Land Use

VISION STATEMENT

Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically. We will protect large, unspoiled portions of our mountain and desert areas, as well as view corridors to those areas. We will avoid conflicting, damaging, or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy.

Introduction

Scottsdale has evolved and grown since its founding in the late 1800's and its incorporation in 1951. Starting as a small residential community sprinkled with farms and citrus groves, through growth cycles (that affected the entire Phoenix metro area), annexations of large areas of unincorporated lands, preservation of natural environment through the Hillside and Environmentally Sensitive Lands Ordinances, and concentrations of resort uses, arts, tourism and cultural facilities, Scottsdale has become a community that features a variety of land uses contributing to a diverse economy, unique community character, and a national reputation for quality.

see Introduction section, pages 25-37

Currently, Scottsdale's planned and existing land uses are distributed as follows. (The figures are approximations and don't equal 100% due to other uses such as streets and easements.):

- Residential uses 54%
- Open Space 30%
- Commercial 2.5%
- Cultural/Institutional 2.4%
- Employment 1.8%
- Office 1%
- Resort 1%
- Utilities .8%
- Mixed Use/Downtown .5%

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. During this time period, Scottsdale emerged as a leading community in the preservation of natural open space with the anticipation of preserving one third of its landmass in a natural preserve (called the McDowell Sonoran Preserve) linking the McDowell Mountains with McDowell Mountain Regional Park to the east, the Tonto National Forest to the north and the city of Phoenix open space networks to the west.

Regional employment center
In recent years, the development of the Pima Freeway (101) has contributed to a more concentrated mixed-use land use pattern along this corridor. The Scottsdale Airpark has emerged as one of the most significant employment cores within the State of Arizona. These regional land uses along with the city's land preservation efforts have contributed to Scottsdale's strong economy, which in turn contributes to a high quality of life for its residents and visitors.

Employment and retail hub
Scottsdale is regarded as a suburb of Phoenix, but unlike the typical suburban community, it is a net importer of employment and serves as a regional retail center. Household sizes are typically smaller than in other communities in the Valley, and household incomes are higher than most communities in the area. Because of the relative scarcity of services in some areas adjacent to the city, residents outside of the city heavily use Scottsdale's retail centers, parks, employment centers, and libraries.

Resorts
Scottsdale is the major resort center of the metropolitan area. Although not all local major resorts are located in the city, Scottsdale contains the core of specialty shopping, art galleries, and recreational facilities, and many of the cultural and sporting events that attract and sustain the local tourism industry. Preserving the quality of the city's visual environment is an important component of maintaining this industry.

Land Use Patterns
Now and in the future it is important that land use patterns are fostered that help conserve natural resources, reduce the dependence on the automobile and alleviate traffic congestion, contribute to the character of the community, and adequately serve the needs of the citizens. Land use decisions must take into consideration the relationship of adjacent land uses to sensitively integrate proposed land uses with existing natural and physical environments.

Character-based General Planning

As a result of CityShape 2020 recommendations, Scottsdale has implemented Character-based General Planning. The Character-based General Plan consists of the Six Guiding Principles and a structure that contains three distinct and interrelated levels. The Land Use Element and all the Elements of the General Plan apply to the citywide level of planning. Citywide planning incorporates all policies that apply to the city as a whole. 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 and Neighborhood planning levels, instead of the citywide General Plan level. Character area and Neighborhood planning will ensure that quality of development and consistency of character drive Scottsdale's General Plan at the Character Plan and Neighborhood levels, within the context of community-wide goals and the citywide General Plan. The Land Use Element gives broad goals, and general direction for the city's land use distribution and relationships.

see the Scottsdale Values and Vision section

see the Character and Design Element

The Land Use Element

To maintain a community with a healthy economic base and provide services for our residents and visitors, a diversity of land uses should be provided that include schools, parks (both active recreation areas and passive open space) community centers, residential uses for different social economic levels, and retail, commercial and employment centers to serve these residential areas. Public infrastructure such as streets, trails, paths, water, sewer and utilities are needed to serve these land uses. The Land Use Element and its maps indicate the general distribution, location, type, and relationship of all of these land uses.

The Land Use Element establishes the general polices for the types and location of land uses throughout the city. The Zoning Ordinance implements these policies by establishing the legal parameters for the development of a parcel of land. The policies within the Land Use Element focus on three distinctive but interrelated levels: regional relationships, citywide relationships, and local relationships. This hierarchy helps define Scottsdale's role within the metropolitan area, reinforce Scottsdale's quality of life and defines policies that sensitively integrate and balance land uses into the local natural and physical environments. Although the Land Use Element is often the most visible element of the General Plan, it is only one part of the General Plan. Coordination between and among all of the General Plan Elements is required to have a comprehensive policy document that speaks to the future needs of the community.

The Land Use Element is similar to other Elements within the General Plan in that it illustrates a common direction or vision. This citizen-initiated vision may change over time due to changes in a maturing community. The General Plan must be refined over time to reflect these changing community needs.

Major General Plan Amendments
In 2000, the Arizona State Legislature revised the statutes regarding major General Plan amendments. The "General Plan" section in the Preface outlines the criteria to determine if a proposed change is a "major amendment" to the General Plan and what process is required to make amendments to the Plan. The following criteria for major General Plan amendments were adopted by the City Council in February 2001.

Criteria for a Major Amendment to the General Plan

(City Council approved 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map)

Scottsdale's Mission: In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

a. Preserve Scottsdale's unique southwestern character,
b. Plan for and manage growth in harmony with the natural desert surroundings,
c. Promote the livability of the community,
d. Enhance and protect neighborhoods, and
e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

Scottsdale's Land Use Element: It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

a. Land uses should respect the natural and man-made environment,
b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
c. Land uses should contribute to the unique identity that is Scottsdale,
d. Land uses should contribute to the building of community unity and cohesiveness,
e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

Character of Land Uses: A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

1. **Change in Land Use Category**
   A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

	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			

2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

* Planning Zones A, B	10 acres or more
* Planning Zone C1, C2, D and E	15 acres or more

see Planning Zones map on page 21

2b. Acreage Criteria Overriding Incentives

Certain exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
  - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space,
  - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional or Public Use with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (designations of Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one-half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. Character Area Criteria

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. Water/Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

Scottdale Values ...

- Respect for the natural environment.
- Respect for the existing and historical context of the built environment.
- An unsurpassed quality of life for citizens and visitors.
- Recognition of the community's unique identity and reputation.
- Land use and transportation planning that creates logical and efficient transportation options and patterns to help connect people to jobs, services and amenities.

- A rich mix of living, working, and playing environments that do not violate or intrude upon the values that make each place unique or special.
- Aesthetic design of uses to fit with the surrounding character and scale.
- Well-sited mixed-use districts that integrate residential, retail, office, and other uses in specific areas supported by compatible infrastructure.

Goals and Approaches

Regional Context:

1. **Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.

- Support a regional open space network that celebrates Scottsdale identity as a desert city and maintains the viability and connectivity of the natural ecosystems.
- Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.

2. Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

- Work with adjacent jurisdictions to understand the dynamics of the emerging and redeveloping areas on the borders of Scottsdale.
- Support the location of regional land uses, such as major employment centers along regional mobility networks.
- Relate regional transportation corridors to regional land use intensities.
- Support the regional open space network using the Maricopa Association of Governments Desert Spaces Plan (1995) or future updates as a baseline to coordinate with adjacent jurisdictions open space systems, recreation opportunities, storm water drainage, and sensitive wildlife habitat and migration routes.

Citywide Land Use Policies:

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Maintain the natural integrity of open space preserves by ensuring development patterns and land uses are sensitively integrated along the edges of the Preserve.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

see Preservation and Environmental Planning Element

see Growth Areas Element

4. **Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

5. **Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

see also the Community Mobility Element

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles.
- Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.
- Ensure that basic levels of environmental health and human services are provided for all socio-economic levels within the community.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

see the Open Space and Recreation Element
see the Public Services and Facilities Element
see the Growth Areas Element

see also the Preservation and Environmental Planning Element

6. Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.

- Support the essential cycles and life support functions of our ecosystem through land uses and development activities.
- Respect and preserve the biodiversity of the Sonoran Desert environment in development.
- Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.
- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.

see Growth Areas Element

- Concentrate future development in "growth areas" and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.
- Minimize environmental hazards and protect the natural character of the desert by discouraging development on environmentally sensitive lands.
- Implement the acquisition of land for the McDowell Sonoran Preserve.

Local Land Use Relationships:

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.

- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

- Promote public land uses such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.
- Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.
- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Land Use Map Designations

The purpose of the Land Use Element is to encourage the 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, and recreational, cultural, and preservation areas are provided in the Element. The following is a description of these land use categories:

"Neighborhoods" focus on a range of mostly residential classifications. Land uses are designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions, and other uses that support residential land uses, such as shopping and small business. Zoning regulations also allow a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc., that provide community assets

and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different intensities of development.

In the past, many master planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable on a gross acreage basis to the densities shown on the Land Use map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be committed. Assembling of smaller properties to accommodate a larger master planned community is still possible, however, infill development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

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.

SUBURBAN NEIGHBORHOODS: This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly

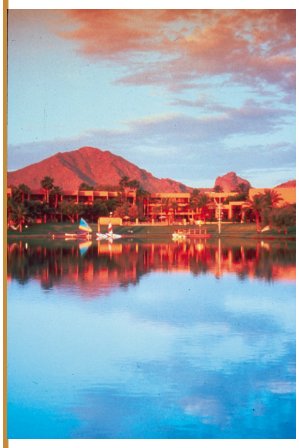
in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

URBAN NEIGHBORHOODS: This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

MIXED-USE NEIGHBORHOODS: Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some areas of the DC Ranch development, areas in the Pima Freeway corridor north of the Airpark, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.

Whenever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as minor offices, minor employment uses, or medium-high density residential uses. Mixed-use areas can still provide a mix of residential and non-residential uses while respecting privacy and personal property rights.

RESORT/TOURISM: This category is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or master-planned development. Resort locations capitalize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community lower density may be required to preserve desert character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.



COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.

OFFICE: The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Minor office uses generate low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). Strict development and landscaping requirements will protect adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

EMPLOYMENT: The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

The following land uses include passive and active recreational areas, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

impact development. The locations for these activities are interspersed within residential and non-residential areas.

In some cases, the city does not control the location of special uses, such as schools or major transmission lines, and the state and federal government can preempt local land use authority. However, the city can work with other jurisdictions and agencies on decisions regarding land use. Every effort will be made to mitigate negative impacts, including visual impacts.

NATURAL OPEN SPACE: The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent 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. Efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue. A variety of methods can be used to preserve environmentally sensitive areas, including density transfers, easements, dedications to a conservancy or public agency, and land acquisition. Low impact recreational activities are suitable for these sensitive areas and may include hiking, equestrian, or mountain bicycling trails. The Environmentally Sensitive Lands Ordinance (ESLO) includes detailed provisions for Natural Area Open Space (NAOS), density transfer, and for protection of environmentally sensitive lands.

THE McDOWELL SONORAN PRESERVE: The McDowell Sonoran Preserve consists of mountain and desert land included in the city's Preserve. This land generally possesses outstanding scenic value; valuable wildlife habitat and migration routes; lush desert vegetation; significant environmental conditions such as sensitive washes, riparian areas and mountain peaks and valleys; archaeological and historic sites; and opportunities for appropriate passive recreation in designated areas. Preserve land will remain as permanent open space with limited permanent improvements. The recommended study boundary of the McDowell Sonoran Preserve includes mountain and desert land designated by the City Council as suitable for preservation and some lands preserved by zoning action as NAOS.

DEVELOPED OPEN SPACE: Developed open space includes public or private recreation areas such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. This designation applies to Indian Bend Wash, the Camelback Walk, and the TPC and Westworld facilities. Developed open spaces provide amenities for both residents and visitors. They may also provide links between neighborhoods. Their design should integrate with adjacent neighborhoods. Tourism and public uses are encouraged to locate next to developed open spaces.

CULTURAL/INSTITUTIONAL OR PUBLIC USE: This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

Other Land Use Map Designations
STAR/CIRCLE: A circle or star on the land use maps means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area.

REGIONAL USE: The regional use designation provides flexibility for land uses when it can be demonstrated 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 attraction uses. In determining whether proposed land uses are regional in nature, the city will consider whether the use has a regional draw, implements 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: The Shea Corridor is indicated along Shea Boulevard. Within this corridor specific guidelines are in effect. Policies relating to the corridor 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, dry cleaning, etc.

should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur, and local traffic will not need to use Shea Boulevard.

The umbrella goals, policies, and guidelines (contained in the Shea Area Plan adopted June 15, 1993) should be followed.

MAYO SUPPORT DISTRICT: The Mayo Support District is indicated for the area surrounding the Mayo Clinic. For a specific area surrounding the Mayo Clinic, a Mayo Clinic Support District should be established. Within this district, a flexible approach to locating support uses should be considered. Policies for this area are also included in the Shea Area Plan adopted June 15, 1993.

STATE TRUST LANDS UNDER STATE LAND COMMISSIONER'S ORDER #078/2001-2002. On August 30, 2001, the State Land Commissioner reclassified approximately 11,390 acres as suitable for conservation with a deed restriction on the land to ensure that these lands would be conserved by the property purchaser. An additional 1,630 acres were reclassified as suitable for conservation, however, no deed restriction has been placed on these lands. Approximately 3,543 acres was not reclassified by the State Land Commissioner. The City of Scottsdale and the State Land Department will partner to process a general plan amendment during 2002 for the land not reclassified by the Land Commissioner.

Related Plans and Policies:

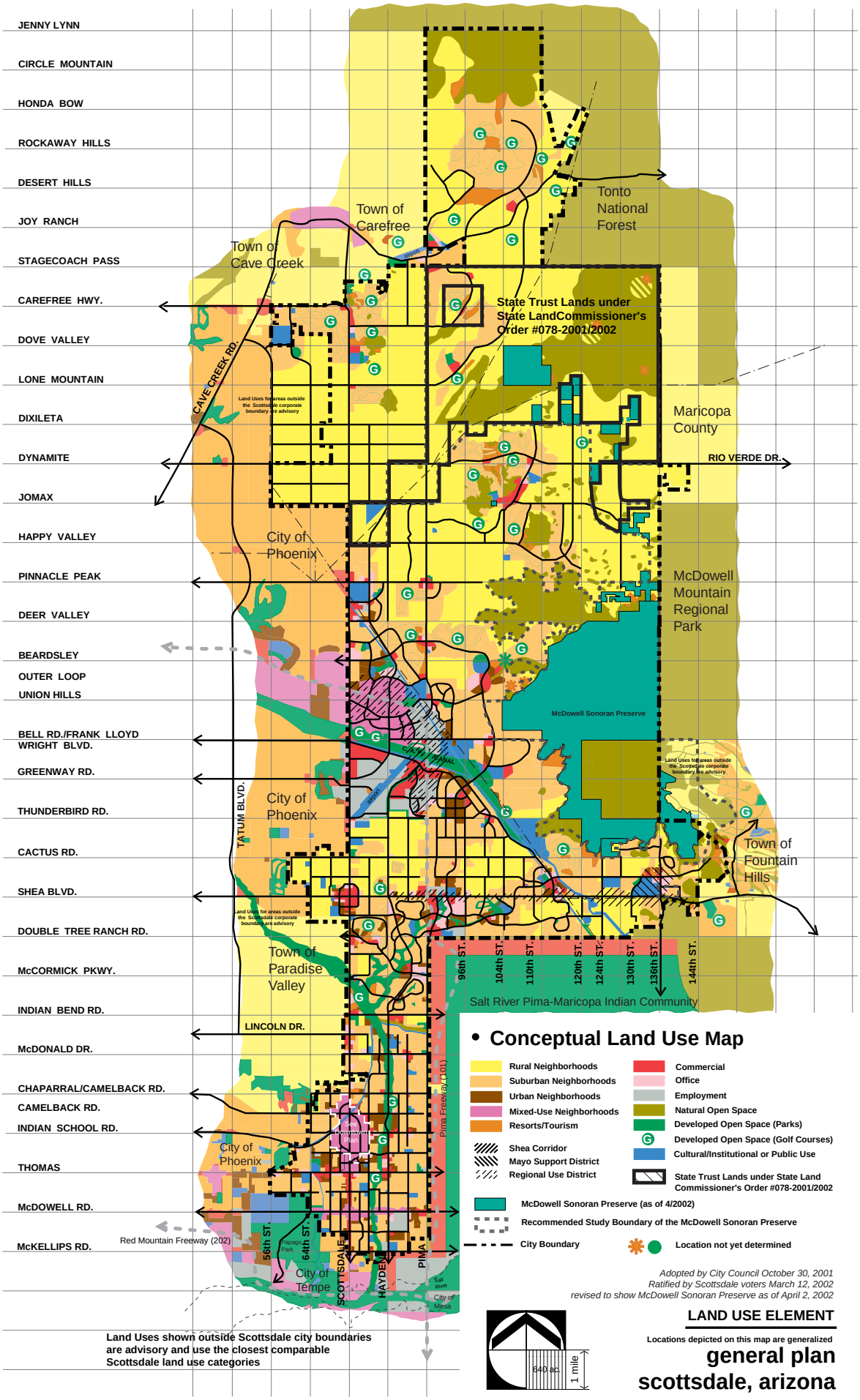
- Environmentally Sensitive Lands Ordinance (1991, revised 2001)
- Shea Area Plan (1993)
- The Downtown Plan
- Maricopa Association of Governments Desert Spaces Plan, 1995

Reference:

- Existing Land Use map
- State Land Commissioner Order #078-2001/2002

Element Graphic:

- Conceptual Land Use map


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
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.
LINCOLN DR.
McDONALD DR.
CHAPARRAL/CAMELBACK RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS
McDOWELL RD.
McKELLIPS RD.
Red Mountain Freeway (202)
CAVE CREEK RD.
TATUM BLVD.
RIO VERDE DR.
Town of Carefree
Town of Cave Creek
Tonto National Forest
State Trust Lands under State LandCommissioner's Order #078-2001/2002
Maricopa County
City of Phoenix
McDowell Mountain Regional Park
McDowell Sonoran Preserve
CAP CANAL
Town of Fountain Hills
Town of Paradise Valley
96th ST.
104th ST.
110th ST.
120th ST.
124th ST.
130th ST.
136th ST.
144th ST.
Salt River Pima-Maricopa Indian Community
Pima Freeway (101)
56th ST.
64th ST.
SCOTTSDALE
HAYDEN
PIMA
City of Tempe
City of Mesa
Land Uses shown outside Scottsdale city boundaries are advisory and use the closest comparable Scottsdale land use categories
• Conceptual Land Use Map
Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism
Shea Corridor
Mayo Support District
Regional Use District
Commercial
Office
Employment
Natural Open Space
Developed Open Space (Parks)
Developed Open Space (Golf Courses)
Cultural/Institutional or Public Use
State Trust Lands under State Land Commissioner's Order #078-2001/2002
McDowell Sonoran Preserve (as of 4/2002)
Recommended Study Boundary of the McDowell Sonoran Preserve
City Boundary
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
640 ac.
1 mile
LAND USE ELEMENT
Locations depicted on this map are generalized
general plan
scottsdale, arizona