

Guide to the Land Use Impact Models

WHAT IS IT?

This **LAND USE IMPACT** electronic spreadsheet enables a high-speed analysis and projection of the impacts of the use and development of land areas of any size and for any purpose provided or proposed under the Land Use Element of Scottsdale's General Plan. The product of the model is a single letter-size sheet of paper presenting, in tabular form, the total number of dwelling units by 8 different density types, hotel/resort rooms, population, school-age children, weekday vehicle trips, water use, wastewater and solid waste generation, air pollution, gross floor area of commercial/office/ industrial building construction, employees by 12 different employment categories, non-residential off-street parking spaces, median household income, annual retail buying power, supportable retail acreage and gross floor area of buildings, and facilities demand for schools, parks and branch libraries.

WHERE DOES IT APPLY?

The model runs on the Microsoft Office 2000 Excel program and contains thousands of equations and variable factors tailored to the whole city of Scottsdale and to each of the city's 10 planning zones and sub-zones. The only input required to run the model is the acreage for each land use category being analyzed. The construction of the model supports and simplifies comparative analyses of alternative land use and development scenarios.

WHO NEEDS TO USE IT?

The model is most useful to city staff and appointed and elected officials evaluating, recommending and acting on both public and private sector proposals for new changes in Scottsdale's General Plan. Additionally, the model is useful to citizens and members of the private sector who are examining and/or proposing General Plan amendments. Also, it provides useful advance information to other public sector agencies that are concerned with the impacts of proposed land use and developments on their specific areas of service operations and capital facilities construction responsibility.

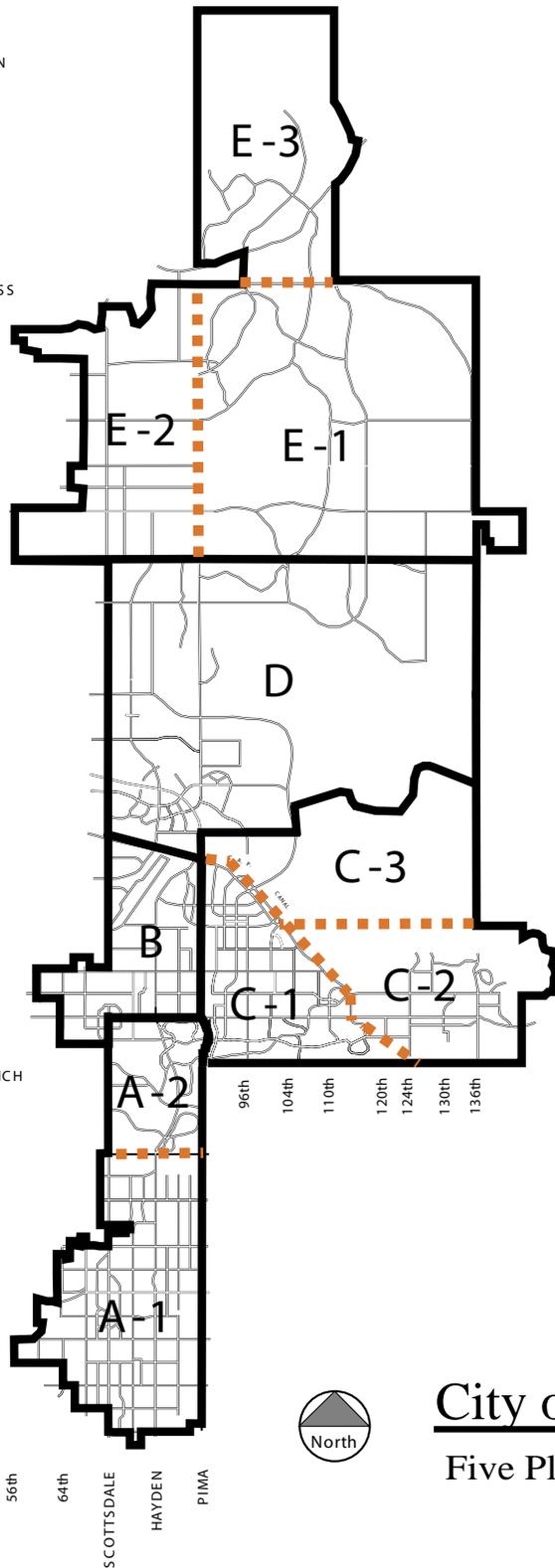
WHY WAS THIS POLICY DEVELOPED?

The model, which was developed in the early 1990's and has been continually upgraded and improved, was developed to enable fast, easy, consistent, specific and comparative analyses of the impacts of land use and development proposals in Scottsdale during a period of widespread, high intensity growth.

KEY POINTS?

1. The model is easy to learn and operate.
2. Analytic data output of the model are accurate, consistent, reliable, and well presented in an easy to read, understand and print format.
3. Maintenance and upgrading of the model are simple.
4. The model is neither bulky nor heavy. Each of the 11 individual worksheets in the workbook fits easily on an average computer monitor. The Excel software will run on both PC and Macintosh platforms.

JENNY LYNN
 CIRCLE MOUNTAIN
 HONDA BOW
 ROCKAWAY HILLS
 DESERT HILLS
 JOY RANCH
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY
 LONE MOUNTAIN
 DIXILETA
 DYNAMITE
 JOMAX
 HAPPY VALLEY
 PINNACLE PEAK
 DEER VALLEY
 BEARDSLEY
 OUTER LOOP
 FRANK LLOYD WRIGHT BLVD.
 GREENWAY
 THUNDERBIRD
 SWEETWATER
 CACTUS
 CHOLLA
 SHEA
 DOUBLETREE RANCH
 McCORMICK
 INDIAN BEND
 McDONALD
 CHAPARRAL
 CAMELBACK
 INDIAN SCHOOL
 THOMAS
 McDOWELL
 McKELLIPS



ZONE A includes the Downtown Business/ Entertainment District, the Indian Bend Park System, and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, Scottsdale Ranch, McDowell Mountain Ranch, and part of the McDowell Sonoran Preserve

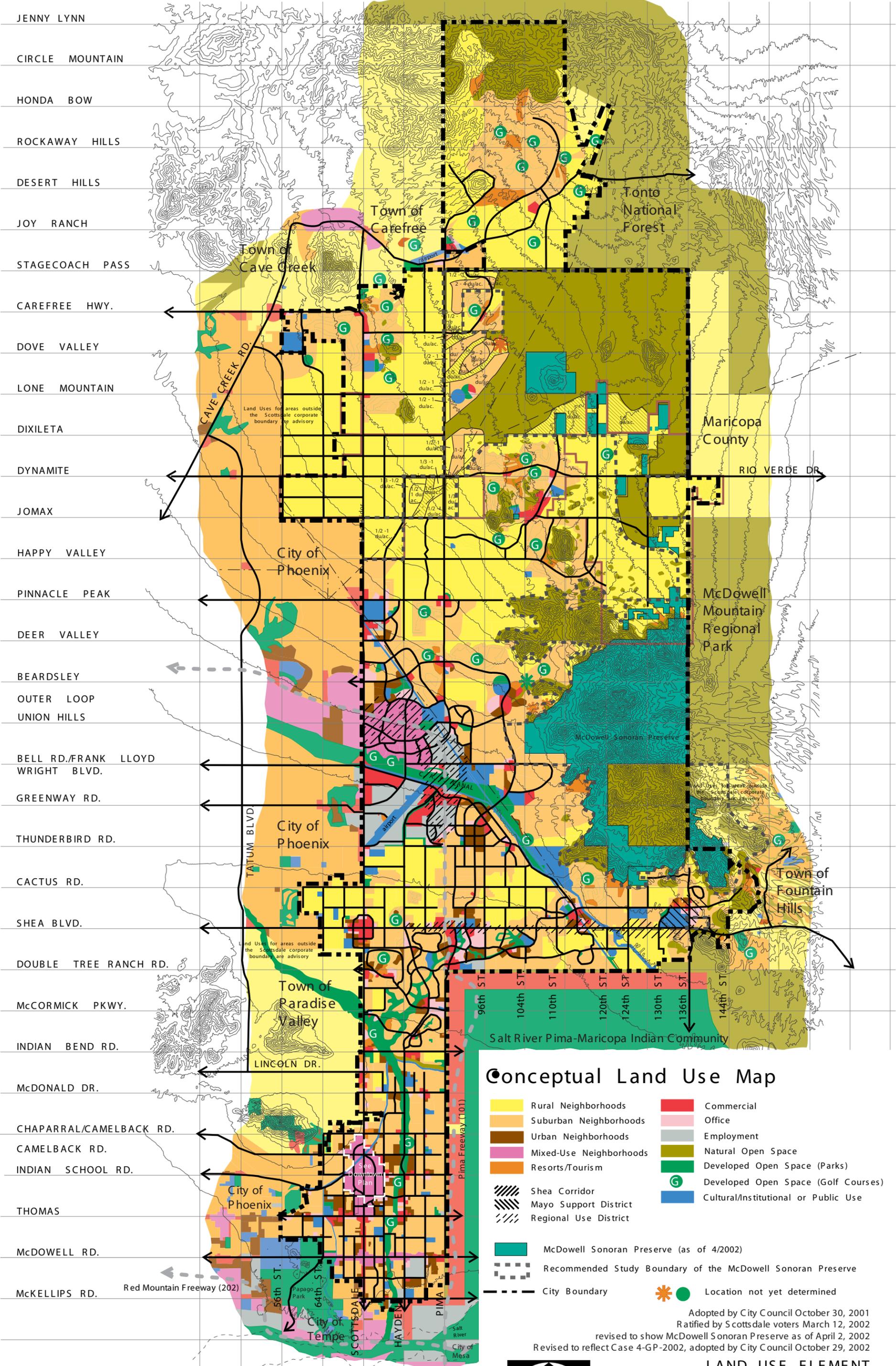
ZONE D includes Grayhawk, DC Ranch, the Pinnacle Peak and Desert Highlands communities, several Troon communities, the Sonoran Regional Core employment center along Loop 101 Freeway, and the northern part of the McDowell Sonoran Preserve

ZONE E includes Troon North, Estancia, Terra Vita, the Boulders, Desert Mountain, Legend Trails, and 16,000-acres of State Trust Lands designated for the Sonoran Sonoran Preserve

City of Scottsdale

Five Planning Zones - 2003

[Click here to open LUI Model Spreadsheet](#)



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 BEARDSLEY
 OUTER LOOP
 UNION HILLS
 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
 McDOWELL RD.
 MCKELLIPS RD.

Conceptual Land Use Map

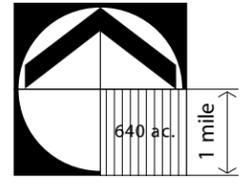
- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- Shea Corridor
- Mayo Support District
- Regional Use District
- McDowell Sonoran Preserve (as of 4/2002)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined
- Location not yet determined

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002
 Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002

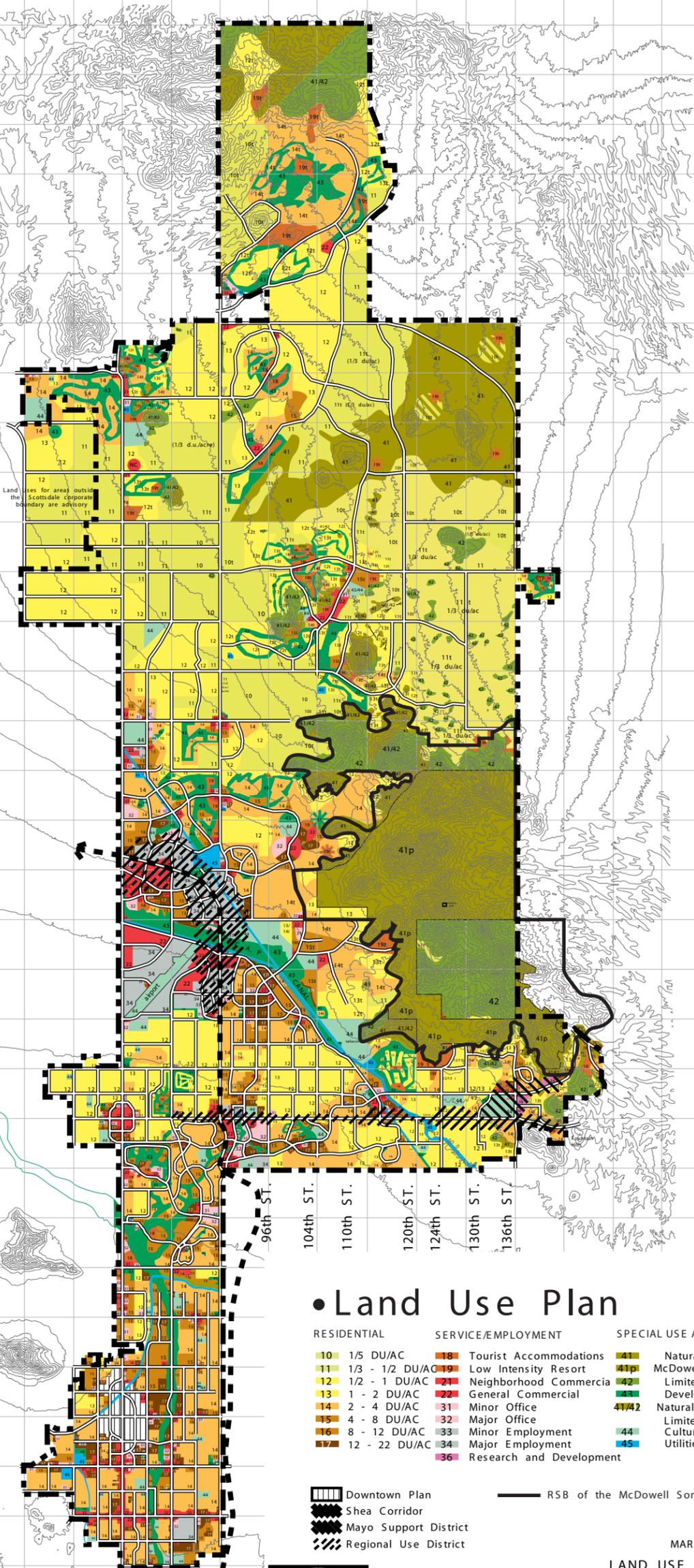
LAND USE ELEMENT

Locations depicted on this map are generalized
general plan
scottsdale, arizona

Land Uses shown outside Scottsdale city boundaries are advisory and use the closest comparable Scottsdale land use categories



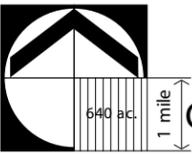
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 McKELLIPS



• Land Use Plan

RESIDENTIAL	SERVICE/EMPLOYMENT	SPECIAL USE AREAS
10 1/5 DU/AC	18 Tourist Accommodations	43 Natural Open Space
11 1/3 - 1/2 DU/AC	19 Low Intensity Resort	41p McDowell Sonoran Preserve
12 1/2 - 1 DU/AC	21 Neighborhood Commercial	42 Limited Use Area
13 1 - 2 DU/AC	22 General Commercial	43 Developed Open Space
14 2 - 4 DU/AC	31 Minor Office	41/42 Natural Open Space and/or Limited Use Area
15 4 - 8 DU/AC	32 Major Office	44 Cultural/Institutional
16 8 - 12 DU/AC	33 Minor Employment	45 Utilities
17 12 - 22 DU/AC	34 Major Employment	
	36 Research and Development	

- Downtown Plan
- Shea Corridor
- Mayo Support District
- Regional Use District
- RSB of the McDowell Sonoran Preserve



MARCH 31, 1999
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general plan
 City of Scottsdale, Arizona

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