



LAND USE ELEMENT⁺

Scottsdale has evolved and grown since its founding in the late 1800's and incorporation in 1951. Starting as a small agricultural community sprinkled with farms and citrus groves, Scottsdale has experienced growth cycles, annexations of large unincorporated lands, preservation of natural environment, and expanded resort, tourism, and cultural facilities. Today, Scottsdale features a variety of land uses that contribute to a diverse economy, unique community character, and a national reputation for quality and livability.

Resorts and Tourism

Scottsdale is the major resort center and tourist destination of the metropolitan area. Although not all major resorts are located in Scottsdale, it has core specialty shopping, art galleries, and recreational facilities. Many of the region's premier cultural and sporting events, which attract and sustain the local tourism industry, are also found in Scottsdale. Preserving the quality of the city's visual and physical environments is an important part of maintaining this industry.

Desert Preservation Efforts

The tremendous growth cycle of the mid to late 1990's led to a strong community desire to preserve large expanses of Sonoran Desert, particularly in and around the McDowell Mountains. Since that time, Scottsdale has emerged as a leader in open space preservation with the commitment to preserving one-third of its landmass in a natural preserve

(Scottsdale McDowell Sonoran Preserve), linking the McDowell Mountains with McDowell Mountain Regional Park and Fountain Hills McDowell Mountain Preserve to the east, the Tonto National Forest to the north, and the City of Phoenix open space networks to the west. Scottsdale has also required desert-sensitive design throughout the community through Scottsdale's adopted Sensitive Design Principles, and the Environmentally Sensitive Lands Ordinance (ESLO).

The Scottsdale Sensitive Design Program is a compilation of comprehensive policies and guidelines related to the city's built environment. The Sensitive Design Principles encourage development to enhance the unique climate, topography, vegetation, and historical context of Scottsdale's Sonoran Desert environment.

The Environmentally Sensitive Lands Overlay is a set of zoning regulations that guide development throughout the 134 square miles of desert and mountain areas in Scottsdale. These areas are located north and east of the Central Arizona Project canal. The intent and purpose of the ESLO is to identify and protect environmentally sensitive lands in the city and to promote public health and safety by managing development on these lands. The ordinance requires that a percentage of each property be permanently preserved as Natural Area Open Space (NAOS) and that specific environmental features, including vegetation, washes, mountain ridges and peaks, be protected from inappropriate development. Benefits of ESLO include open space between properties and along roadways, maintaining wildlife corridors, and protecting native vegetation. *[Cross-reference Open Space Element]*

Regional Employment Center

In 2002, construction of the Loop 101/Pima Freeway was finished, and stimulated a concentrated mixed-use land use pattern near the Scottsdale Airport. This area, more commonly known as the Greater Airpark Character Area, has emerged as one of the most significant employment and business cores within the State of Arizona. These regional land uses, along with the city's land preservation efforts, have contributed to Scottsdale's economy, which in turn contributes to a high quality of life for residents.

Character-Based General Planning

The General Plan Land Use Element, as with all the elements of the General Plan, incorporates broad goals, policies, and general direction for the entire city. More detailed planning is found at the Character Area and Neighborhood Planning levels. In some cases, specific land use considerations may be better addressed at the Character Area Plan and/or Neighborhood Plan levels rather than through the citywide General Plan. *[Cross-reference Character & Design Element]*

Land Use Patterns

Land use patterns should help conserve natural resources, provide for mobility options, alleviate traffic congestion, contribute to the character of the community, support Scottsdale's tourism industry, and adequately serve the needs of citizens. Land use decisions must consider the relationships of adjacent land uses and sensitively integrate proposed land uses with existing natural and physical environments.

Scottsdale’s Future Land Uses are distributed as follows:

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	26%	30,955	51%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	23%	27,181	
	Urban Neighborhoods	8 or more dwelling units per acre	2%	2,545	
Mixed Uses	Mixed-Use Neighborhoods		3%	4,087	5%
	Resorts/Tourism		2%	1,870	
Non-Residential	Cultural/Institutional or Public Use		3%	3,254	7%
	Commercial		1%	1,311	
	Employment		3%	3,193	
Open Space	Developed Open Space		7%	8,430	37%
	Natural Open Space		5%	5,410	
	McDowell Sonoran Preserve		25%	29,862	

*ACREAGE IS APPROXIMATE

To maintain a healthy economic base and provide services for Scottsdale’s residents, businesses, and visitors, the community should provide a diversity of land uses[‡] and supporting infrastructure. The Land Use Element and its map indicate the general distribution, location, type, and relationship of all land uses[‡]. The Zoning Ordinance carries out the goals and policies of the Land Use Element by establishing the legal parameters for the development of a parcel of land.

Under Arizona Revised Statute 9-461.05 C1(g), the city must identify any sources of aggregates from state agency maps. No aggregates have been identified in Scottsdale, and therefore, no policies related to aggregates have been included in the Land Use Element.[‡]

The goals and policies of the Land Use Element reflect careful consideration for the locations of defined land uses and delineate the criteria that should be carefully considered when contemplating a change in Land Use Category.

[‡ = State-required]

Goals and Policies

Goal LU 1

Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

Policies

LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

LU 1.2 Celebrate Scottsdale's desert city image by preserving natural open space and natural ecosystems.
[Cross-reference Open Space; Environmental Planning; and Conservation Elements]

LU 1.3 Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.
[Cross-reference Character & Design and Neighborhood Preservation & Revitalization Elements]

LU 1.4 Collaborate with adjacent jurisdictions to understand the dynamics of, and coordinate on, emerging and redeveloping areas adjacent to the city boundary.



Goal LU 2

Sensitively transition and integrate land uses with the surrounding natural and built environments.

Policies

LU 2.1 Ensure neighborhood “edges” transition to one another through compatible land uses and development patterns. *[Cross-reference Character & Design; Neighborhood Preservation & Revitalization; Circulation; and Bicycling Elements]*

LU 2.2 Sensitively integrate low-density development patterns and land uses bordering the Scottsdale McDowell Sonoran Preserve and other sensitive natural features. *[Cross-reference Open Space Element]*

LU 2.3 Locate employment and major non-residential uses along major transportation networks to limit impacts on residential areas and provide citywide and regional access. *[Cross-reference Economic Vitality and Circulation Elements]*



Goal LU 3

Maintain a balance of land uses to support a high quality of life.

Policies

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community. *[Cross-reference Housing Element]*

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/housing balance. *[Cross-reference Housing; Economic Vitality; and Growth Areas Elements]*



LU 3.3 † Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability. *[Cross-reference Community Involvement, Housing, and Economic Vitality Elements; and Vision and Values]*

LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways. *[Cross-reference Open Space and Recreation Elements]*

LU 3.5 Engage the community in all land use discussions.

Goal LU 4

Develop context appropriate land use patterns that support a variety of compatible mobility choices and services.

Policies

- LU 4.1** Integrate land uses and transportation systems to allow for a variety of mobility choices. *[Cross-reference Circulation Element]*
- LU 4.2 †** Provide opportunities for pedestrian-oriented development, reduced parking demand, and context appropriate mobility choices. *[Cross-reference Circulation Element]*
- LU 4.3 †** Locate regional land uses and intensities in Growth and Activity Areas to provide the greatest access to various modes of transportation. *[Cross-reference Growth Areas and Circulation Elements]*

Goal LU 5 †

Promote land use patterns that conserve resources, including land, clean air, water, and energy.

Policies

- LU 5.1 †** Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality. *[Cross-reference Environmental Planning and Circulation Elements]*
- LU 5.2 †** Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy. *[Cross-reference Growth Areas and Energy Elements]*
- LU 5.3** Minimize environmental hazards and protect the natural character of the desert through sensitive development on Environmentally Sensitive Lands. *[Cross-reference Character & Design; Open Space; and Conservation Elements]*

Goal LU 6

Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale’s residents.

Policies

- LU 6.1** Promote opportunities for the expansion and revitalization of employment and commercial uses within the city. *[Cross-reference Conservation, Rehabilitation, & Redevelopment Element]*
- LU 6.2** Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses. *[Cross-reference Healthy Community and Economic Vitality Elements]*
- LU 6.3** Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections. *[Cross-reference Neighborhood Preservation & Revitalization Element]*

Goal LU 7

Protect the viability of the Scottsdale Airport by encouraging compatible land uses and development types in the surrounding area.

Policies

- LU 7.1** Maintain and follow the Airport Part 150 Noise Compatibility Program. Noise contours and other related information must be disclosed to all potential residents and businesses according to the Airport Influence Area and Noise Contour Maps. *[Cross-reference Character & Design; Safety; Economic Vitality; and Circulation Elements]*
- LU 7.2** Maintain Runway Protection Zones next to the Scottsdale Airport. *[Cross-reference Safety; Economic Vitality; and Circulation Elements]*
- LU 7.3** Support aviation-related economic development opportunities and land uses near the Scottsdale Airport. *[Cross-reference Economic Vitality Element; and Greater Airpark Character Area Plan]*

FUTURE LAND USE MAP DESIGNATIONS[‡]

The Land Use Element encourages orderly and efficient distribution of land uses in the city. A full range and mix of land uses, including rural, suburban, and urban neighborhoods, employment, commercial, recreational, cultural, and preservation areas are provided in the Element.

“Neighborhood” Land Use Categories are mostly residential classifications. These land uses accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions. Other uses are included that support the residential land uses, such as shopping and small business. Sometimes, the city does not control the location of special uses, such as schools, places of worship, or major transmission lines. State and Federal governments can also preempt local land use authority. However, the city can work with other jurisdictions and agencies on land use decisions. All development, regardless of jurisdiction, should provide adequate transitions and avoid impacts between uses with different functions and intensities.

Whenever non-residential uses are next to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property. Residential buffering and transition techniques include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses (e.g., offices, medium-high density residential uses). Mixed-use areas can still provide a combination of housing and non-residential uses while respecting privacy and personal property rights.



[[‡] = State-required]

Residential Land Use Categories:

- **RURAL NEIGHBORHOODS:** This category includes the largest-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant and special care is needed to preserve open desert character and environmental features. The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.
- **SUBURBAN NEIGHBORHOODS:** This category includes medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.
- **URBAN NEIGHBORHOODS:** This category generally includes multi-family housing. Densities in Urban Neighborhoods are usually eight or more dwelling units per acre. Urban Neighborhoods are generally located near retail centers, offices, or other compatible non-residential uses, serving as transitional land uses between lower-density residential areas and higher intensity non-residential areas. The design of developments in this category must take care to provide adequate circulation to accommodate traffic volumes, provide access to transportation choices (e.g., pedestrian, bicycle, transit) and buffer less dense residential from highly traveled roadways.

Mixed-Use Land Use Categories:

- **MIXED-USE NEIGHBORHOODS:** Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. Mixed-Use Neighborhoods may be non-residential in the Greater Airpark Character Area. *[Cross-reference Greater Airpark Character Area Plan]*
- **RESORTS/TOURISM:** This category includes hotels and a variety of resorts, which can be freestanding, part of a resort community, or part of a master-planned development. Resort locations capitalize on the natural amenities and the leisure or shopping opportunities of the area. Hotels or resorts often include ancillary retail, cultural, and recreational uses. In some areas of the community, lower-density may be needed to preserve desert character, environmental features, land slopes, or other physical constraints. Medium-density housing with a resort character and lifestyle may integrate into resort uses and may share resort amenities. Resort uses are often placed next to open space as a key resort feature.

Non-Residential Land Use Categories:

- **COMMERCIAL:** Commercial uses provide a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated throughout the community at various locations. Neighborhood-serving commercial uses should be located at frequent intervals in relationship to the density of nearby housing to reduce travel time and distance. The size and scale of neighborhood business centers should be compatible with surrounding areas. Neighborhood-serving commercial uses are best located on collector or arterial streets. Community- and regional-serving commercial uses should be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses work best when they are integrated with a mix of uses. In Suburban and Urban Character Types, mid-range and limited-service hotel accommodations may be appropriate.
- **EMPLOYMENT:** The employment category permits a range of employment uses from light industrial to office uses. There are two types of Employment Land Uses:
 - **LIGHT INDUSTRIAL/OFFICE:** The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion.
 - **OFFICE:** The Employment-Office Land Use Category includes a variety of office uses. Office uses that embody residential scale and character, and generate low to moderate traffic volumes, may be located along collector or arterial streets or next to residential areas. When next to residential land uses, design of offices should incorporate elements that minimize negative impacts on the neighborhood. Offices needing strong transportation access to accommodate citywide and regional labor pools should be generally located in and around Growth and Activity Areas and in areas with arterial street or freeway access.
- **CULTURAL/INSTITUTIONAL OR PUBLIC USE:** This category includes a variety of public and private facilities including, but not limited to, government buildings, schools, museums, private and public utilities, the Scottsdale Airport, and Taliesin West.

Open Space Land Use Categories:

- **MCDOWELL SONORAN PRESERVE:** The McDowell Sonoran Preserve Category consists of natural mountain and desert land included in the Scottsdale McDowell Sonoran Preserve. This natural Sonoran Desert preservation land generally possesses valuable wildlife habitat and migration routes; lush desert vegetation; significant environmental conditions, such as sensitive washes and/or riparian areas; mountain peaks and valleys; archaeological and historic sites; outstanding scenic value; and opportunities for passive recreation in designated areas. Subject to Article 8, Section 12 of the Scottsdale City Charter, alterations to the natural state of Preserve lands may be subject to a municipal election. The McDowell Sonoran Preserve is not depicted within the General Plan Amendment Criteria. *[Cross-reference Open Space Element, which illustrates the Recommended Study Boundary (RSB) of the Scottsdale McDowell Sonoran Preserve]*
- **NATURAL OPEN SPACE:** The Natural Open Space Category applies to locations where significant environmental amenities or hazards may exist, including mountainous terrain, steep slopes, boulders, flood hazard areas, and washes. Lands in the Natural Open Space Category should remain as permanent or revegetated open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. The community should continue efforts to preserve mountainous areas, washes, and areas with native desert vegetation. Low-impact recreational activities may be suitable for some of these sensitive areas and may include hiking, equestrian, or mountain biking trails.
- **DEVELOPED OPEN SPACE:** The Developed Open Space Category includes public or private recreation areas including, but not limited to, golf courses and city parks. Some Developed Open Space may also be used as drainage facilities for flood control. Developed Open Space amenities serve both residents and visitors. They may also provide links between neighborhoods and provide recreation in employment centers. Their design should integrate with adjacent neighborhoods. Resort/Tourism and Cultural/Institutional and Public Uses are encouraged to locate next to Developed Open Space.

Other Land Use Categories and Map Designations:

- **CIRCLE:** A Circle on the General Plan Future Land Use Map indicates an area planned for the land use(s) included in the Circle, and subject to existing entitlements granted as part of a particular General Plan and/or Master Planned Community Case, specifically 4-GP-2002 (State Land) and 54-ZN-1989 et al. (DC Ranch). The Land Use categories in the Circle may occur anywhere in the subject area (subject area is denoted on the Future Land Use Map with a dashed outline), per the approved case.
- **REGIONAL USE OVERLAY:** The Regional Use Overlay Category provides flexibility for land uses when it can be shown that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, region-serving retail, major medical, educational campus, community service facilities, tourism, and destination attractions. In determining whether proposed land uses are regional in nature, the city will consider whether the use has a regional draw, fulfills current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.
- **SHEA CORRIDOR OVERLAY:** The Shea Corridor Overlay applies to neighborhoods along Shea Boulevard. Within this area, specific goals, policies, and guidelines are in effect per the East Shea Area Plan/Shea Area Plan (1987/1993). Policies include:
 - Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.
 - Allow employers offering uses such as medically related services, corporate headquarters, or hotel accommodations.
 - Neighborhood-level retail centers, which provide everyday goods and services, such as groceries, drug stores, and dry cleaning should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor Overlay so that convenient vehicular and pedestrian access can occur and local traffic will not need to use Shea Boulevard.
- **MAYO SUPPORT DISTRICT OVERLAY:** The Mayo Support District Overlay applies to the area surrounding the Mayo Clinic. Within this district, a flexible approach to locating support uses should be considered. Policies for this area are included in the East Shea Area Plan/Shea Area Plan (1987/1993).

GENERAL PLAN AMENDMENT CRITERIA[‡]

The community recognizes that a proposed change of land uses within any given part of the city may have a great impact on the citywide balance of land uses. The General Plan Land Use Element was written with full consideration of the appropriate character and balance of land uses throughout the city. This leads to a land use pattern that reflects the community’s vision, aspirations, values, and goals.

Arizona Revised Statutes require each city to establish criteria to determine if a proposed change to the General Plan Land Use Element qualifies as a ‘Major’ Amendment. Per State Statute, a ‘Major’ Amendment is defined as a “substantial alteration of the municipality’s land use mixture or balance, as established in the municipality’s existing General Plan Land Use Element.” For Scottsdale, an amendment to the General Plan shall be defined as a Major Amendment if it meets any one of the following criteria[‡]:

1) Change in General Plan Land Use Category Criteria

A change in General Plan Land Use Category on the General Plan Future Land Use Map from one Category to another, as delineated in the following table:

CHANGE IN LAND USE CATEGORY									
From Category:		To Category:							
		A	B	C	D	E	F	G	
		Natural Open Space	Developed Open Space	Rural Neighborhoods	Suburban Neighborhoods	Cultural/Institutional or Public Use	Urban Neighborhoods	Resorts/Tourism	Commercial Employment Mixed-Use Neighborhoods
A	Natural Open Space	-	Major	Major	Major	Major	Major	Major	Major
B	Developed Open Space	Minor	-	Major	Major	Major	Major	Major	Major
C	Rural Neighborhoods	Minor	Major	-	Major	Major	Major	Major	Major
D	Suburban Neighborhoods	Minor	Minor	Minor	Minor	Major	Major	Major	Major
	Cultural/Institutional or Public Use								
E	Urban Neighborhoods	Major	Minor	Major	Minor	-	Minor	Major	Major
F	Resorts/Tourism	Major	Minor	Major	Minor	Major	-	Major	Major
G	Commercial								
	Employment	Major	Major	Major	Major	Minor	Minor	Minor	Minor
	Mixed-Use Neighborhoods								

[‡ = State-required]

2) Area of Change Criteria

A change in General Plan Land Use Category that includes the following gross acreages:

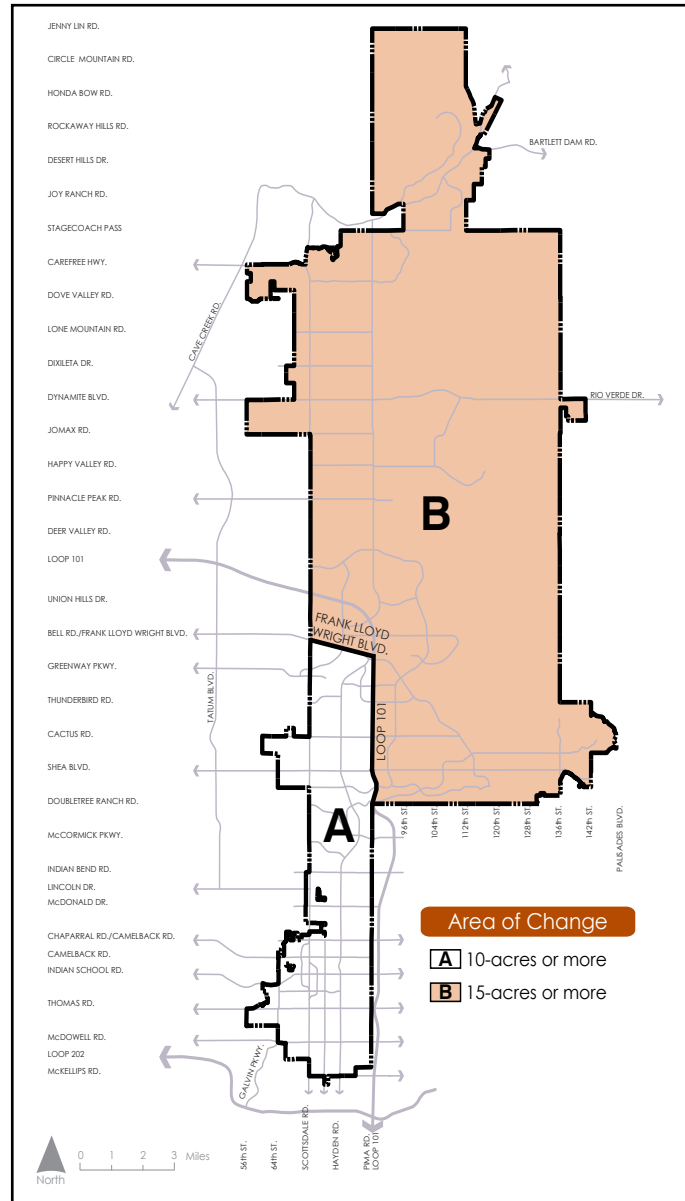
That portion of the community identified by A - 10 acres or more

That portion of the community identified by B - 15 acres or more

3) Character Area Criteria

A change in General Plan Land Use Category that does not clearly meet the goals, policies, and strategies embodied within an adopted Character Area Plan or that changes an existing character area or boundary.

Character Areas recognize and maintain the unique physical, visual, and functional conditions that occur in distinct areas across the community. The city recognizes that Character Areas form a context that is important to the lifestyle, economic well-being, and long-term viability of the community. The Character & Design Element identifies adopted Character Area Plans.



4) Water/Wastewater Infrastructure Criteria

A change in General Plan Land Use Category that results in the premature increase in the size of a master planned water transmission or sewer collection facility and that also requires public/community: a) investment for such facilities or b) physical provision of such facilities.

5) Change to the Amendment Criteria and/or Land Use Category Definitions Criteria

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-58) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

6) **Growth Area Criteria**

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

7) **General Plan Land Use Overlay Criteria**

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

8) **Exceptions to the General Plan Amendment Criteria**

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. The following exceptions to the General Plan Amendment Criteria will apply:

- An area designated by the Circle Land Use Category on the General Plan Future Land Use Map is determined to already be planned for the land use categories within the Circle Designation, per cases 4-GP-2002 (State Land) and 54-ZN-1989 et al. (DC Ranch), and will be processed as a minor amendment.
- Regional uses [see Regional Use Overlay Category description] within the Regional Use Overlay area on the General Plan Future Land Use Map are determined as already planned land uses for that area and will be processed as a minor amendment.
- Proposed land use changes within the Shea Corridor Overlay and/or Mayo Support District Overlay areas that fully meet the goals, policies, and guidelines of the East Shea Area Plan/Shea Area Plan (1987/1993) will be processed as minor amendments.
- If a project applicant wishes to appeal the determination of a major General Plan amendment, the City Manager, or designee, will evaluate the appeal and make a final major amendment process determination.
- The following are exceptions to Criteria #2 - Area of Change - only:
 - A change greater than ten (10) gross acres from one General Plan Residential Land Use Category to another General Plan Residential Land Use Category of lesser density will be processed as a minor amendment.
 - A change greater than ten (10) gross acres in General Plan Land Use Category to Cultural/Institutional or Public Use with a municipal or non-profit cultural facility that is not adjacent to a Rural or Suburban Neighborhoods General Plan Land Use Category, and it does not share direct access to any street having single-family residential driveway access within one-half (1/2) mile of the proposal will be processed as a minor amendment.

General Plan Amendment Process[‡]

All General Plan amendment proposals will be determined as major or minor according to Criteria 1-8. Both major and minor General Plan amendment processes include Planning Agency review, analysis, findings, and recommendations to the Planning Commission and City Council. If the proposal is located within the boundaries of an adopted Character Area Plan and/or Neighborhood Plan, the Planning Agency will conduct an analysis to see if the proposal supports the goals and policies within those plans. Both major and minor amendments observe procedures that provide effective, early, and continuous public participation. In addition, major amendments require the City of Scottsdale to provide opportunity for official comment by public officials and agencies; Maricopa County; school districts; Maricopa Association of Governments (MAG); public land management agencies; public utility companies; civic, educational, and professional organizations; citizens; and property owners.

MAJOR AMENDMENT[‡]

The City of Scottsdale processes major amendments pursuant to Arizona state law (ARS 9-461.06) as may be amended from time to time. Major Amendments require that, 60-days before notice of the Planning Commission Remote Hearing, the Planning Agency shall transmit all Major Amendment proposals to the Planning Commission, City Council, Maricopa County, all contiguous municipalities to Scottsdale, Maricopa Association of Governments (MAG), Arizona Commerce Authority or designated State agency, State water resources department, and any person who requests copies of the proposals.

Major amendments to the General Plan require at least two (2) public hearings of the Planning Commission, a remote hearing and a regular hearing. The Planning Commission receives public comment, but does not take action at the remote hearing. Any Planning Commission recommendations made at the regular hearing will be transmitted to the City Council for consideration.

Approval of a Major Amendment requires an affirmative vote of at least two-thirds of the members of the City Council.

MINOR AMENDMENT

Minor amendment applications are processed as they are received and can be heard any time during the year. Minor amendments require at least one (1) public hearing of the Planning Commission and one (1) public hearing of the City Council. Approval of a minor amendment requires a simple majority vote of the City Council.

[[‡] = State-required]

JENNY LIN RD.

CIRCLE MOUNTAIN RD.

HONDA BOW RD.

ROCKAWAY HILLS RD.

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.

LOOP 101

UNION HILLS DR.

BELL RD./FRANK LLOYD WRIGHT BLVD.

GREENWAY PKWY.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLETREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

LINCOLN DR.

McDONALD DR.

CHAPARRAL RD./CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

LOOP 202

McKELLIPS RD.

Town of Cave Creek

Town of Carefree

BARTLETT DAM RD.

Tonto National Forest

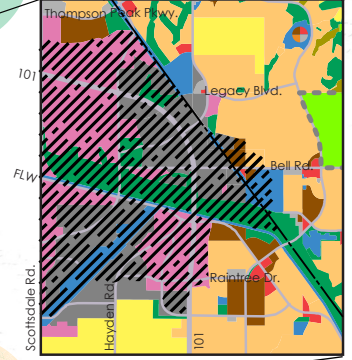
Maricopa County

RIO VERDE DR.

City of Phoenix

McDowell Mountain Regional Park

Regional Use Overlay



Town of Fountain Hills

Town of Paradise Valley

Salt River Pima-Maricopa Indian Community

City of Phoenix

City of Tempe

Future Land Use†

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Regional Use Overlay
- Shea Corridor Overlay
- Mayo Support District Overlay
- City Boundary Line
- Commercial
- Employment: Light Industrial/Office
- Employment: Office
- Cultural/Institutional or Public Use
- Developed Open Space
- Natural Open Space
- McDowell Sonoran Preserve
- Circle (Refer to 4-GP-2002 & 19-ZN-2014, State Land)
- Circle (Refer to 54-ZN-1989 et al., DC Ranch)
- Scottsdale McDowell Sonoran Preserve Recommended Study Boundary (RSB) (See Open Space Element)

Revised to reflect adopted General Plan amendments through November 2022.

The Future Land Use map is intended to illustrate the general location and distribution of the various categories of land uses anticipated by the City of Scottsdale General Plan.

Land Uses shown outside Scottsdale city boundaries are advisory and use the closest comparable Scottsdale land use categories. (Data: Maricopa Association of Governments)



JENNY LIN RD.

CIRCLE MOUNTAIN RD.

HONDA BOW RD.

ROCKAWAY HILLS RD.

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.

LOOP 101

UNION HILLS DR.

BELL RD./FRANK LLOYD WRIGHT BLVD.

GREENWAY PKWY.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLETREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

LINCOLN DR.

McDONALD DR.

CHAPARRAL RD./CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

LOOP 202

McKELLIPS RD.

BARTLETT DAM RD.

CAVE CREEK RD.

RIO VERDE DR.

TATUM BLVD.

PALISADES BLVD.

BEELINE HWY. (187)

56th ST.

64th ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

LOOP 101

96th ST.

104th ST.

112th ST.

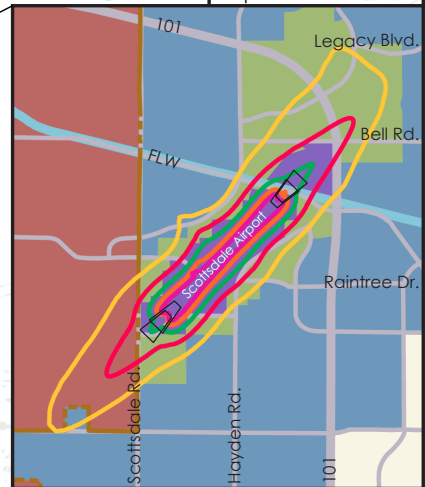
120th ST.

128th ST.

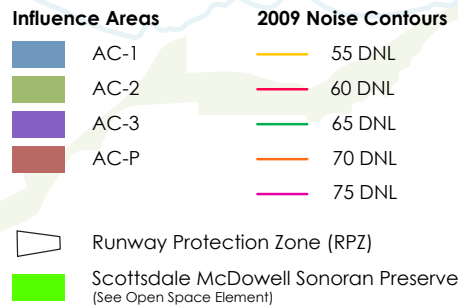
134th ST.

142th ST.

Airport Area Detail



Airport Influence Area^{†*}



*More detail can be found in the Scottsdale Airport Part 150 Noise Compatibility Study and the Scottsdale Airport Master Plan.



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