

CITY COUNCIL REPORT



Meeting Date: August 30, 2016
 General Plan Element: *Community Involvement*
 General Plan Goal: *Seek early and ongoing involvement in policy-making discussions*

ACTION

Review, discuss, and provide direction to staff regarding the General Plan Task Force recommended draft Scottsdale General Plan 2035, including changes to the Natural Open Space and Rural Neighborhoods land use categories, and timing considerations for possible plan adoption and ratification.

KEY ITEMS FOR CONSIDERATION

- Scottsdale has reached its buildout/infill development phase as a community. With much less vacant land to be developed, pressure to increase development density may rise.
- Community members have expressed the need for additional preservation of Natural Open Space and Rural Neighborhood areas located predominantly north of Deer Valley Road.
- Suggested changes to the draft General Plan 2035 include making changes to both the Natural Open Space and Rural Neighborhoods General Plan land use categories to further protect the rural desert character and lifestyle for these portions of the community.
- The proposed change to the Rural Neighborhoods land use category would create a major General Plan amendment process for properties currently zoned one house per two or more acres (R1-190, R1-130), if those property owners wish to rezone to an increased density of one house per one to two acres (Rural Neighborhoods).
- The proposed change to separate out Natural Open Space into its own, stand-alone, category in the major General Plan amendment land use matrix would create a major General Plan amendment process to change from Natural Open Space to Rural Neighborhoods. Currently a change from Natural Open Space to Rural Neighborhoods is designated as a non-major amendment in both the 2001 and draft 2035 General Plans.

BACKGROUND

The current Scottsdale General Plan was adopted in 2001 and ratified by the voters in 2002. The Plan defines the community's goals for growth, development, character, mobility and a variety of other community aspects. Per State Statute, the city is required to update and ratify the General Plan every ten (10) years. In March 2012, after three (3) years of public input, the Scottsdale City Council sent an updated 2011 General Plan to the voters. However, the measure was defeated (52% to 48%), and thus, the 2001 General Plan remains in effect until the city adopts and ratifies a new General Plan.

In January 2013, City Council provided staff with direction on the public outreach, drafting and adoption/ratification timing associated with the process to update the Scottsdale General Plan. City Council unanimously directed staff to establish a citizen task force to oversee the drafting of a new Plan.

At a March 2014 study session, the Scottsdale City Council provided direction on the preliminary draft General Plan, as created by the Task Force. Ultimately, unanimous council direction to the Task Force included extending public outreach efforts regarding the draft Plan into 2015. In a June 2014 study session, the Scottsdale City Council further directed that the Task Force continue the process of creating a draft General Plan for community, Planning Commission, and City Council consideration. Consequently, the General Plan Task Force continued working to draft a new General Plan through November 2014, at which time they released their final recommended draft General Plan 2035 to the Planning Commission. Upon the completion of their work, the Task Force ceased operating as a public body per the Council amended by-laws.

At a June 2015 public study session, the City Council discussed the community, board and commission comments received about the draft Plan. City Council directed staff to continue public discussions with key community members to identify potential compromises to the plan that would be brought back for the City Council to review. Public outreach on the draft plan continued through January 2016, and a number of small, less substantive changes have been suggested that staff will bring forward for both Planning Commission and City Council consideration during the draft Plan public hearing process. The larger, more substantive changes to the plan were suggested at a small, citizen group meeting (attendees included former Task Force and Coalition of Greater Scottsdale members) held in June 2016.

SUBSTANTIVE RECOMMENDED DRAFT GENERAL PLAN 2035 CHANGES

At the June 2016 citizen group meeting, discussion focused on the need for further preservation of natural open space areas; and large, single family properties (1 house per 2 or more acres) generally located north of Deer Valley Road, designated as Rural Neighborhoods in the General Plan. Recognizing that Scottsdale has entered its build out/infill development phase as a community, the pressure to increase density in these areas was of primary concern for the meeting attendees. The outcome of the meeting was unanimous agreement that Rural Neighborhoods should be converted into two categories:

- 1) Maintaining the Rural Neighborhoods General Plan land use category for all properties that are currently zoned at densities of one house per one to two acres.
- 2) Creating a new Desert Rural Neighborhoods General Plan land use category for all properties that are currently zoned one house per two or more acres. Additionally, with this new land use category, the citizen group recommended that a change from Desert Rural to Rural Neighborhoods should constitute a major General Plan amendment. These recommended changes would create a General Plan amendment process for the properties that currently are entitled at the one house per one to two acres (generally zoning districts R1-190 and R1-130) that does not exist today. These properties include approximately 1,400 properties on +/- 7,860 acres, which constitutes about 7.3% of the city's land uses.

An additional recommendation was also unanimously agreed upon by the attendees. That recommendation was to separate Natural Open Space as a stand-alone, General Plan land use category, rather than keeping it grouped with Rural Neighborhoods as it is in both the 2001 and the draft 2035 General Plans. This separation would require that a change from Natural Open Space to Rural Neighborhoods would now be a major General Plan amendment, whereas currently, it is a non-major General Plan amendment.

Should a two-thirds majority of City Council wish to proceed with the proposed changes noted above, and the draft Plan is adopted by Council in December of this year, then Council will need to provide direction whether to place the newly adopted Plan on a special election ballot in the fall of 2017 or on an election ballot in 2018.

POTENTIAL NEXT STEPS

Should a two-thirds majority of City Council agree and direct staff to move forward with the above substantive changes to the draft General Plan 2035 at the August 30, 2016 study session, the following next steps will occur:

September 2016

- Immediate/direct notification to all property owners that would be affected by the proposed General Plan land use changes noted above
- Community Open Houses on the draft General Plan 2035 (including the proposed changes noted above) - September 6, 7 and 8 in south, central and north locations
- Planning Commission study sessions with a focus on proposed changes to the draft General Plan 2035 – September 14 and 28
- Potential fourth open house specifically for the property owners that would be affected by the proposed General Plan land use changes noted above – September 21

October 2016

- Planning Commission state statute required remote hearing – October 5
- Scottsdale City Council study session with a focus on the proposed changes to the draft General Plan 2035 – October 18
- Planning Commission recommendation hearing – October 26

December 2016

- City Council hearing to consider plan adoption and establish an election date for voter ratification consideration – December 1 and 2 (if needed)

RESPONSIBLE DEPARTMENT

Long Range Planning Services

STAFF CONTACT

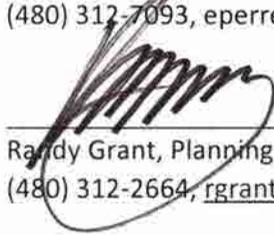
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08/16/16
Date



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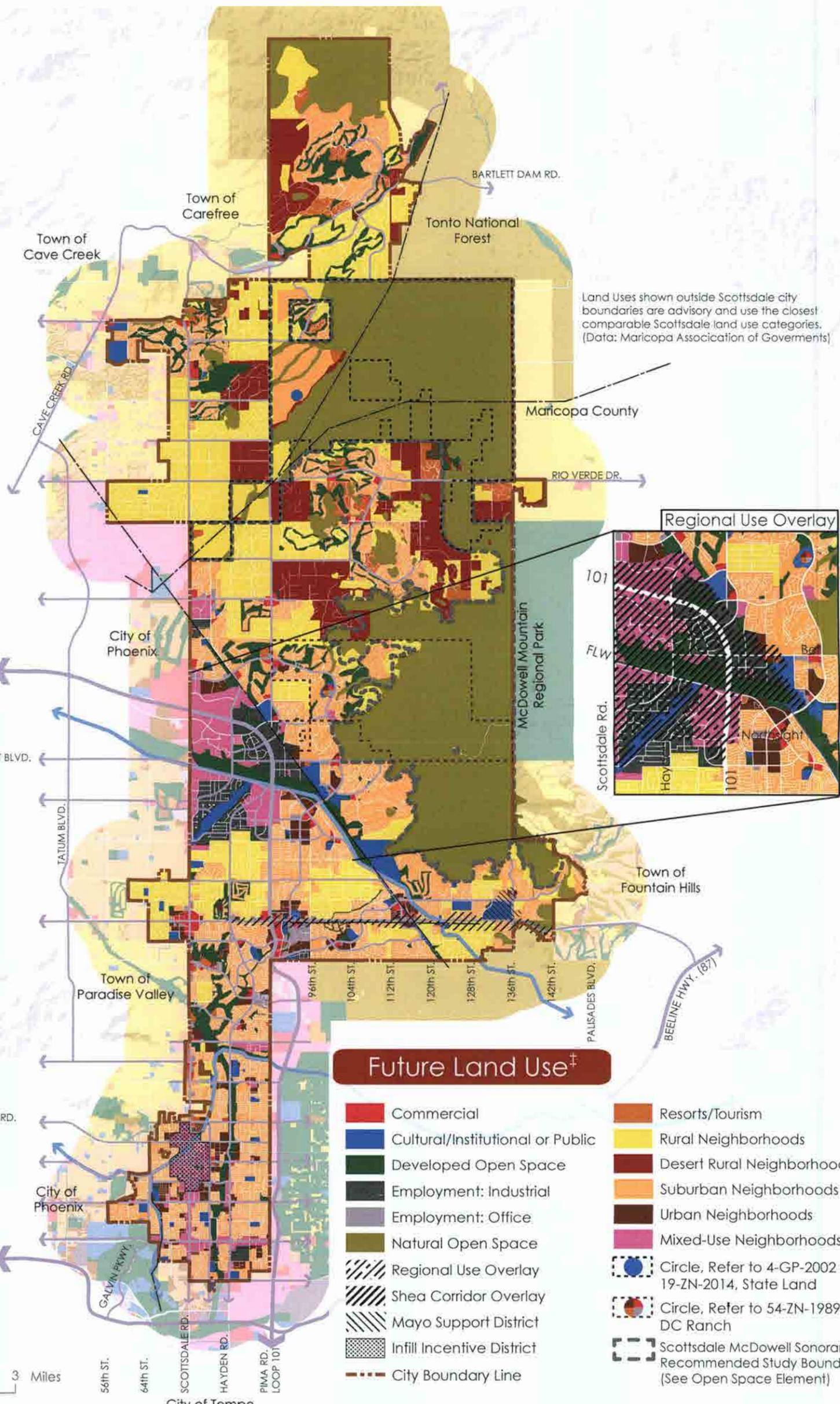
8/15/16
Date

ATTACHMENTS

1. Proposed, modified General Plan 2035 Land Use Map:
Depicts New Desert Rural Neighborhoods Land Use Category

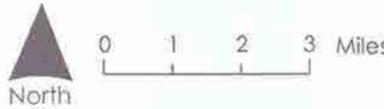
2. Proposed, modified General Plan 2035 Land Use Definitions:
 - New Desert Rural Neighborhoods Definition
 - Modified Rural Neighborhoods Definition

JENNY LIN RD.
 CIRCLE MOUNTAIN RD.
 HONDA BOW RD.
 ROCKAWAY HILLS RD.
 DESERT HILLS DR.
 JOY RANCH DR.
 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 DR.



Future Land Use[±]

- Commercial
- Cultural/Institutional or Public
- Developed Open Space
- Employment: Industrial
- Employment: Office
- Natural Open Space
- Regional Use Overlay
- Shea Corridor Overlay
- Mayo Support District
- Infill Incentive District
- City Boundary Line
- Resorts/Tourism
- Rural Neighborhoods
- Desert Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- 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)



The future land use map is intended to illustrate the general location and distribution of the various categories of land uses anticipated by the 2035 General Plan.

DRAFT

Adopted/Ratified General Plan 2001

Change in Land Use Category						
	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Task Force Recommended Draft General Plan 2035 Land Use Matrix 11/2014

Change in Land Use Category					
From Category:		To Category:			
		A	B	C	D
A	Rural Neighborhoods	Minor	Major	Major	Major
	Natural Open Space				
	McDowell Sonoran Preserve* (NEW)				
B	Suburban Neighborhoods	Minor	Minor	Major	Major
	Developed Open Space				
	Cultural/Institutional or Public Use				
C	Urban Neighborhoods	Major	Minor	Minor	Major
	Resorts/Tourism				
D	Commercial	Major	Major	Minor	Minor
	Employment				
	Mixed-Use Neighborhoods				

6/20/16 Compromise General Plan 2035 Land Use Matrix (Clean/Track Changes Versions)

Change in Land Use Category							
From Category:		To Category:					
		A	B	C	D	E	F
A	Natural Open Space	-	Major	Major	Major	Major	Major
B	Desert Rural Neighborhoods (1 unit/2 or more acres)	Minor	-	Major	Major	Major	Major
C	Rural Neighborhoods (1 unit/more than 1 and less than 2 acres)	Minor	Minor	-	Major	Major	Major
D	Suburban Neighborhoods (more than 1 and less than 8 units/acre)	Minor	Minor	Minor	Minor	Major	Major
	Developed Open Space						
	Cultural/Institutional or Public Use						
E	Urban Neighborhoods (8+ units/acre)	Major	Major	Major	Minor	Minor	Major
	Resorts/Tourism						
F	Commercial	Major	Major	Major	Major	Minor	Minor
	Employment						
	Mixed-Use Neighborhoods						

Change in Land Use Category							
From Category:		To Category:					
		A	B	C	D	E	F
A	Rural Neighborhoods	-	Major	Major	Major	Major	Major
	Natural Open Space						
	McDowell Sonoran Preserve* (NEW)						
B	Desert Rural Neighborhoods (1 unit/2 or more acres)	Minor	-	Major	Major	Major	Major
C	Rural Neighborhoods (1 unit/1-2 acres)	Minor	Minor	-	Major	Major	Major
D	Suburban Neighborhoods (more than 1 and less than 8 units/acre)	Minor	Minor	Minor	Minor	Major	Major
	Developed Open Space						
	Cultural/Institutional or Public Use						
E	Urban Neighborhoods (8+ units/acre)	Major	Major	Major	Minor	Minor	Major
	Resorts/Tourism						
F	Commercial	Major	Major	Major	Major	Minor	Minor
	Employment						
	Mixed-Use Neighborhoods						

Adopted/Ratified General Plan 2035 Rural Neighborhoods Definition:

Rural Neighborhoods: This category includes areas of relatively large-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area’s open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural equestrian character when compared to surrounding areas that have smaller, suburban lots.

Rural Neighborhoods Definition as Recommended by the General Plan Task Force 11/2014:

Rural Neighborhoods: This category includes large-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one or more acres. Native desert vegetation is abundant in many Rural Neighborhoods, and special care is needed to preserve open desert character and environmental features. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Rural Neighborhoods may also include equestrian or golf course character.

8/5/16 GP 2035 Proposed Land Use Category Definitions for Desert Rural

Neighborhoods (new) and Rural Neighborhoods (modified):

Desert Rural (new): This category includes ~~the~~ largest-lot single-family neighborhoods. Densities in Desert Rural Neighborhoods are usually ~~one house per two or more acres~~. ~~Within the Environmentally Sensitive Lands area~~, ~~Native~~ desert vegetation is abundant in ~~Desert Rural Neighborhoods~~, and special care is needed to, preserve open desert character and environmental features. The goal in Desert Rural Neighborhoods is to retain the large-lot character while preserving ~~Limited clustering is encouraged to~~ preserve desert vegetation, washes, and natural features, ~~while ensuring the large-lot character is retained~~. ~~Limited clustering of development may be considered to achieve this goal~~. Desert rural neighborhoods may also include equestrian or ~~limited~~ golf course ~~uses~~ character.

Rural Neighborhoods: This category includes large-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually ~~one house per one to two acres~~. ~~Within the Environmentally Sensitive Lands area~~, ~~Native~~ desert vegetation is abundant in ~~many Rural Neighborhoods~~, 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~~ Clustering is encouraged to preserve desert vegetation, washes, and natural features. ~~Clustering may be used to achieve this goal~~. Rural Neighborhoods may also include equestrian or golf course ~~uses~~ character.