



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Neighborhood Advisory Commission
From: Taylor Reynolds, Commission Liaison
CC: Adam Yaron, Planning & Development Area Manager
Date: October 22, 2025
Re: Item 2: Neighborhood Enhancement Grant Proposal – Carefree Hills Landscape Enhancement

This memorandum presents a request to the Neighborhood Advisory Commission for the allocation of \$4,250.01 in Neighborhood Enhancement Grant Program (NEGP) funding to provide landscape enhancements for the Carefree Hills community, generally at the southeast corner of Cave Creek Road and Carefree Way.

BACKGROUND

The Neighborhood Advisory Commission (NAC) annually administers the Neighborhood Enhancement Grant Program with City Council-approved budget funding for neighborhood improvements, in support of the Commission's purpose, powers, and duties as defined by Ordinance 4331 (Enclosure 1), and without creating conflicts with the City Charter (Section. 3. Powers of the City. O.).

For Fiscal Year 2025/26, the NAC has a City Council-approved budget of \$30,000 available for consideration by the Commission for neighborhood improvements. The Commission typically reviews and considers requests for NEGP funds at their October, January, and April meetings. To date, no funds have been allocated for neighborhood projects this fiscal year.

REQUEST

A representative from the Carefree Hills neighborhood submitted a request (Enclosure 2) on January 28, 2025, for NEGP funding to provide landscape enhancements at the southeast corner of Cave Creek Road and Carefree Way. Due to the timing of the submittal and planting considerations, the applicant was advised to return in Fall 2025 to ensure that any approved landscaping would have time to establish prior to summer heat.

The applicant contends the project will strengthen the Carefree Hills community by enhancing the neighborhood entry and desert streetscape, addressing erosion and pedestrian access, and fostering community pride through native landscaping materials consistent with the context area.

NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM CRITERIA

The request is eligible for program funding consideration under the following criteria established by the Commission (Enclosure 3):

- **Location Criteria** – The project meets this requirement as the planting area is located within City right-of-way, is visually accessible to the public, and fronts North Cave Creek Road, classified as a Minor Collector in the City’s Transportation Action Plan. The proposed improvements would therefore provide a visual benefit to, and be experienced by, the general public.
- **General Need Criteria** – The project meets this requirement as Carefree Hills is a non-HOA neighborhood where no funding mechanism exists for collective improvements like the one requested.
- **Other Considerations** –
 - *Code Enforcement History* – There is no active Code Enforcement case attributed to the subject location.
 - *Existing Conditions* – The subject location is within the City’s right-of-way along Cave Creek Road, directly adjacent to a designated Scenic Corridor Easement. Scenic Corridors, as identified in the Scottsdale General Plan, are intended to preserve the native desert setting along major thoroughfares, provide views of nearby landforms, allow for buffered non-vehicular travel, visually connect with major washes and open spaces, and protect adjacent land uses from roadway impacts.

The subject area appears to have been previously bladed and lacks native vegetation, creating a visual gap in the native desert setting (Enclosure 4). The applicant notes that the location has been impacted by heavy truck traffic and staging activity, leading to degraded frontage conditions, erosion of vegetation, and accumulation of debris. As a result, the area does not present a cohesive appearance consistent with the context area.

Given its visibility at the community’s primary entry and along a major arterial roadway, the site represents a key opportunity for enhancement. Improvements would help restore the corridor’s desert landscape character.

- *Scope of Work* – The project area encompasses approximately 2,500 square feet adjacent to Cave Creek Road. Staff has proposed a native plant palette consistent with vegetation found in the surrounding corridor, totaling about 50 plants, including several trees and a variety of shrubs.
- *Ongoing Maintenance* – NEGP funding would provide one-time assistance to purchase and install landscaping materials. City staff will work with the applicant on watering schedules, while the applicant has committed to provide hand watering or a temporary drip system until the plant materials are established.

PROJECT SCOPE

If approved, NEGP funds, not to exceed \$4,250.01, will be used to purchase and install landscaping materials at the southeast corner of Cave Creek Road and Carefree Way (Enclosure 4). Improvements will be funded through the Neighborhood Enhancement Grant Program and administered in accordance with City purchasing guidelines and requirements.

STAFF RECOMMENDATION, DISCUSSION, AND POSSIBLE ACTION

Implementing the purpose, powers, and duties established by Ordinance 4331, and consistent with the City Charter (Section 3, Powers of the City, O) and Neighborhood Advisory Commission criteria for the Neighborhood Enhancement Grant Program, staff recommends approval of NEGP funding in an amount not to exceed \$4,250.01 to provide landscape enhancements for the Carefree Hills neighborhood at the southeast corner of Cave Creek Road and Carefree Way.

ENCLOSURES:

- 1) City Council Ord. 4331 defining the Purpose Powers and Duties of the NAC
- 2) NEGP Application Dated January 28, 2025
- 3) Neighborhood Enhancement Grant Program Criteria
- 4) Aerial - Carefree Hills
- 5) Estimates to Purchase and Install Landscape Materials

ORDINANCE NO. 4331

AN ORDINANCE OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING SECTIONS 2-322 AND 2-323 OF THE SCOTTSDALE REVISED CODE PERTAINING TO THE NEIGHBORHOOD ADVISORY COMMISSION

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. Sections 2-322 and 2-323 of the Scottsdale Revised Code pertaining to the Neighborhood Advisory Commission is amended as follows:

Section 2-322. Membership.

The Neighborhood Advisory Commission shall consist of seven (7) members, each of whom shall be appointed by the city council. The term of each member shall be for three (3) years. ~~; except the terms of those members who were current members of the Scottsdale Neighborhood Enhancement Commission or Housing Board at the time of the enactment of this division shall expire on the date that their term would have expired for their respective prior commission or board. The initial membership of the commission shall consist of the membership of the Housing Board and Neighborhood Enhancement Commission at the time of adoption of this division. The membership shall be reduced to seven members through attrition by resignation or expiration of term.~~

Section 2-323. Purpose; powers and duties.

(a) The purpose of the Neighborhood Advisory Commission is to advise and make recommendations to the city council on policies, plans, strategies and programs for the preservation, improvement and revitalization of Scottsdale's housing and neighborhoods. The commission may advise and make recommendations on other issues and matters as the city council may direct. The commission may make recommendations to other city boards and commissions, in accordance with the commission's purpose.

~~(b) In accordance with City Council Resolution Number 8929 approve or disapprove applications made pursuant to the R1-7 Residential Exterior Enhancement Program.~~

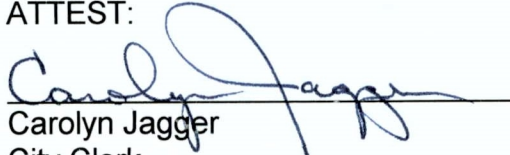
(b) The commission shall establish criteria for determining how Neighborhood Enhancement Grant Funds are allocated. Any required application shall be filed with the city.

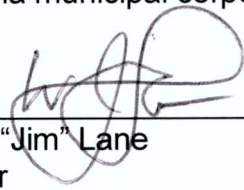
(c) The commission shall approve or deny Neighborhood Enhancement Grant Program applications pursuant to the application procedure and established criteria.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this 13th day of February 2018.

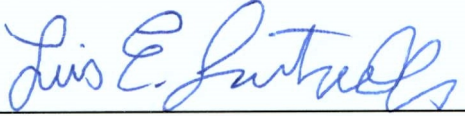
CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:


Carolyn Jagger
City Clerk


W. J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY


Bruce Washburn, City Attorney
By: Luis E. Santaella, Senior Assistant City Attorney

Neighborhood Enhancement Grant Program Application

Project Details

Please tell us about the project you are requesting grant funds for.

Provide a Project Name

Carefree Hills Gateway & Scenic Corridor Revitalization

Site Address(s)

39227 N. Cave Creek Rd, Scottsdale AZ 85262

Grant request is for:

Landscape Enhancement

Properties included in proposal:

Non-HOA Neighborhood Group

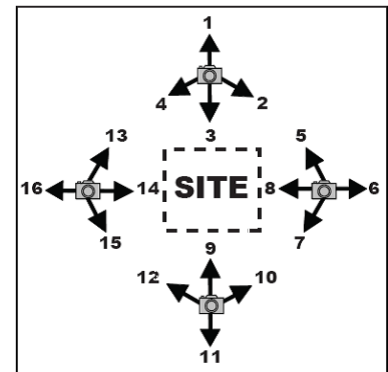
Has Code Enforcement issued a "Notice of Compliance"?

No

Project Photographs

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties.
- Photos should be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph should include a number and direction.
- Photos should be provided on 8 ½ x 11 paper, max. two per page..



Photos















Application Narrative

The narrative should describe the purpose of the request, and all pertinent information related to the request as well as respond to the following:

1. Summarize your project and its goals in two sentences.
2. Describe your project and its goals in detail (considering the program criteria and requirements - maximum two short paragraphs)
 - Please briefly describe the project purpose, the known history of the site and why grant funding is necessary to achieve the sought enhancements.
 - What need(s) in your neighborhood will this project fulfill?
 - Approximately how many properties and people will directly benefit from this project?
 - How will you measure the success of this project? How can the project or benefits created by the project be continued?

Narrative

Project Summary

The Carefree Hills Gateway & Scenic Corridor Revitalization project aims to restore and enhance a segment of the 1-GP-2004 General Plan Scenic Corridor along Cave Creek Road while improving the primary entryway into the Carefree Hills neighborhood. This initiative will create a more welcoming and

cohesive community entrance while preserving and revitalizing the natural beauty of the surrounding desert landscape.

Project Description & Goals

The project will focus on revitalizing the primary entry point into Carefree Hills by extending an existing noise reduction berm and restoring native desert vegetation to ensure that the frontage along the scenic corridor aligns with the City of Scottsdale's Scenic Corridors and Streetscapes guidelines. By incorporating low-maintenance, drought-resistant landscaping, sustainable materials, and thoughtful design, this project will help maintain the area's natural charm while improving the sense of arrival for residents and visitors.

Additionally, the project will address degradation of the frontage road caused by construction vehicles and will deter contractor and delivery vehicles from using the area as a rest stop. Enhancements will mitigate erosion, improve pedestrian access for residents walking a "loop trail" on the east side of Cave Creek Road, and provide a more unified look that complements the surrounding desert environment. These improvements will foster community pride, increase property values, mitigate the impact of increased traffic from nearby developments such as Wildcat Hill, Edge at Joy Ranch and Tonto Hills, and ensure an environmentally sustainable approach to revitalization.

Project Purpose & Site History

The main entrance to Carefree Hills has long served as the gateway to the community, but over time, the area has been impacted by heavy truck traffic (including concrete mixers, water tank trucks, and staging vehicles transferring loads for Desert Mountain residents). This has resulted in blight, erosion of vegetation, and waste accumulation, including trash and urine bottles left by gig delivery workers. The segment of the frontage road has been significantly degraded beyond the service lane buffer.

Around 2018, the City of Scottsdale planted trees south of the area and installed irrigation drip lines in the area of the project site. However, due to the ongoing impact of vehicle traffic, the irrigation system was destroyed before it could be effectively utilized. The overall appearance lacks cohesion with Scottsdale's scenic corridor standards, and as the area falls within the public right-of-way, it is unclear whether adjacent property owners can unilaterally undertake beautification efforts.

Given the site's designation as part of a Scenic Corridor, it is a key area for enhancement, ensuring it aligns with the City's long-range planning goals while benefiting residents, upstream communities, and visitors traveling to Bartlett Lake and Tonto National Forest recreation sites.

Grant funding is critical to achieving these improvements, as the scope of work exceeds what the community can fund independently and ensures that work within the right-of-way complies with all municipal requirements. The requested funding will allow for a professionally designed, sustainable enhancement that will beautify the gateway, restore the landscape, and ensure long-term maintenance using native, low-water-use plants and durable materials.

Neighborhood Needs Fulfilled by This Project

This project will fulfill several key needs within the Carefree Hills community:

Enhancing Community Identity & Aesthetic Appeal – The entryway is the first impression of the neighborhood and should reflect the high quality of life and pride of its residents.

Preserving & Enhancing the Scenic Corridor – The frontage along the designated scenic corridor will be improved to align with Scottsdale's streetscape guidelines while maintaining the natural desert environment.

Increasing Property Values & Community Engagement – A well-maintained, visually appealing entrance enhances property values and encourages a stronger sense of community pride.

Sustainable & Low-Maintenance Landscaping – The project will incorporate native plants, hardscaping, and xeriscaping principles to ensure long-term sustainability with minimal upkeep.

Trail Buffer Enhancement – Although a trail is penciled in on the west side of Cave Creek Road, many residents prefer to walk a loop trail on the east side of the street to avoid crossing the busy roadway. This project will enhance pedestrian access along the corridor.

Beneficiaries of the Project

This project will directly benefit the entire Carefree Hills community and residents north of 110th Street, comprising approximately 90 homes and 300 residents.

Additionally, visitors and passersby traveling along Cave Creek Road to Bartlett Lake and Tonto National Forest recreation areas will benefit from a more visually appealing and well-maintained scenic corridor.

Furthermore, upcoming developments—including Wildcat Hill (122 new homes), The Edge at Joy Ranch (52 luxury homes), and Tonto Hills' planned commercial expansion (24 parcels near Raven's View restaurant)—will increase traffic flow through this corridor, making this enhancement even more essential.

Measuring Success & Long-Term Sustainability

Success will be measured by:

- ☐ Completion of the entryway revitalization according to project plans, ensuring enhancements align with Scottsdale's Scenic Corridors and Streetscapes standards.
- ☐ Resident feedback through community surveys, indicating improved satisfaction with the neighborhood's entrance and overall appearance.
- ☐ Processing of an Adopt-A-Road Program Application – In January 2024, the owner of 39227 N Cave Creek Road, Henry Ryng, applied for the program and pledged to help maintain the area and adjacent property frontage.
- ☐ Reduction in contractor/delivery vehicle usage of the frontage road as an unauthorized rest area, improving overall aesthetics and cleanliness.

The project's benefits will be sustained through Adopt-A-Road Program commitment and neighborhood-led upkeep efforts, with potential collaboration with the City of Scottsdale and local landscape maintenance services. The use of native, drought-resistant plants, hardscaping, and durable materials will minimize future maintenance needs, ensuring a lasting and environmentally responsible enhancement to the community.

Image References:

Image 8: Street View subject area

Image 7: South East corner N Cave Creek Rd / E Carefree Way subject area

Image 6: Example recent contractor activity

Image 5: Example recent contractor activity

Image 4: Example rock and desert landscaping from Mirabel nearby

Image 3: Corner detail

Image 2: Subject Area

Image 1: View Approaching Subject Area

Contact Information

Applicant/Owner:

Henry Ryng

Neighborhood Group Name

Carefree Hills Gateway & Scenic Corridor Revitalization

Address

39227 North Cave Creek Road, 85262

Phone

(602) 791-8750

Email

ryng@inxsol.com

Signature

A handwritten signature in black ink, appearing to read 'H. Ryng', with a stylized flourish at the end.

** I am the owner of the property or I am the duly and lawfully appointed agent of the owner of the property and have authority from the owner to sign this application on the owner's behalf. If the property has more than one owner, the I am the agent for all the owners and the word "owner" refers to all of them.*

NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM CRITERIA

Location Criteria

Project must be seen by the overall public.

- Improvements must be located on City-owned property or within the City's public right-of-way.
- Improvements must be visually accessible to the public.
- Improvements must be located adjacent to:
 - A minor collector or greater based on the city's Transportation Action Plan; and/or,
 - A canal/park/public school/city-owned property.

General Need Criteria

Project should benefit areas where funding mechanisms are not available.

- Improvements must be located within non-Homeowners Association (HOA) neighborhoods.

Other Considerations

Existing conditions, history, and ongoing maintenance may all be considerations of project approval.

- Code enforcement history – Assess whether the location currently holds an active "Notice of Compliance" from Code Enforcement and determine if the proposed project improvements will bring the site into full compliance.
- Existing conditions – Assess whether the project improvement enhances the location and aligns it with the surrounding context.
- Scope of work - Assess the requested linear feet and/or area for planned improvements.
- Ongoing Maintenance – Evaluate the continuity of ongoing maintenance, including the presence of an established neighborhood organization (i.e. Neighborhood Watch, GAIN, Nextdoor), and long-term sustainability of project improvements.

NEGP Request Exhibit

Carefree Hills - Neighborhood Enhancement Grant Proposal

NEIGHBORHOOD
ENHANCEMENT GRANT

Enclosure 4
CITY OF
SCOTTSDALE

 Project Site, +/- 2,500 sq ft



Total

Tonys Lawn Mgmt LLC.

170 S California St
Chandler Az 85225
4804062182
tonyslawnmanagement@gmail.com
ROC 307387

Estimate

Estimate No: 472
Date: 09/09/2025

For: Matt Clark Scottsdale Parks
Matclark@Scottsdaleaz.gov

Description	Quantity	Rate	Amount
Price is for labor to installl	78	\$30.00	\$2,340.00*
(6) 25g palo verdes			
(18) 5g ambrosia			
(13) 5g turpentine bush			
(13) 5gal creosote			
*Indicates non-taxable item			
Subtotal			\$2,340.00
Total			\$2,340.00
Total			\$2,340.00