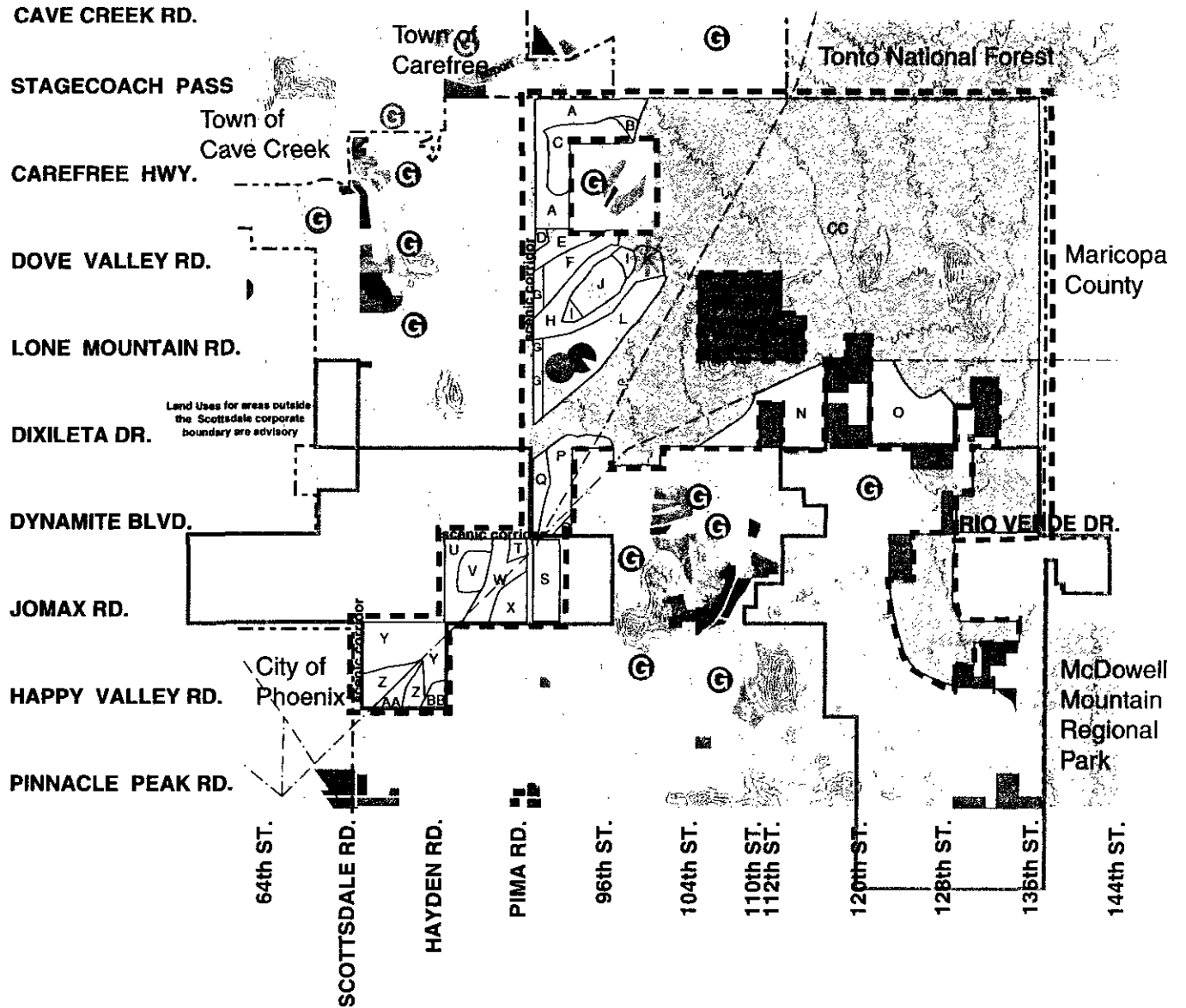
State Land Department/
City of Scottsdale
Joint Planning Effort

- General Plan Amendment area
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Order #078-2001/2002)
- Desert Foothills and Dynamite Foothills Character Area Plans
Rural Desert Character guidelines apply

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
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



State Lands/City Major General Plan amendment (4-GP-2002)
Land Uses Changes and Dwelling Unit Ranges (see October 29 Land Uses and Parcels map)

Parcel	Acres	Current GP Category From	Current GP Estimated Dwelling Units	GP Category To	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	371 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	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/ac.)	398

Q	100	Rural	17	Rural (1/2-1 du/ac.)	98
R	20	Rural	4	Rural (1/5 du/ac.)	4
S	160	Rural	34	Rural (1/3 du/ac.)	53
T	20	Rural	4	Rural (1/3-1 du/ac.)	20
U	74	Rural	32	Rural (1/3-1/2 du/ac.)	37
V	190	Rural	21	Rural (1/2-1 du/ac.)	190
W	126	Rural	34	Rural (1/5 du/ac.)	27
X	154	Rural	28	Rural (1/2-1 du/ac.)	154
Y**	370	Cultural/ Institutional and Rural	162 du & School or other Institution	Rural (1/2-1 du/ac.)	370
Z**	146	Cultural/ Institutional and Rural	90 du & School or other Institution	Rural (1/2-1 du/ac.)	146
AA**	50	Rural	42	Rural (1/2-1 du/ac.)	50
BB**	20	Rural	17	Rural (1/2-1 du/ac.)	17
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 are estimates of the number of dwelling units that may be accommodated within each parcel. Exact zoning and dwelling unit count will 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.

** The State Land Department accepts the application of the Desert Foothills Character Area guidelines for the planning of these properties.

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.

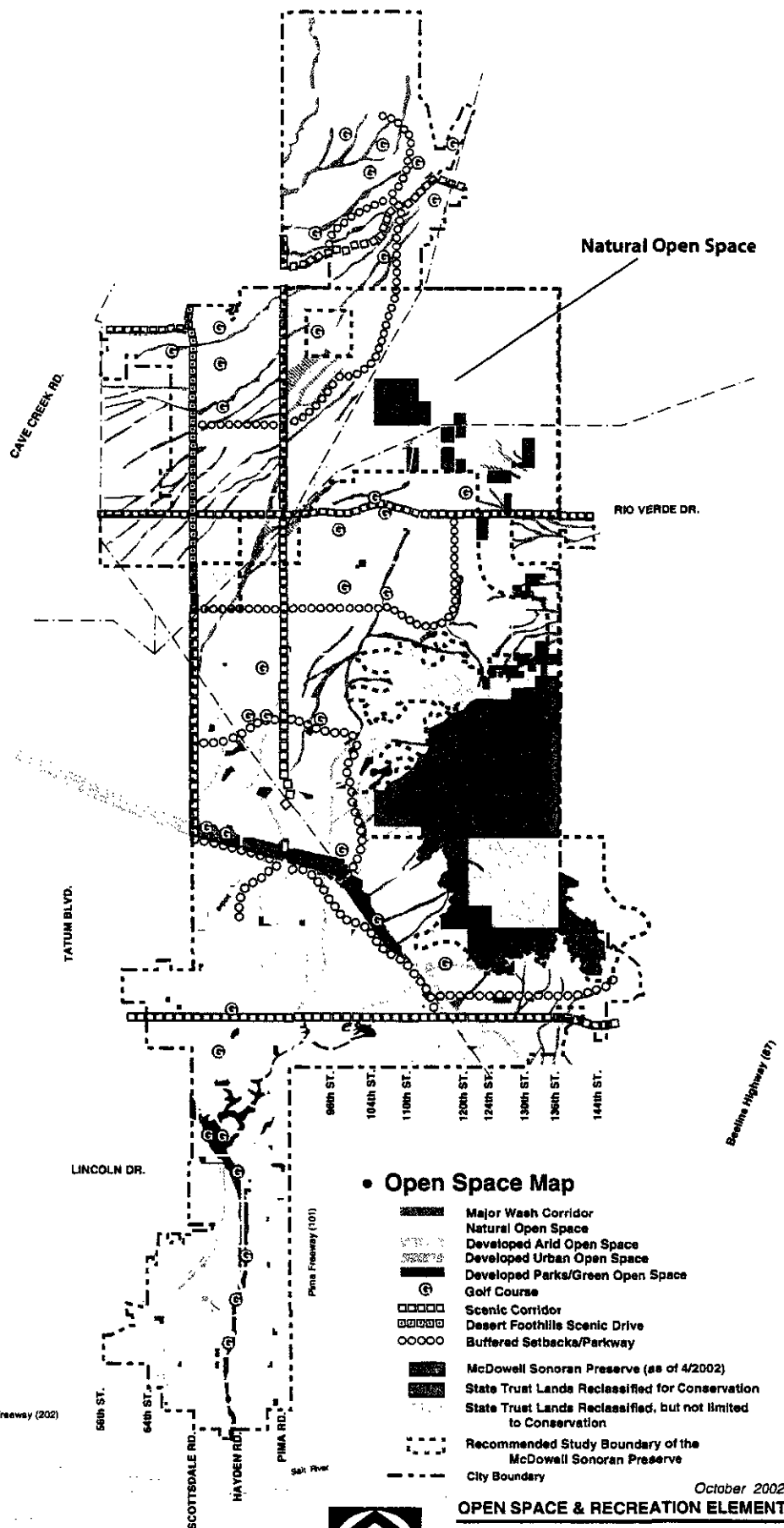
INDIAN SCHOOL RD.

THOMAS RD.

MCDOWELL RD.

MCKELLIPS RD.

Red Mountain Freeway (202)



McKELLIPS RD.

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

**general plan
scottsdale, arizona**