



**NOTICE
OF A
JOINT MEETING OF THE
TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION, DEVELOPMENT REVIEW BOARD AND
THE ECONOMIC DEVELOPMENT ADVISORY BOARD**

WHEN: MONDAY, APRIL 10, 2023

WHERE: 33 EASY STREET

TIME: 5:15 P.M.

LIVESTREAM: CAREFREE YOUTUBE CHANNEL: [Town of Carefree - YouTube](#)

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission, Development Review Board and the Economic Development Advisory Board of the Town of Carefree, Arizona and to the public, that the members of the Commission/Boards will hold a public meeting open to the public.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

CALL TO ORDER, SILENT ROLL CALL and PLEDGE OF ALLEGIANCE.

ITEM #1 APPROVAL of the **JOINT PLANNING AND ZONING COMMISSION and ECONOMIC DEVELOPMENT REVIEW BOARD MEETING MINUTES** dated **MARCH 13, 2023**.

ITEM #2 DISCUSSION and **POSSIBLE ACTION** on a request for:

CASE #: 21-02-MS

APPLICANT: Mr. Victor Sidy
Victor Sidy Architects
2300 E. Utopía Rd.
Phoenix, AZ 85024

OWNER: Mr. & Mrs. Tony and Annie Sciacca
11268 Dina Drive
Bruce Township, MI

CASE LOCATION: 6360 E. Arroyo Road
Carefree, AZ 85377
APN: 211-28-130

ZONING: Rural-70 Single Family Residential
70,000 square feet minimum lot size

REQUEST: Requesting approval of a single-family residence in a
Mountainside Zoning District overlay.

ITEM #3 **REVIEW** and **DISCUSSION** related to the General Plan Update process as lead by Matt Klyszeiko, Michael Baker International, to include soliciting feedback on the preferred structure of the Plan's vision statement and organizational structure, and providing instructions on completing a *Goal Comment Matrix*.

ITEM #4 **REVIEW** and **RECOMMENDATION** of the 2023-24 Economic Development Work Plan.

ITEM #5 ANNOUNCEMENTS

ITEM #6 ADJOURNMENT

PLANNING AND ZONING COMMISSION

Samantha Gesell

SAMANTHA GESELL, PLANNING CLERK
POSTED April 5, 2023.



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.



**JOINT MEETING OF THE
TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION AND THE ECONOMIC DEVELOPMENT
ADVISORY BOARD
DRAFT MINUTES**

WHEN: MONDAY, MARCH 13, 2023

WHERE: 33 EASY STREET

TIME: 5:00 P.M.

LIVESTREAM: CAREFREE YOUTUBE CHANNEL: [Town of Carefree - YouTube](#)

COMMISSIONERS PRESENT:

Chairperson Tom Cross
Vice Chairperson Mary Roberts
Peter Burns
Karen Dahlman
Susie Dymoke
Ralph Ferro
Sharon Smith

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek; Planning Clerk, Samantha Gesell.

Chairperson Cross called the meeting to order at 5:00 p.m. and led the group in the pledge of allegiance.

ITEM #1 APPROVAL of PLANNING AND ZONING MEETING MINUTES dated FEBRUARY 13, 2023.

Commissioner Ferro **MOVED TO APPROVE** the February 13, 2023, meeting minutes as presented. **SECONDED** by Commissioner Smith. **CARRIED**, 7-0.

VOTING MEMBER

Chairperson Tom Cross
Vice Chairperson Roberts
Commissioner Peter Burns
Commissioner Dahlman
Commissioner Dymoke
Commissioner Ferro
Commissioner Smith

AYE/NAY

Aye
Aye
Aye
Aye
Aye
Aye
Aye

ITEM #2 PUBLIC HEARING to be held to consider proposed text amendment to the *Town of Carefree Zoning Ordinance 10th Publication* and to receive comments from the public. The Text Amendment, included under Case #22-21-TA, proposes to

modify *Article II. Rules and Definitions, Section 2.02 Definitions* in order to align with and support the recently passed short-term rental regulations in the *Carefree, Arizona code of Ordinances (Town Code)*.

This was a public hearing and comments from the public were taken.

Planning Director, Stacey Bridge-Denzak presented details of the proposed text amendment and responded to questions.

Vice Chairperson Roberts **MOVED TO APPROVE** the proposed text amendment to the *Town of Carefree Zoning Ordinance 10th Publication*. **SECONDED** by Commissioner Dymoke. **CARRIED**, 7-0.

VOTING MEMBER

Chairperson Tom Cross

Vice Chairperson Roberts

Commissioner Peter Burns

Commissioner Dahlman

Commissioner Dymoke

Commissioner Ferro

Commissioner Smith

AYE/NAY

Aye

Aye

Aye

Aye

Aye

Aye

Aye

There was no public comment.

ITEM #3 **REVIEW and RECOMMENDATION** of the 2023-24 Economic Development Work Plan

Economic Development Director, Steve Prokopek presented details of the Economic Development Work Plan and responded to comments and questions.

Public comment was heard from:

Jerry Wetta – NW Corner development and Arizona meeting law comments

Connie Glaspie – Preserve State land.

Wendy Mattes – Preserve State land.

John Mattes – NW Corner development comments

Stephanie Barbour – Preserve State Land

Ariane Buser – Preserve State land.

Colleen Rose Scurti – Preserve State land.

Melissa Price – Carefree/Cave Creek relationship, Chamber of Commerce and State Land development comments.

ITEM #3 **ANNOUNCEMENTS**

There were no announcements.

ITEM #4 **ADJOURNMENT**

The meeting was adjourned by unanimous consent at 6:01 p.m.

VOTING MEMBER

Chairperson Tom Cross

Vice Chairperson Roberts

AYE/NAY

Aye

Aye

Commissioner Peter Burns
Commissioner Dahlman
Commissioner Dymoke
Commissioner Ferro
Commissioner Smith

Aye
Aye
Aye
Aye
Aye

PLANNING AND ZONING COMMISSION

Samantha Gesell

SAMANTHA GESELL, PLANNING CLERK

TOM CROSS, CHAIRPERSON

DEVELOPMENT REVIEW BOARD - STAFF REPORT



MEETING DATE: April 10, 2023

Item No. 2

SUBJECT Mountainside Single-Family Residence, DRB Case #21-02-MS

REQUEST Pursuant to Article X of the Zoning Ordinance, this is a request for approval of a single-family residence in a Mountainside Zoning District overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% percent slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside.

Key Items for Consideration:

- The property is located at 6360 East Arroyo Road, Carefree, Maricopa County Tax Parcel #211-28-130. It is within the Carefree Foothills Subdivision.
- The parcel is approximately 7.1 acres (309,185 sf) in size and zoned Rural-70 Single-Family Residential.
- A 4-bedroom, 4-1/2-bathroom, 5-car garage, single-level home with 1-bedroom casita, pool/spa, outdoor terraces, covered patio spaces, and planters with desert landscaping.
- Building materials include stone veneer and painted stucco with metal accents. Project includes a concrete paver driveway.
- Proposed retaining walls adjacent to the residence and casita, upper driveway and area at garages, and entry walk are over the allowable maximum height of 7 feet and require a height waiver under this application.
- Access to the site extends beyond Arroyo Road on a shared, private driveway.
- There are environmentally sensitive features on the site including steep slopes, protected plant species, and significant rock outcroppings.
- The site meets the cut-to-fill ratio requirement of cut exceeding fill.
- Landscaping is proposed to revegetate disturbed areas and transition from the structures to the natural desert.
- The lot will be served by the Town of Carefree for water and Liberty Utilities (Black Mountain Sewer Corporation) for wastewater.
- Citizen Participation requirements have been met.

**APPLICANT/
OWNER**

Owners
Mr. & Mrs. Tony and
Annie Sciacca
11268 Dina Drive
Bruce Township, MI

Architect/Applicant
Mr. Victor Sidy
Victor Sidy Architect
2300 E. Utopia Road
Phoenix, AZ 85024

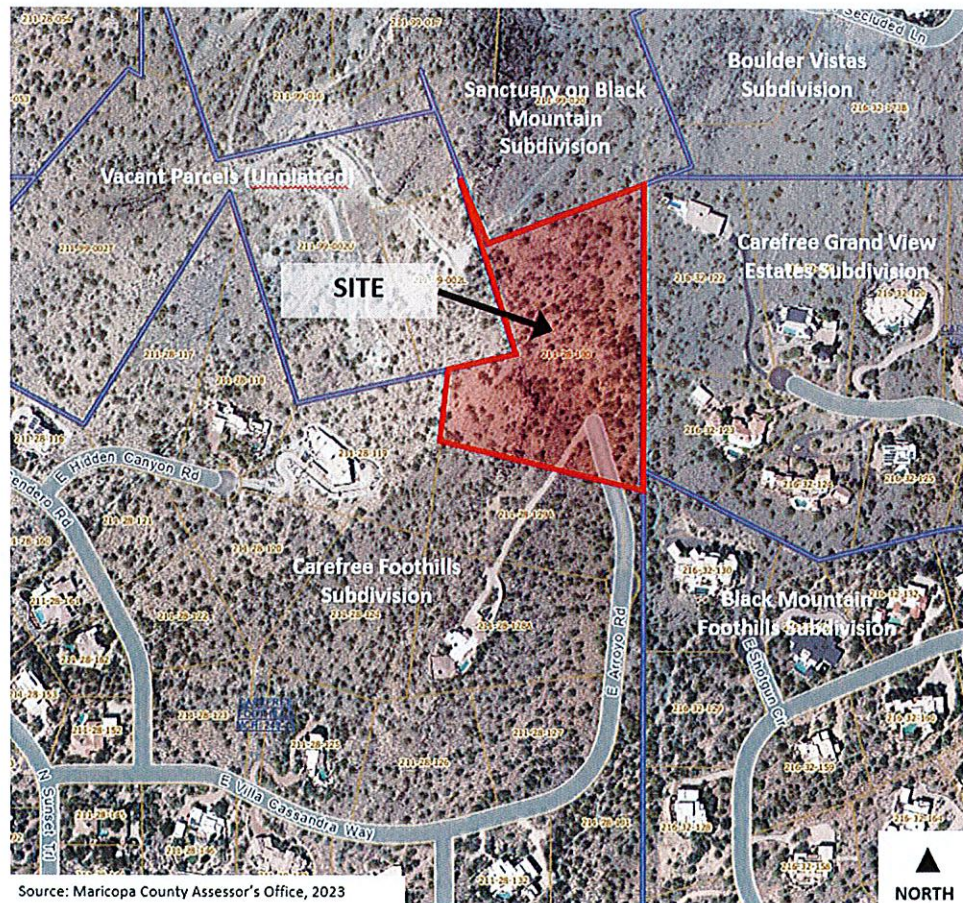
Civil Engineer
Graham Surveying &
Engineering
7406 E. Nonchalant Ave.
Carefree, AZ

**LOCATION/
CONTEXT**

The subject property is a vacant parcel located at 6360 East Arroyo Road. The Carefree General Plan designates it and the surrounding lots in Carefree as Very Low Density Residential (approximately 2-acre minimum lots). The property is in Zoning District Rural-70 Single Family Residential (minimum 70,000 square foot lot size) as well as the lots adjacent to the site. Carefree Foothills was platted in 1983, prior to the Town's incorporation. Two single-family zoning districts are found in Carefree Foothills: Rural-70 and R1-35. Each lot has a defined building envelope as shown on the final plat. The adjacent land uses to the subject parcel are as follows:

- North: 1 Vacant lot and private driveway
- South: 1 Single-family residence
- West: 1 Single-family residence and 1 vacant lot
- East: 2 Single-family residences

**Aerial Context Map:
County Tax Parcel #211-28-130, 6360 East Arroyo Road**



**SENSITIVE
FEATURES**

The vacant parcel mainly consists of very steep slopes along with significant rock features and protected plants (see Diagram 1). Access to the lot is off of

a shared driveway extending beyond Arroyo Road, also utilized by adjacent lots 42 and 43. An access easement exists between the lot and lot 43 (to the south), but is not proposed to be used at this time. Approximately 76% of the property has slopes greater than 30% with such slopes found solely within the plat's 100' x 200' building envelope (see Diagram 2). The structure is located within this envelope north of the significant rock feature and outcroppings.

Diagram 1:

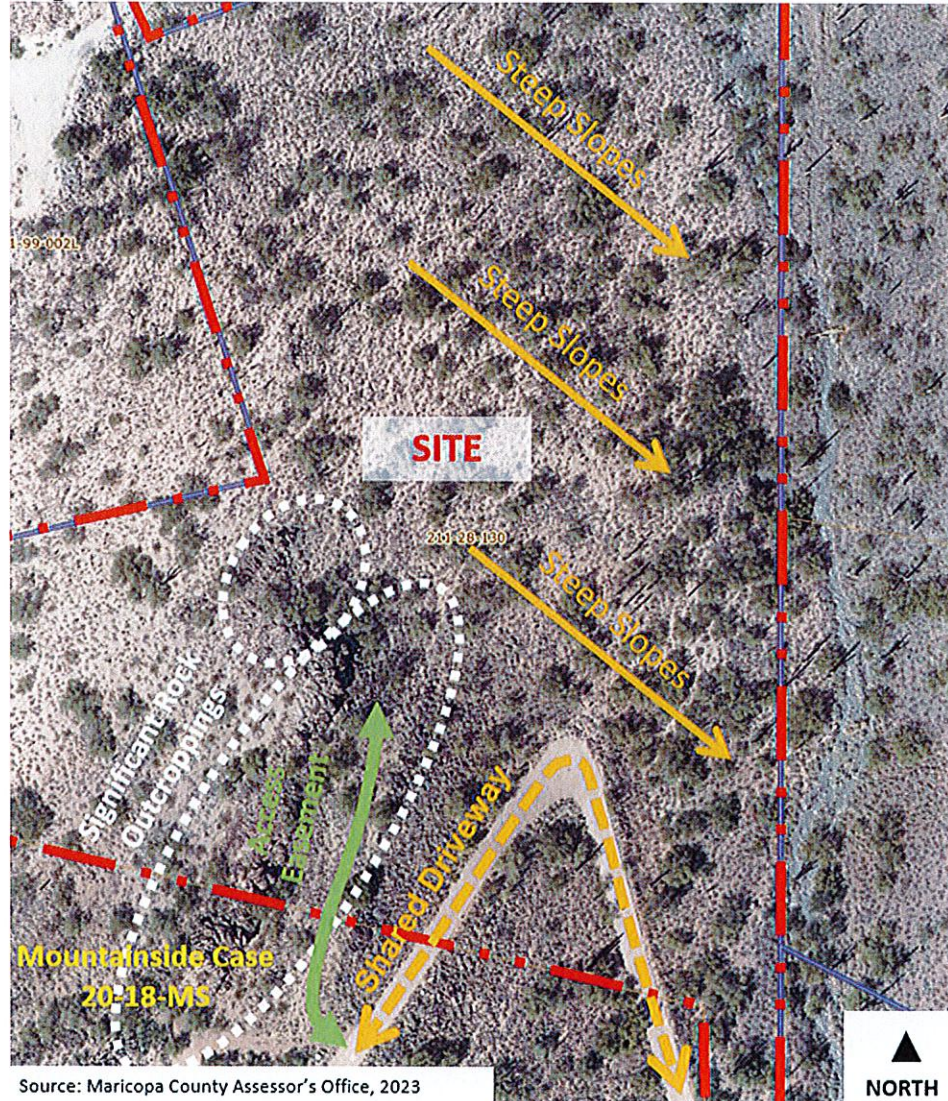
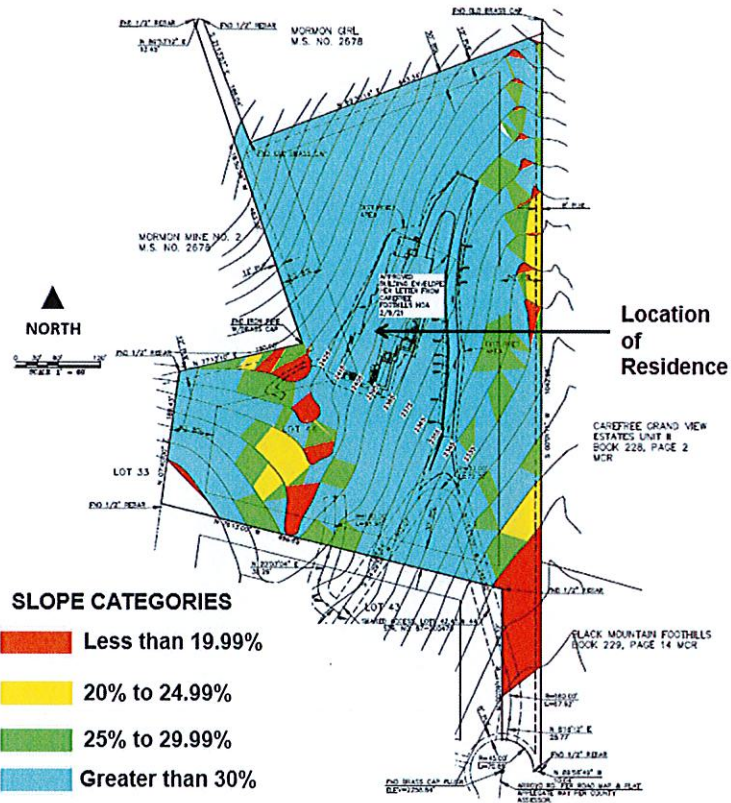


Diagram 2:



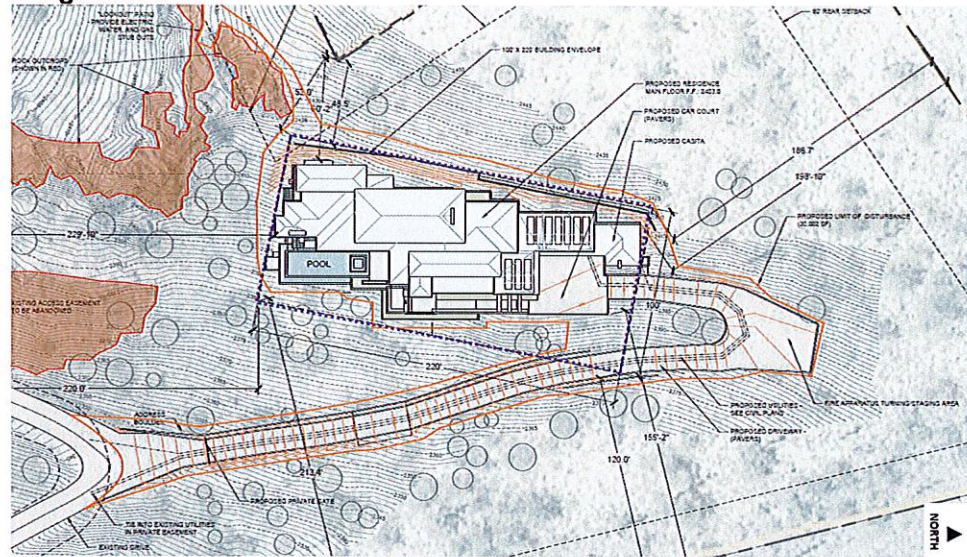
DEVELOPMENT PLAN

Summary

The proposed residence is a 4-bedroom, 4-1/2-bathroom, 5-car garage, single-level home with a casita, pool/spa, outdoor terraces, covered patio spaces, and planters. The proposed residence is situated north of the geologically significant rock outcroppings that characterize the southern portion of the property. Due to the relatively steep terrain, the home is designed parallel to the contours of the land, and as narrow as possible to keep the cut and fill heights within reasonable limits. As a result of the thin depth, the home is stretched lengthwise to accommodate the home's various programmatic requirements. The more private side of the house faces the preserved rock outcrops, and the more active portion of the home is in the middle. The rock outcroppings are proposed to be protected and preserved. Outside of the proposed development area and driveway, the existing topography is intended to remain as natural as possible.

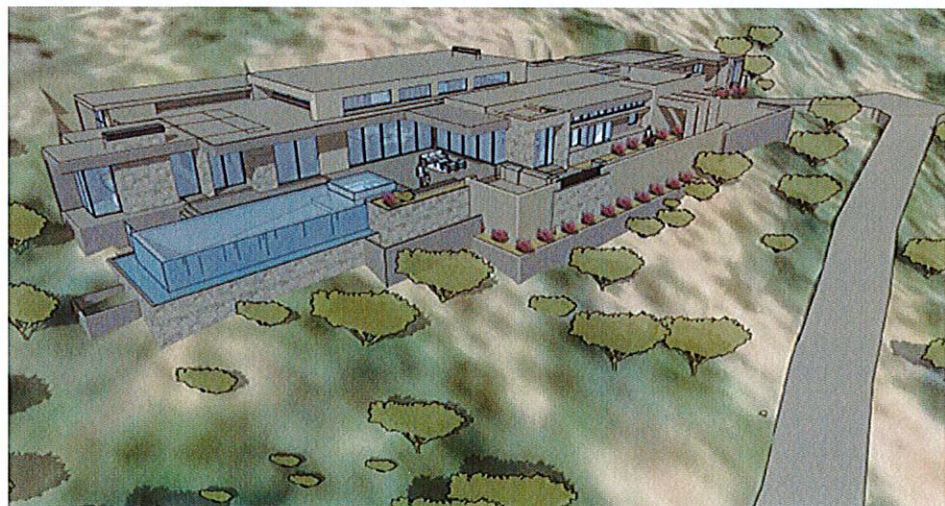
The main living room is set back into the slope of the mountain so that its relatively taller ceiling (15'9") but doesn't dominate the rest of the home's massing. The maximum height of the roof above natural grade is proposed at approximately 23.9' (at the entry area). The cumulative building height is 36'-6", as measured to the top of chimney. The majority of the rest of the home is well below allowable height limits.

Diagram 3:

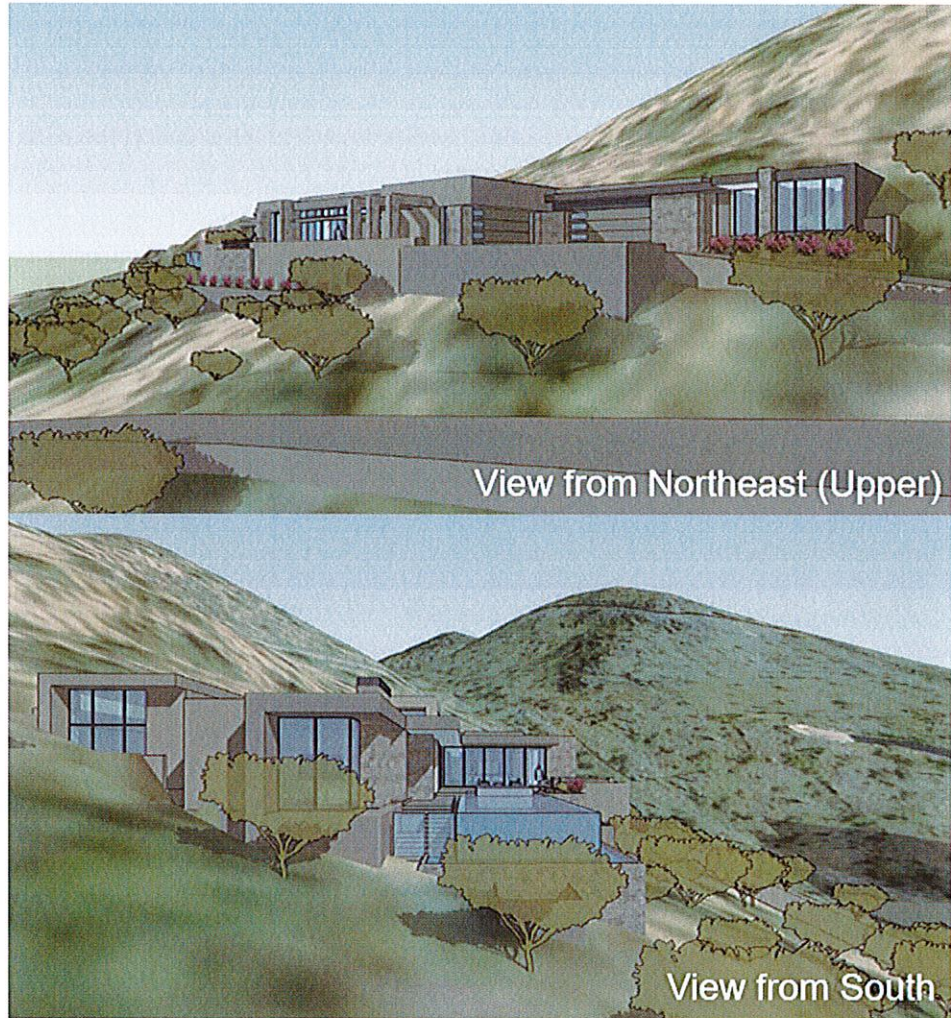


The combined total area under roof of the home, casita, and garage area is 9,780 square feet with a livable area of 6,420 square feet (home and casita). The remainder of the area under roof is garage and covered patios respectively.

The project was designed in conjunction with significant feedback from the Carefree Foothills HOA's Architectural Control Committee. The materials are proposed as three tones of stucco, with stone cladding in certain portions and metal trim accents for portions of the roof fascia and windows. Similarly, this project meets the intent of the Town's high development standards. The low, linear profile and sensitivity to the surrounding natural features reflect this value. The architecture has a southwest modern feel typical to many upscale, custom homes today as well as in the same neighborhood.

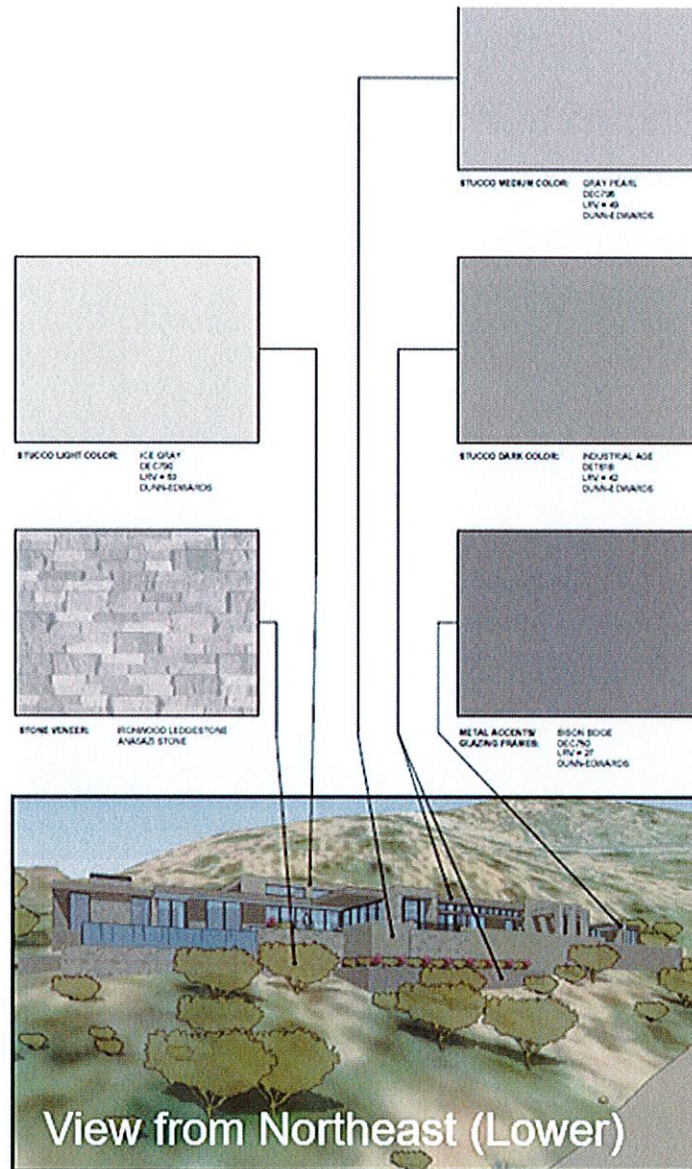


View from Above (Southeast)



Contextual materials and color in concert with the mountainous and desert environment, and character of the Southwest are used (See Diagram 4). The materials would be primarily stucco, with stone cladding in certain portions, and accents of metal around the window glazing. Retaining and site walls shall be painted stucco and stone veneer to match the home. Hardscape materials include a concrete pavers driveway.

Diagram 4:
Proposed Material Selections



Lot coverage and Disturbed Area

Maximum 13% lot coverage and maximum 39% disturbed area are allowed in Rural-70 Zoning District. The proposed project complies, with 3.75% lot coverage and approximately 12% disturbed area, which includes the driveway, rear yard, and other graded areas.

Building Setbacks

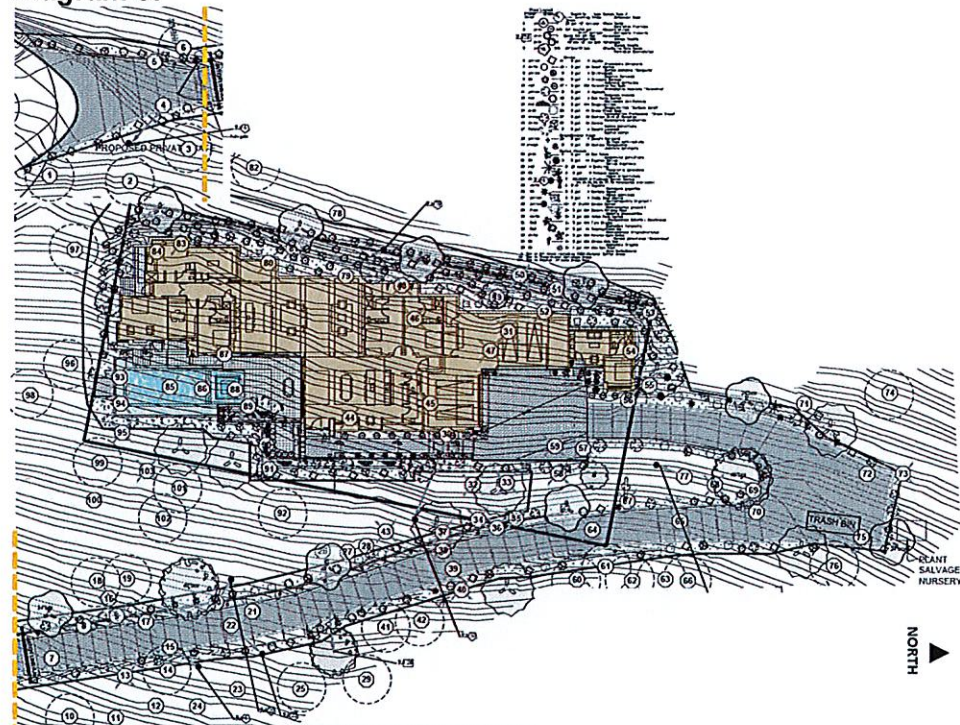
Required building setbacks in Rural-70 Zoning are 60 feet front/rear and 30 feet on the sides measured from the property lines as shown on the attached plans. The building is within the developable area of the property as well as

the platted building envelope with relatively no impact to any building setbacks. Grading shall be retained by walls in these areas.

Landscaping

Landscaping is important at Mountainside properties, in particular, to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior “oasis” near the home to a more natural desert areas further from the residence. In this case, tall plant material shall be required at the terraced planters and walls that exceed 7 feet at the entry walk in order to reduce the scale and visual impact of these structures. A preliminary salvage inventory and a landscape plan have been submitted in association with this application.

Diagram 5:

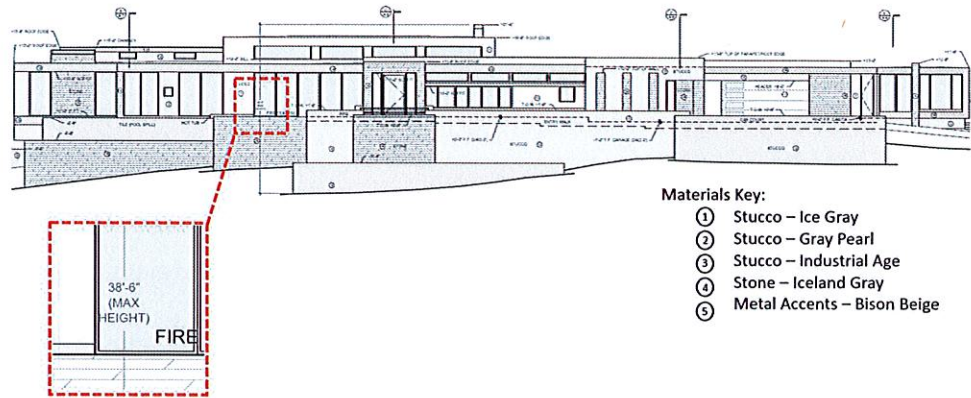


A combination of drought tolerant plant material and salvaged plants are incorporated into the landscape plan. A final site lighting and landscape plan with supporting salvage planting information will be required at the building permit phase.

Building Height

The building complies with the 40-foot maximum cumulative height for Mountainside developments with a measurement of 38.5 feet (see Diagram 6). The project also meets the 24-foot maximum building height above natural and finished grade directly below as described in the summary.

Diagram 6:



Cumulative Height Diagram – East Elevation

Cut:Fill Ratio

The quantity of cut exceeds the quantity of fill by 2,484 cubic yards as required under the Zoning Ordinance. The total quantity of cut equals 2,909 cubic yards; the quantity of fill equals 425 cubic yards. Excess cut will be removed from the property.

Driveway

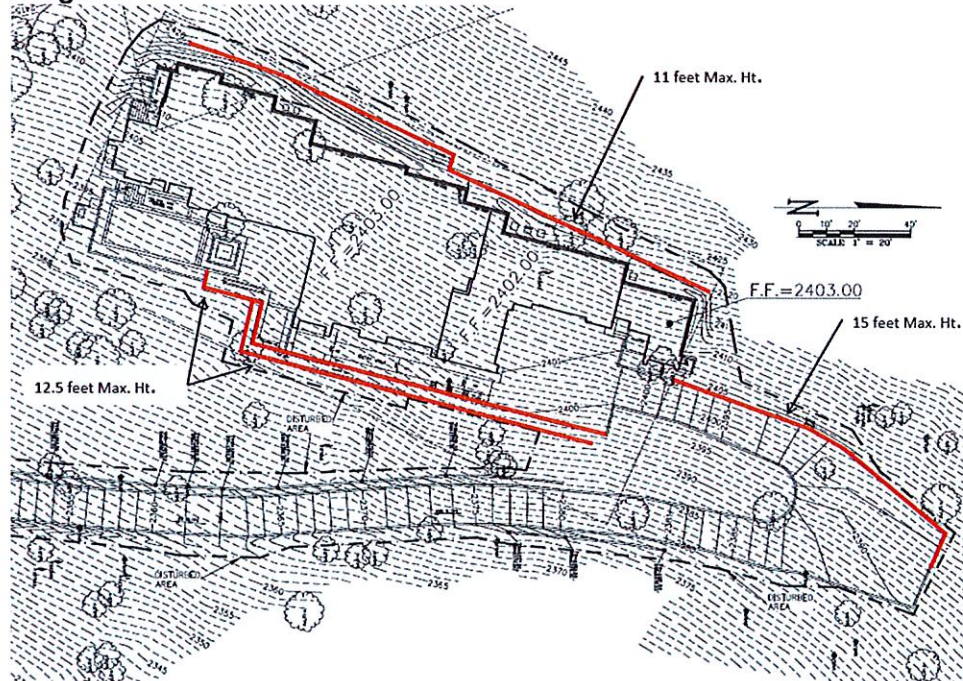
A concrete paver driveway will be installed along a proposed gradient that varies from 8% to 16% found mostly at the entrance; the driveway court area will be essentially level. Retaining walls follow most of the driveway as needed to retain grade since the driveway is mostly a cut condition into the natural grade. A turnout midway up the driveway and a level turn-around area near the top of the driveway was required by Rural Metro in order to accommodate their trucks entering and exiting the property. The width of the driveway is approximately 15 feet along most of the length until the last leg approaching the driveway. At that point it narrows approximately to 13 feet. The area at the shared access easement is left unused.

Grading & Drainage

The project is designed to facilitate stormwater flows away from the structures starting at a high point at the north side of the proposed residence (middle of facade) then guided with drainage swales until the structure is no longer affected by runoff. Retaining walls are used to meet existing grade thereby reducing additional disturbance.

The Mountainside permit request also includes wall height waivers for the rear, driveway, and main entrance retaining walls (see Diagram 7).

Diagram 7:



Often on steeply sloped lots such as this, significant grade change necessitates walls taller than typical zoning allows. The wall behind the home will not be seen as it is screened by the massing of the home itself. It is however, necessary in order to maintain a stable, retained condition. The wall at the driveway as it nears the home is necessary for the same reason. A taller height minimizes added cut into the hillside created by terracing. Due to its visibility, the finish treatment includes stone veneer to better blend into the backdrop of the mountainside. Lastly, the walls adjacent to the main entrance are terraced to accommodate the finished floor elevation, but also exceed 7 feet in some areas. These walls shall be a combination of stucco and stone veneer finishes. Landscaping will help to reduce the scale and soften the overall appearance.



Site Utilities

The subject property will be serviced by Carefree Water Company for water and Liberty Utilities (Black Mountain Sewer Corporation) for sewer. Will serve letters for each utility have been submitted with this application. Extension of the existing sewer line shall be at the owner's expense as the Town has no authority over this utility. When a building permit is submitted, the location of the water and sewer lines shall be shown. All utility lines including dry utilities will be located underground either below or adjacent to the new driveway in graded areas as required by Zoning.

Citizen Participation

The Citizen Participation requirements have been met. The applicant distributed a letter notifying surrounding property owners and homeowners' associations (HOAs) within a 500-foot radius of the application. The letters were mailed on September 22, 2022, by the applicant. One phone call was received by the applicant from a neighboring property owner living on Shot Gun Circle. The property owner wanted to know what he would see from his property but was otherwise positive about the development. Town staff did not receive any communications regarding this application either.

DRB

If the Development Review Board approves this application, the attached Conditions for Approval are provided for the Board's consideration.

Attachments:

- ❖ Conditions for Approval – Exhibit A
- ❖ Citizen Participation Report
- ❖ HOA Letter of Conditional Approval
- ❖ Plans
 - Site Plan
 - Elevations
 - Perspective Renderings
 - Materials/Color Palette
 - Landscape Plan
 - Grading and Drainage Plan and Sections
 - Slope Analysis

EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #21-02-MS
6360 East Arroyo Road, Carefree
Maricopa County Tax Parcel #211-28-130

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on April 10, 2023. Any modifications to submitted plans shall require DRB approval.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. The development requires sewer service by Liberty Utilities (Black Mountain Sewer Corporation); it may not be an on-site septic system. Extension of the existing service shall be the sole responsibility of the property owner. Any on-site disturbance will require revegetation approved by the Development Review Board.
4. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance. This includes proposed wall finishes. No wall shall extend more than 6" above the top of a retaining wall. Open railing is permitted.
5. Driveway grading shall be designed consistent with the plans associated with this application, as attached to this report, and according to Section 10.06 *Site Disturbance and Driveways* of the Carefree Zoning Ordinance.
6. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
7. Landscaping shall meet all provisions of Article IX, Section 9.13.

Date: 28 October 2022

To: Development Review Board, Town of Carefree
Attn: Stacey Bridge-Denzak
Planning Director and Zoning Administrator

Re: 6352 E Arroyo Road, Carefree, Arizona
Parcel #211-28-129A
Lot 43, Carefree Foothills
Mountainside Review Case #20-18-MS

Dear Development Review Board,

As part of the mandatory Citizen Participation procedures for Mountainside Development Review in the Town of Carefree, surrounding property owners within 500 feet of the subject property were notified by means of a letter sent on 22 September 2022.

To date, the communication received is as follows:

- Phone call from Mr. Stanley Freidman, property owner at 6434 E Shotgun Circle in the adjacent HOA. He wanted to know how much of the home he would see from his house, and generally was enthusiastic about the project.

No other communication was received from any other neighbors regarding our notification.

Sincerely,



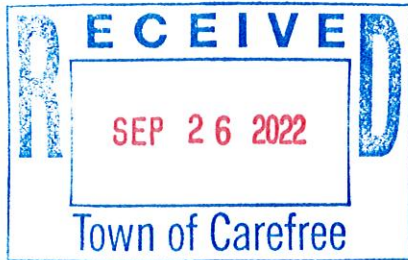
Victor Sidy, AIA LEED AP

VICTOR SIDY
ARCHITECT

2300 E. Utopia Road
Phoenix, AZ 85024

Tel: 480-688-5599

victor@victorsidy.com



Date: 19 September 2022

To: Property Owners within 500 feet of
6360 E Applegate Road, Carefree, Arizona

Re: 6360 E Applegate Road, Carefree, Arizona
Parcel #211-28-130
Lot 44, Carefree Foothills
Mountainside Review Case #21-02-MS

Dear Property Owner,

As part of the mandatory Citizen Participation procedures for Mountainside Development Review in the Town of Carefree, surrounding property owners within 500 feet of the subject property must be notified by the applicant. Therefore, we are advising you of the application by our clients to build a single-family residence on the property referenced above.

If you wish to comment or have questions, you may contact me by email at victor@victorsidy.com. You may also respond to the Carefree Planning & Zoning department in writing, in person, or by telephone at (480) 488-3686. No response is necessary if you do not have any comments or objections.

A project narrative and copies of the proposed site plan and drawings associated with this request are enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Sidy". The signature is stylized and cursive.

Victor Sidy, AIA LEED AP

VICTOR SIDY
ARCHITECT

2300 E. Utopia Road
Phoenix, AZ 85024

Tel: 480-688-5599

victor@victorsidy.com

Project Narrative

6360 E Applegate Road, Carefree, Arizona

Parcel #211-28-130

Lot 44, Carefree Foothills

The owners of 6360 E Applegate Road, Carefree, Arizona are proposing to build a new home for their family on Lot 44, a property that straddles a ridge of a southern foothill of Black Mountain. This 5.9 acre parcel is served by the existing shared drive to Lots 42 and 43 to the south. The 100' x 200' building envelope is located near the geometric center of the property, on the east side of the ridge.

The proposed residence is situated north of the geologically significant rock outcroppings that characterize the southern portion of the property. The rock outcroppings and ridgeline are proposed to be protected and preserved. Outside of the proposed development area and driveway, the existing topography is intended to remain as natural as possible.

Due to the relatively steep terrain, the home is designed parallel to the contours of the land, and as narrow as possible to keep the cut and fill heights within reasonable limits. As a result of the thin depth, the home is stretched length-wise to accommodate the home's various programmatic requirements. The more private side of the house faces the preserved rock outcrops, and the more active portion of the home is in the middle.

The main living room is set back into the slope of the mountain so that its relatively taller ceiling (15'-9") doesn't dominate the rest of the home's massing. The maximum height of the roof above natural grade is proposed at approximately 23.9' (at the entry area). The majority of the rest of the home is well below allowable height limits.

The project was designed in conjunction with significant feedback from the Carefree Foothills HOA's Architectural Control Committee. The materials are proposed as three tones of stucco, with stone cladding in certain portions, and metal trim accents for portions of the roof fascias.

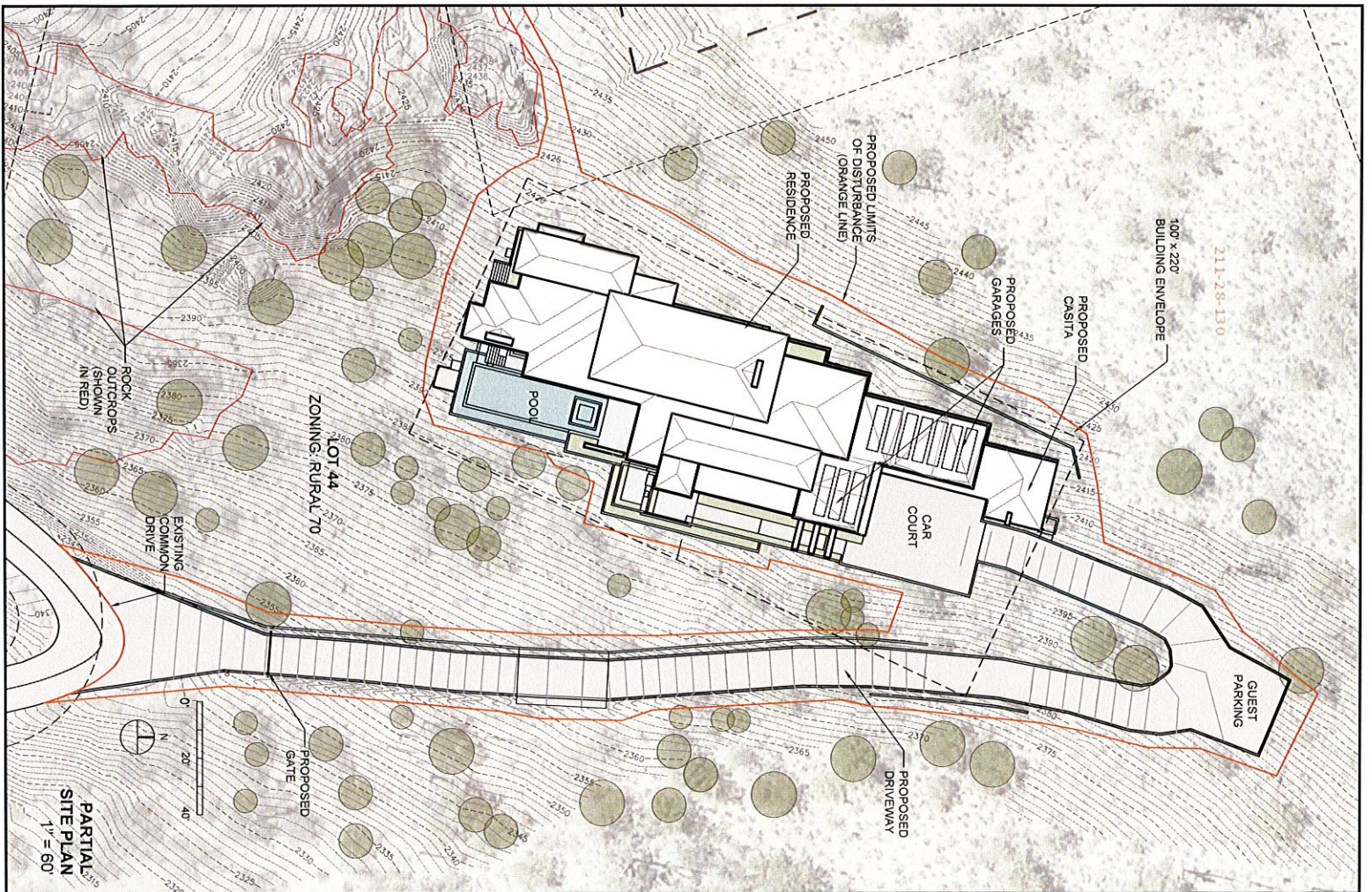
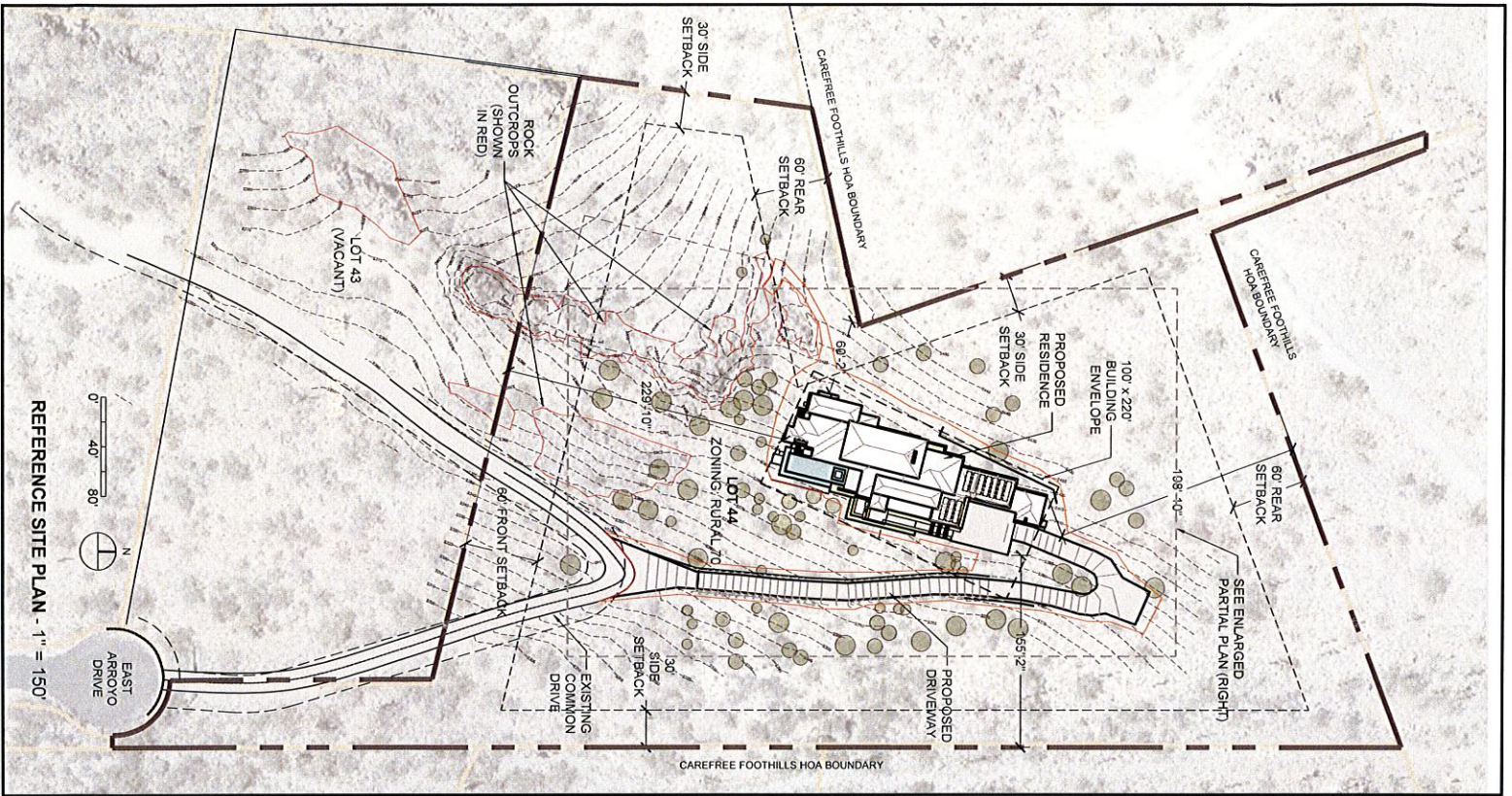
Victor Sidy, AIA LEED AP, 19 September 2022

VICTOR SIDY
ARCHITECT

2300 E. Utopia Road
Phoenix, AZ 85024

Tel: 480-688-5599

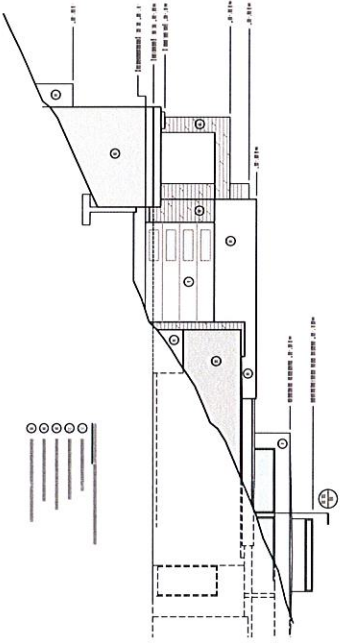
victor@victorsidy.com



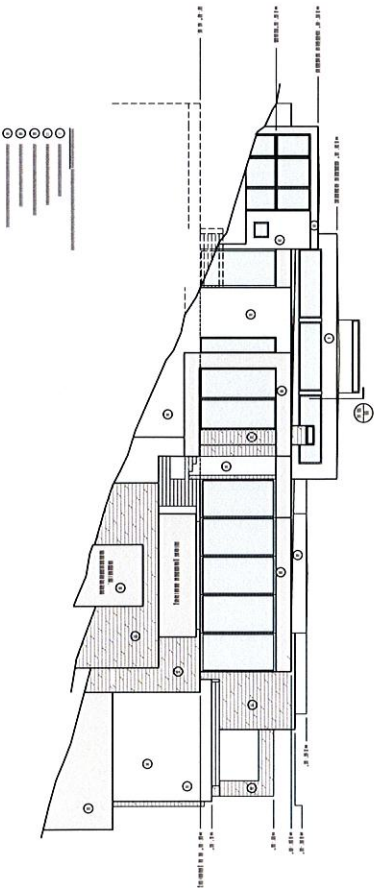
DATE:
9-19-22

LOT 44, CAREFREE FOOTHILLS
CAREFREE, AZ

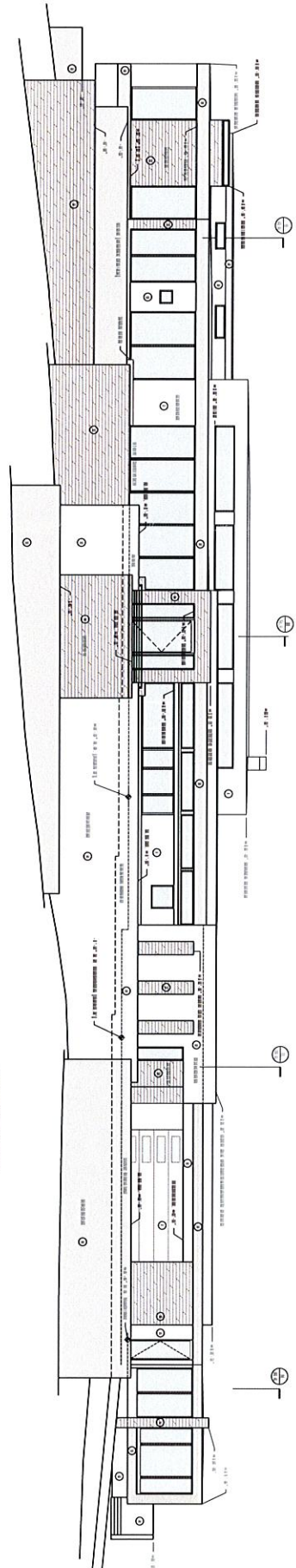
VICTOR SIDY
ARCHITECT
2300 E. UTOPIA RD. | PHOENIX, AZ 85024 | 480-688-5599 | info@victorsidy.com



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

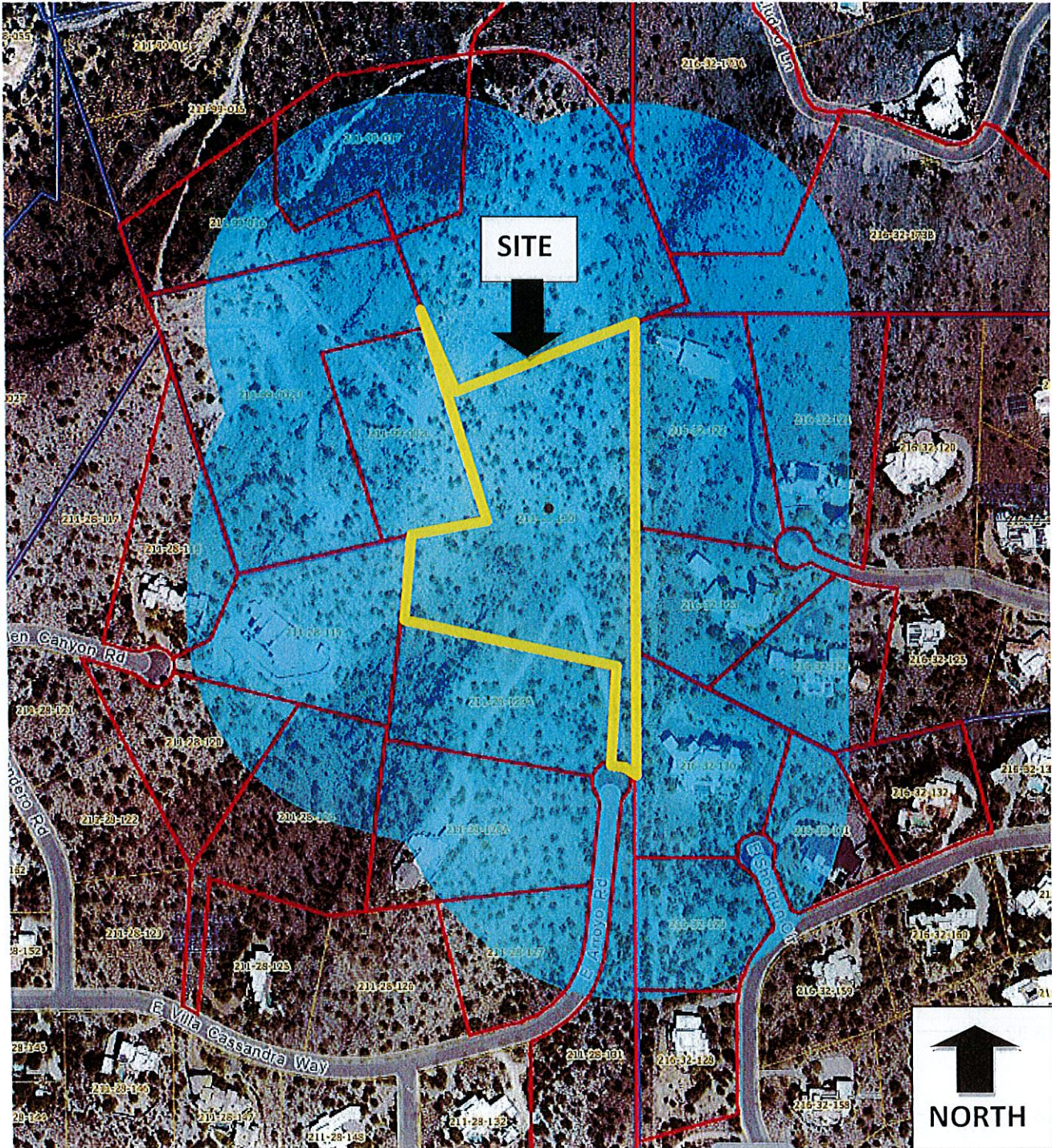
ELEVATIONS - NOT TO SCALE

DATE:
9-19-22

LOT 44, CAREFREE FOOTHILLS
CAREFREE, AZ

VICTOR SIDY
ARCHITECT
2300 E. UTOPIA RD. | PHOENIX, AZ 85024 | 480-688-5599 | info@victorsidy.com

PROPERTIES WITHIN 500' OF
6360 APPLGATE WAY
211-28-130
21-02-MS



**PROPERTIES WITHIN 500' OF
6360 APPLGATE WAY
211-28-130
21-02-MS**

216-32-130	FRIEDMAN STANLEY D/LAUREN C P TR PO BOX 5208 CAREFREE AZ USA 85377	LOT 4 6434 E SHOTGUN CIR CAREFREE 85377
216-32-131	TERRANOVA JOSEPH G/AGATA T 2306 W NIGHT OWL LN PHOENIX AZ USA 85085	LOT 5
216-32-132	BOYD RUDOLPH CHARLES P O BOX 5401 CAREFREE AZ 85377	LOT 6 6504 E VILLA CASSANDRA WY CAREFREE AZ 85377
216-32-173A 216-32-173B	CAS BOULDER VISTA ESTATES LLC	PO BOX 2053 CAREFREE AZ USA 85377
211-28-124 211-28-127	CALVER CAPITAL LTD 16475 DALLAS PARKWAY 735 ADDISON TX 75001	LOTS 38,41 6336 E APPLGATE WY 6222 E VILLA CASSANDRA WY
211-28-128A	MARGETIS SANDRA Y/MARTIN J PO BOX 881 CAREFREE AZ 85377	LOT 42 35000 N ARROYO RD CAVE CREEK 85331
211-28-130	SCIACCA FAMILY LIVING TRUST 11268 DINO DR BRUCE TOWNSHIP MI USA 48065	LOT 44 6360 E APPLGATE WY CAVE CREEK 85331
211-28-131	PATRICIA S TOWNSEND PO BOX 1353 CAREFREE AZ 85377	LOT 45 6333 E ARROYO RD CAVE CREEK 85331
211-99-016 211-99-017 211-99-019	SANCTUARY ON BLACK MOUNTAIN LLC 14746 N 78TH WAY SCOTTSDALE AZ USA 85260	LOTS 3,4,6,7
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	

CASE # 21-02-MS
MARK NELS DILLY
6212 EAST HIDDEN CANYON RD
CAREFREE AZ 85377

CASE # 21-02-MS
BARBARA J MECCA TRUST
100 EASY STREET UNIT 5470
CAREFREE AZ 85377

CASE # 21-02-MS
CALVER CAPITAL LTD
16475 DALLAS PARKWAY 735
ADDISON TX 75001

CASE # 21-02-MS
ROBYN L LAUKIEN
SMITH HILL RD
LINCOLN MA 01773-1310

CASE # 21-02-MS
D AND V SANTORO LIVING TRUST
6427 E EL SENDERO RD
CAREFREE AZ 85377

CASE # 21-02-MS
MARGETIS SANDRA Y/MARTIN J
PO BOX 881
CAREFREE AZ 85377

CASE # 21-02-MS
TROYER REVOCABLE LIVING TRUST
24548 SW QUARRYVIEW DR
WILSONVILLE OR 97070

CASE # 21-02-MS
WEISS GEORGE
1221 AVE OF THE AMERICAS 24TH FL
NEW YORK NY 10020

CASE # 21-02-MS
PATRICIA S TOWNSEND
PO BOX 1353
CAREFREE AZ 85377

CASE # 21-02-MS
MURPHY TODD MICHAEL
6432 E EL SENDERO RD
CAREFREE AZ 85377

CASE # 21-02-MS
TERRANOVA JOSEPH G/AGATA T
2306 W NIGHT OWL LN
PHOENIX AZ 85085

CASE # 21-02-MS
TOWN OF CAREFREE
PO BOX 740
CAREFREE AZ 85377

CASE # 21-02-MS
BARTH 2003 REVOCABLE TRUST
5343 N 16TH ST STE 105
PHOENIX AZ 85016

CASE # 21-02-MS
SHORT RAY L/LOUISE P
PO BOX 786
CAREFREE AZ 85377

CASE # 21-02-MS
NEMETH TIM
1407 VALENTINE AVE SE STE 105
PACIFIC WA USA 98047

CASE # 21-02-MS
FRIEDMAN STANLEY D/LAUREN C P TR
PO BOX 5208
CAREFREE AZ 85377

CASE # 21-02-MS
QUINTANA VICTOR E
3048 N 41ST DR
PHOENIX AZ 85019

CASE # 21-02-MS
SANCTUARY ON BLACK MOUNTAIN LLC
14746 N 78TH WAY
SCOTTSDALE AZ USA 85260

CASE # 21-02-MS
CAS BOULDER VISTA ESTATES LLC
PO BOX 2053
CAREFREE AZ 85377

CASE # 21-02-MS
BOYD RUDOLPH CHARLES
P O BOX 5401
CAREFREE AZ 85377

Carefree Foothills Homeowners Assoc. Architectural Control Committee

P.O. Box 1224
Carefree, Arizona 85377

February 9, 2021

Annie and Tony Sciacca
8058 E Tecolote Cir.,
Scottsdale, AZ 85266
Annie: AMSciacca4@gmail.com
Tony: TSciacca@NAControls.com

Lot #44

Subject: CC&R's – ACC Approvals – to relocate the Building Envelope
Reference: Lot #44 – Building Envelope Data – Dated 02-09-21

Dear Mr. & Mrs. Sciacca,

This will confirm that the above referenced proposed new location (See Attached) for the building envelope on Lot #44 located in the Carefree Foothills Subdivision have been reviewed and is approved by the Carefree Foothills HOA/ACC as submitted. The change in this building envelope location has been approved on the basis of the following:

1. To preserve the natural beauty of the unique rock outcrops on the site, most of which are located within, or in close proximity to, the original building envelope, and which would be irreparably harmed if construction were to occur in that original building envelope. Also, by relocating the envelope it preserves this this key portion of the natural ridge which serves as the backdrop to the community.
2. Relocating the home in the proposed new location would benefit the residents of the HOA by preserving a prominent portion of the ridge and hiding the home from view for most residents in the HOA.
3. By locating the building envelope closer to the geographical center of their 6.9 acre parcel, it will maximize the natural features of the property and is consistent with the guidelines of the Town's Mountainside Ordinance.
4. It will enhance the aesthetics of the neighborhood by eliminating structural interference with Black Mountain view.
5. Moving to this new location will increase separation between homes in this area.

Please have this approved new location of the Building Envelope submitted to the Town of Carefree in order to have it recorded in their records for future reference.

We look forward to working with you on this project.

Sincerely,

Carefree Foothills HOA
Architectural Control Committee

Allen Hobratchk - allen@hobratchk.net - 480-575-7047
Joe Fetzer - joefetzer@cox.net - 480-595-6255
Brett Donaldson - brett@btdonaldsonlaw.com - 602-393-8550

Desert to Mountain Architecture, LLC

Residential and Commercial Architecture

W. Kirk Hostert, Owner

June 22, 2022

Mr. Allen Hobratchk
Carefree Foothills Architectural Control Committee
POB 1224 Carefree, AZ 85377

RE: Preliminary Design Review for: Lot 44 Carefree Foothills Sciacca Residence

General Architectural Review Comments:

General architectural style and detailing are quite different than the preferred Southwest Style desired in Carefree Foothills but this appears to be the current "trend". The more modern style was shown to the ACC at the Orientation Meeting. I don't know what has transpired between the ACC and the applicant regarding the style since the first meeting I attended.

The applicant needs to show proof that they have gone through the Town of Carefree's Mountainside Review and that they have given their approval.

Specific Architectural Plan Review Comments:

1. There are 3 Retaining Walls that need to comply to Section 9.08 of the Carefree Zoning Ordinance. These walls appear on Sections B, C and D. They are 8', 15'-3", and 11'-6" tall respectively. They must be terraced per Section 9.08 of the Carefree Zoning Ordinance.
2. The Deck Edge Detail on Sheet A.2 is detailed problematically. The problem being that the deck surface material does not extend beyond the vertical face of the deck edge. This is very likely to cause water to seep in behind the stucco deck edge surface. Revise accordingly.
3. Color selections are in compliance.

Site Plan Review Comments:

4. Setbacks are in compliance with the Design Guidelines and the Carefree Zoning Ordinance.
5. On Sheet C-1 the LOT DATA information needs to be completed in order to check for compliance to the Disturbed Area & Lot Coverage calculations.
6. The house and other improvements are within the modified Building Envelope.
7. The height of the home is in compliance with the Carefree Zoning Ordinance.

On your Final submittal: Provide dates on all drawings.

Preliminary Approval can NOT be granted due to the excessively high retaining walls.

Respectfully,

W. Kirk Hostert
Architectural Design Review Consultant for Carefree Foothills

5041 E. Roberta Drive 480-580-0212
Cave Creek, AZ 85331 kirk@deserttomountain.com

From: Allen Hobratschk allen@hobratschk.net
Subject: FW: LOT 44 Design Review Letter
Date: July 9, 2022 at 5:02 PM
To: victor@victorsidy.com



Dear Victor,

The ACC met the morning of July 8, 2022 concerning the latest version of the Plans for Lot #44. We are in agreement with the proposed retaining wall heights provided the Town of Carefree will grant a waiver for these restricted heights according to their building ordinances. If they do indeed waive these height restrictions and allow the construction to proceed with your proposed retaining wall heights, the ACC would like to have a revised vegetation plan that would have plants/trees to better screen these walls and keep the visual of them at a minimum. Please review and advise us your plans moving forward.

Regards,
Allen

From: Victor Sidy <victor@victorsidy.com>
Sent: Thursday, June 23, 2022 5:05 PM
To: Allen Hobratschk <allen@hobratschk.net>
Cc: czferguson60@gmail.com; jrbettinger@gmail.com
Subject: Re: LOT 44 Design Review Letter

Allen,

Thanks, Kirk's analysis makes sense. Regarding the retaining walls, in our initial review with the Town, they indicated that on steep sites such as this one, they have approved up to 12'-0" retaining wall with an additional 3'-0" screen wall = 15'-0". If the Town is ok with this (as they appear to be) would this be acceptable to the HOA? The rationale is that allowing this height prevents us from having to build the cascading series of terraced walls, which would encroach more on the desert, and would make the house appear more imposing (which I think we all agree isn't in anyone's interest).

Let me know about this. I'm happy to speak with Kirk directly as well.

Regards, Victor

Victor E. Sidy, AIA LEED AP | 480.688.5599 | victor@victorsidy.com

On Jun 22, 2022, at 8:32 PM, Allen Hobratschk <allen@hobratschk.net> wrote:

Victor,

Please see the attached summary of the review of the plans for lot #44 from our consulting architect. Please review these comment and advise accordingly. Evidently there is some issues with the retaining walls that require attention. If any questions, please do not hesitate to contact me.

Regards,

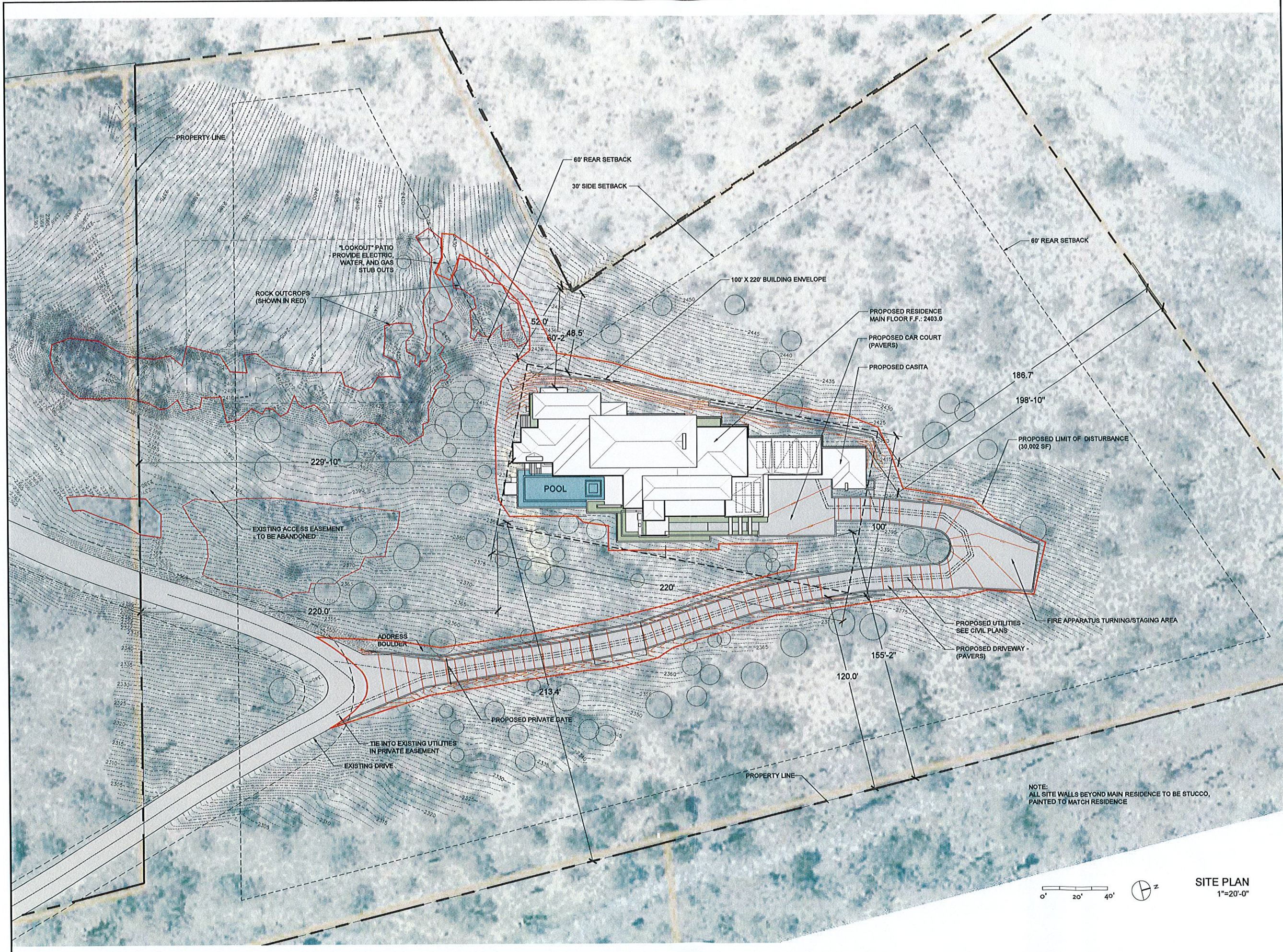
Allen Hobratschk

From: Kirk [deserttomountain.com](mailto:kirk@deserttomountain.com) <kirk@deserttomountain.com>
Sent: Tuesday, June 21, 2022 8:32 AM
To: Allen Hobratschk <allen@hobratschk.net>
Subject: LOT 44 Design Review Letter

Hello Allen:

Here is my review letter in 2 formats, PDF & Word.

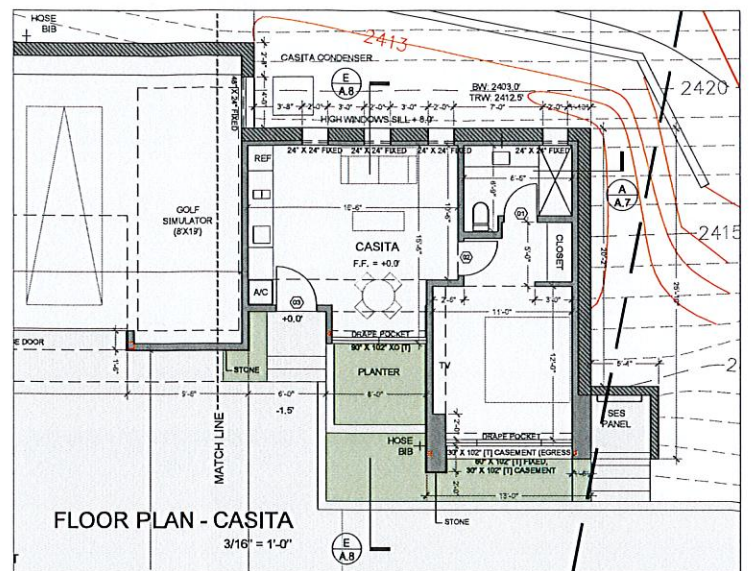
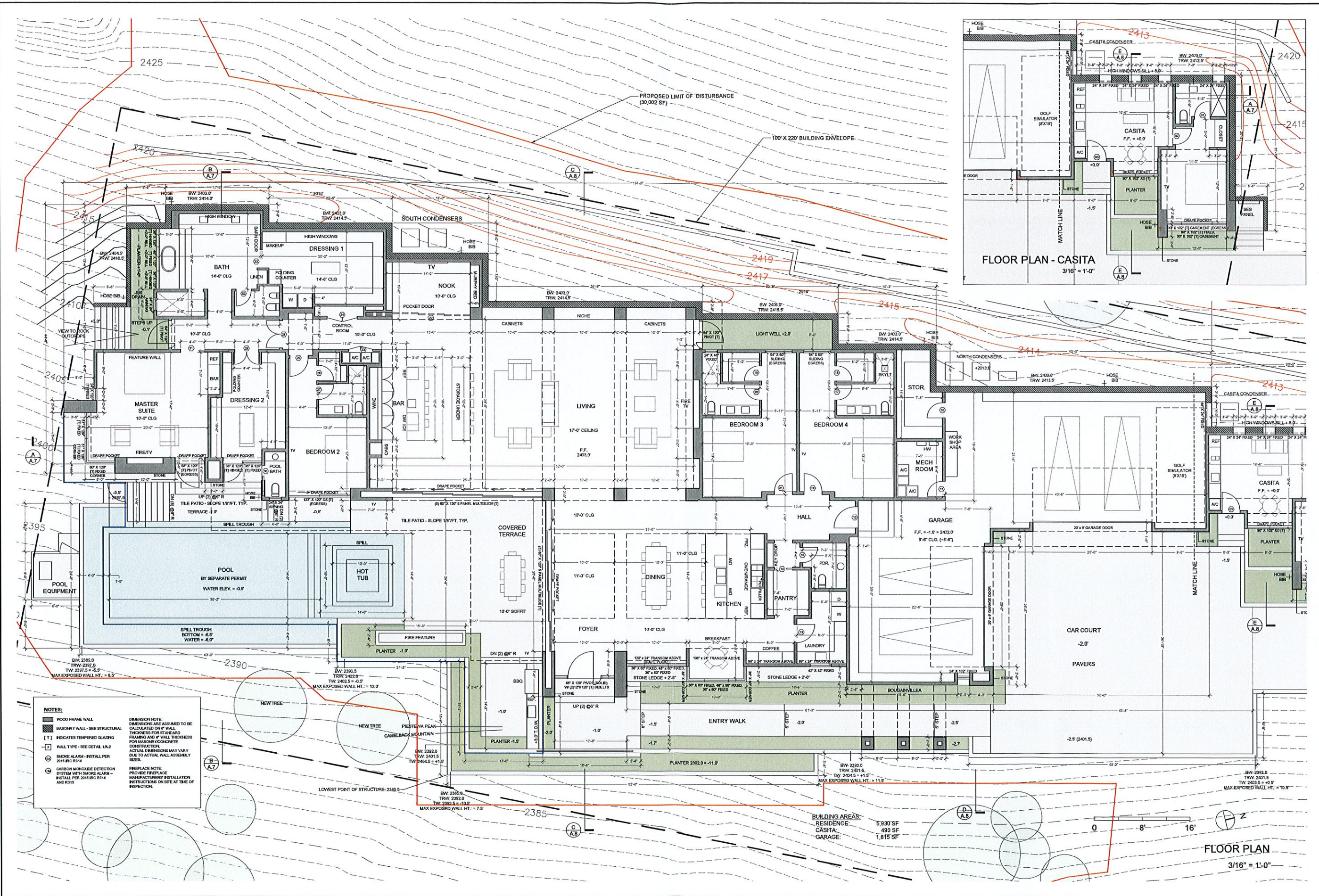
Kirk
<Sciacca Res Lot 44 1st Review.pdf>



NOTE:
ALL SITE WALLS BEYOND MAIN RESIDENCE TO BE STUCCO,
PAINTED TO MATCH RESIDENCE



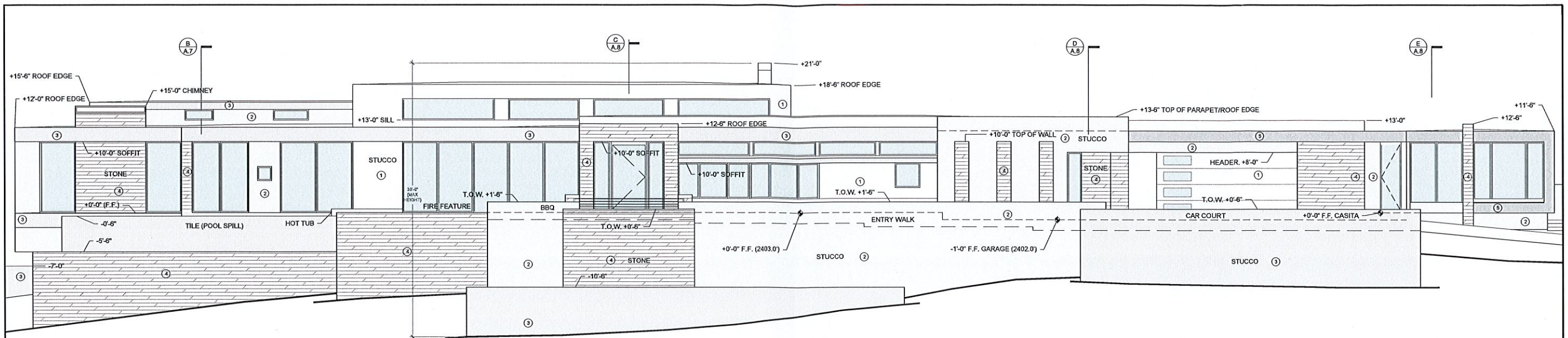
SITE PLAN
1"=20'-0"



- NOTES:**
- WOOD FRAME WALL
 - MASONRY WALL - SEE STRUCTURAL
 - [T] INDICATES TEMPERED GLAZING
 - WALL TYPE - SEE DETAIL 1A.2
 - SMOKE ALARM - INSTALL PER 2015 IRC R314
 - CARBON MONOXIDE DETECTION SYSTEM WITH SMOKE ALARM - INSTALL PER 2015 IRC R314 AND R315
- DIMENSION NOTE:** DIMENSIONS ARE ASSUMED TO BE CALCULATED ON 6" WALL THICKNESS FOR STUCCO FRAMING AND 8" WALL THICKNESS FOR MASONRY/CONCRETE CONSTRUCTION. ACTUAL DIMENSIONS MAY VARY DUE TO ACTUAL WALL ASSEMBLY SIZES.
- FIREPLACE NOTE:** PROVIDE FIREPLACE MANUFACTURER'S INSTALLATION INSTRUCTIONS ON SITE AT TIME OF INSPECTION.

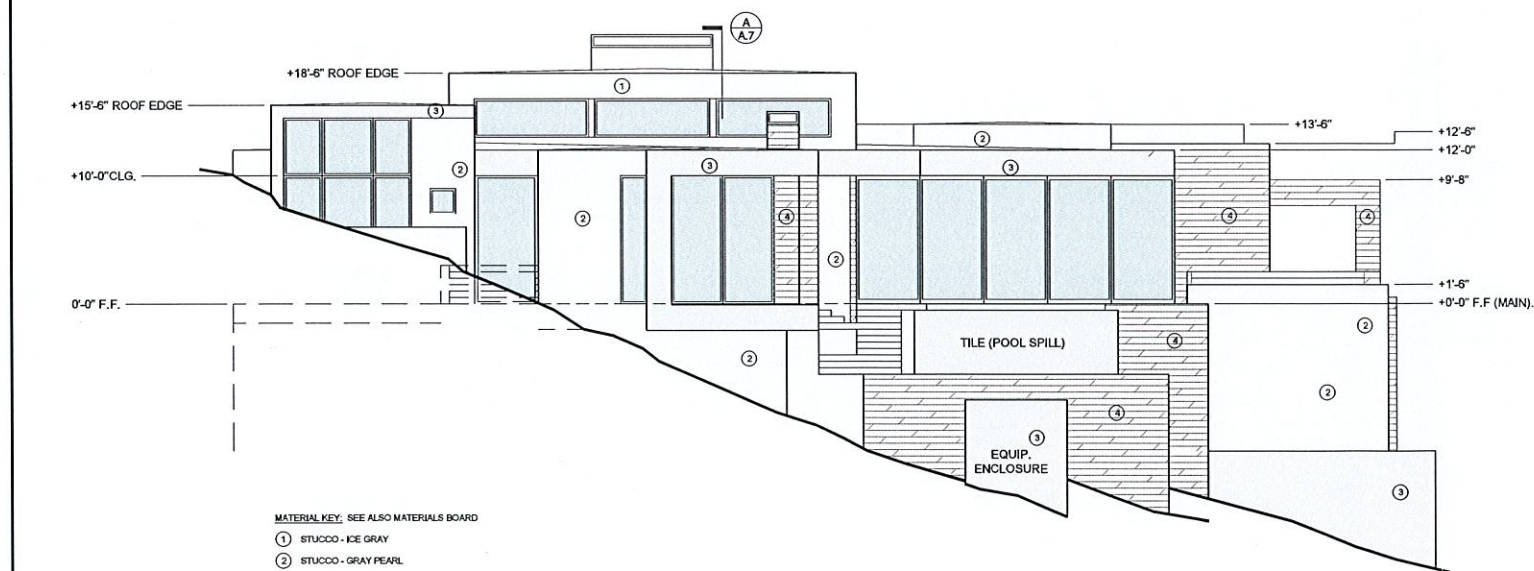
BUILDING AREAS:
 RESIDENCE: 5,930 SF
 CASITA: 490 SF
 GARAGE: 1,815 SF

FLOOR PLAN
 3/16" = 1'-0"



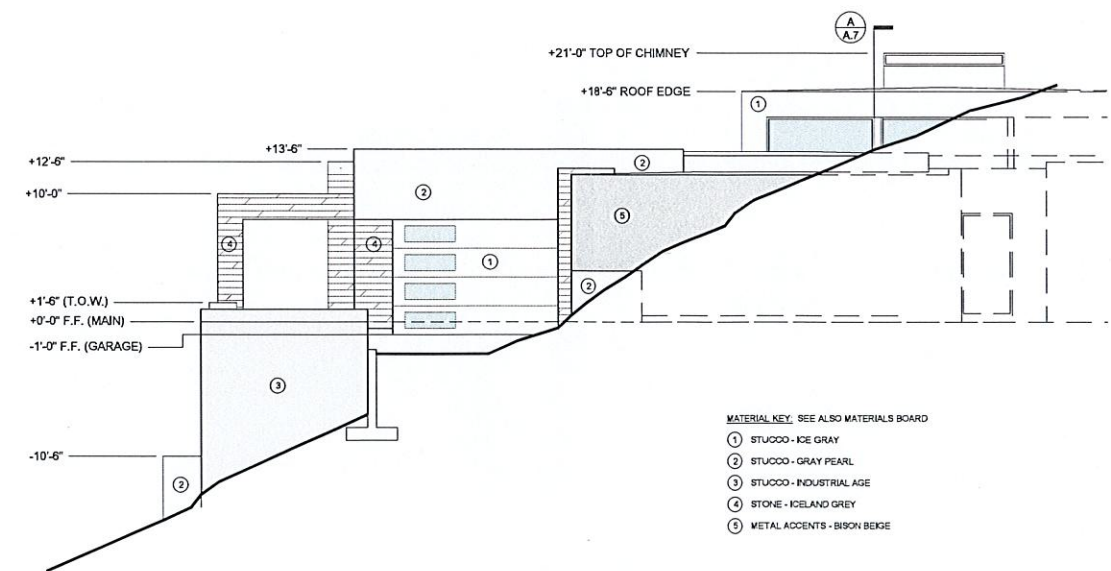
- MATERIAL KEY: SEE ALSO MATERIALS BOARD
- ① STUCCO - ICE GRAY
 - ② STUCCO - GRAY PEARL
 - ③ STUCCO - INDUSTRIAL AGE
 - ④ STONE - ICELAND GREY
 - ⑤ METAL ACCENTS - BISON BEIGE

EAST ELEVATION
3/16" = 1'-0"



- MATERIAL KEY: SEE ALSO MATERIALS BOARD
- ① STUCCO - ICE GRAY
 - ② STUCCO - GRAY PEARL
 - ③ STUCCO - INDUSTRIAL AGE
 - ④ STONE - ICELAND GREY
 - ⑤ METAL ACCENTS - BISON BEIGE

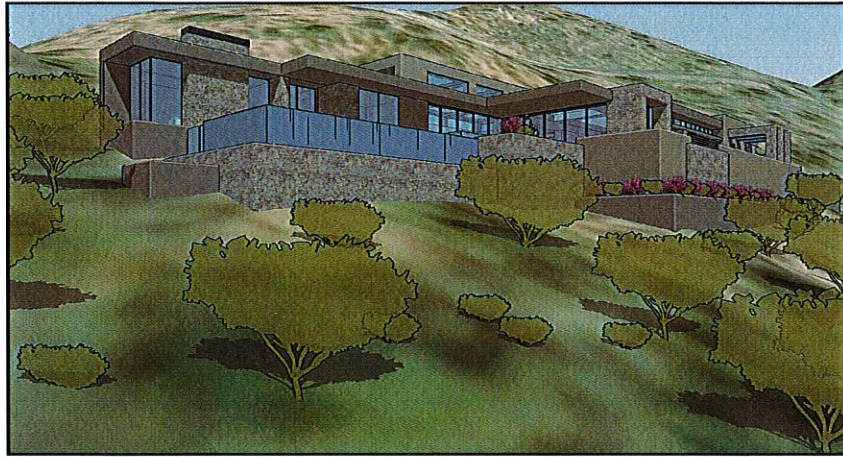
SOUTH ELEVATION
3/16" = 1'-0"



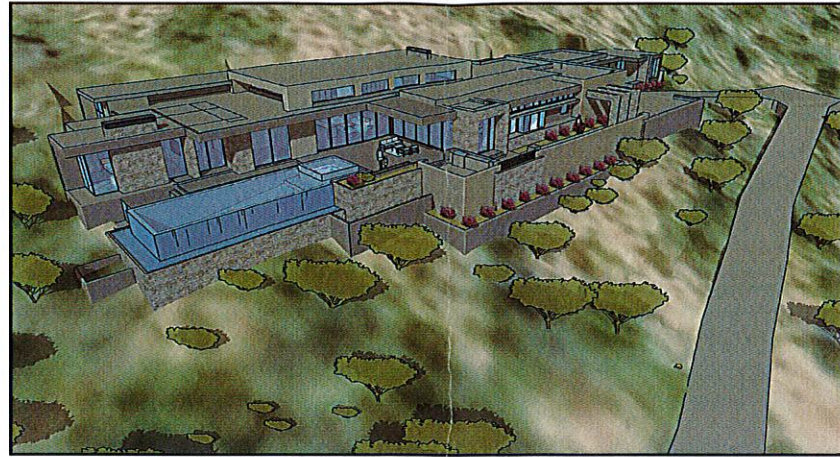
- MATERIAL KEY: SEE ALSO MATERIALS BOARD
- ① STUCCO - ICE GRAY
 - ② STUCCO - GRAY PEARL
 - ③ STUCCO - INDUSTRIAL AGE
 - ④ STONE - ICELAND GREY
 - ⑤ METAL ACCENTS - BISON BEIGE

NORTH ELEVATION
3/16" = 1'-0"

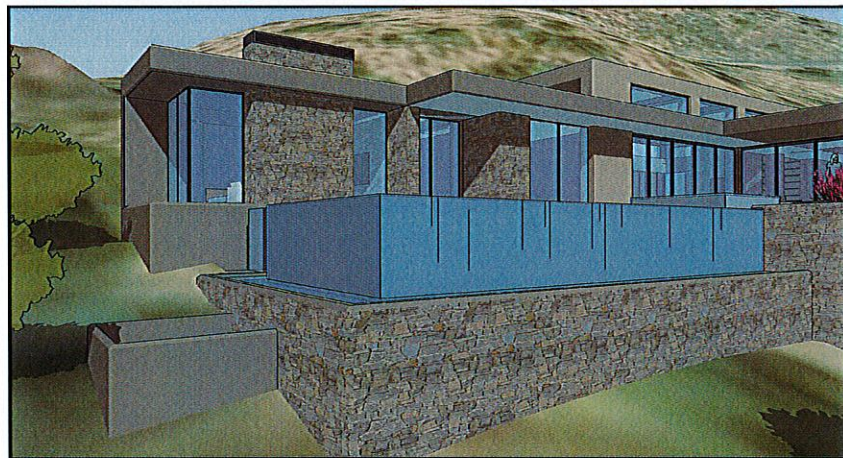
- NOTES:
- ROUND ALL STUCCO CORNERS TO 1" RADIUS MIN.
 - VERIFY EXTERIOR COLORS WITH HOA AND OWNER WITH MOCKUP PRIOR TO PAINTING



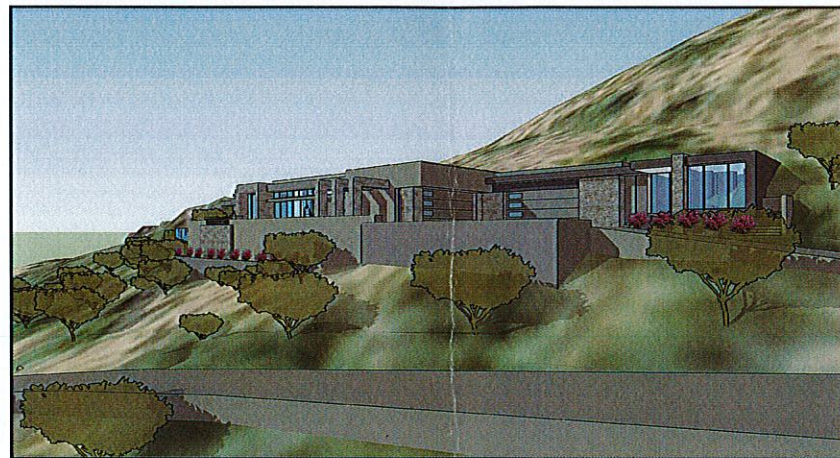
VIEW FROM SOUTHEAST



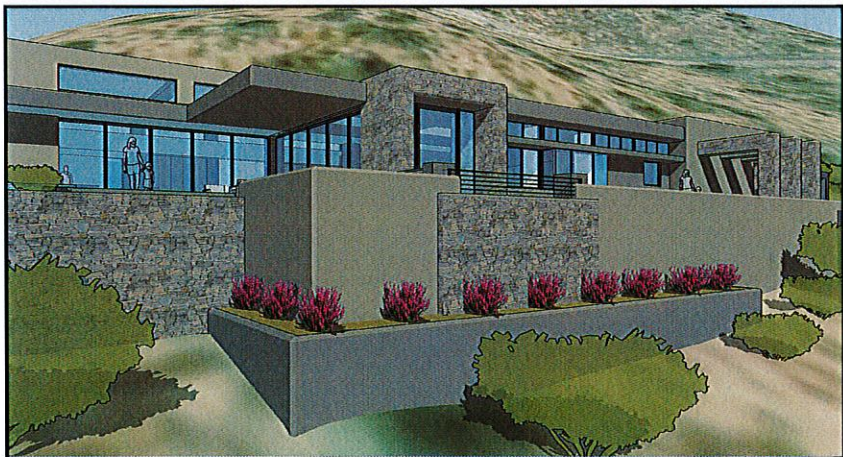
VIEW FROM ABOVE - SOUTHEAST



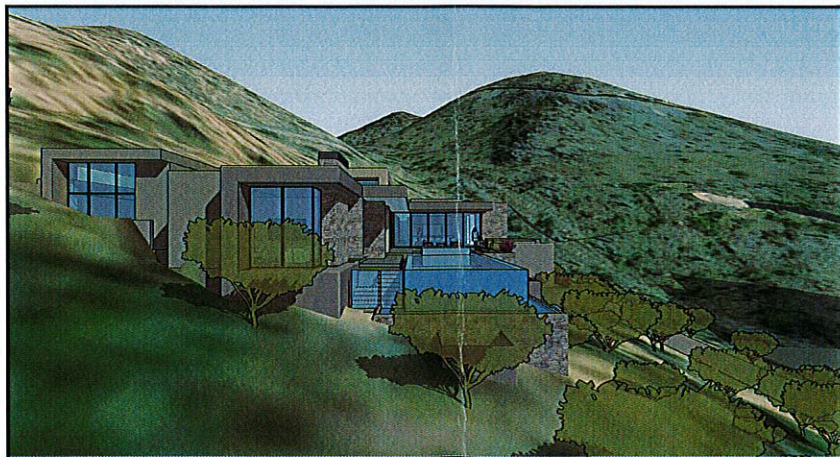
VIEW FROM SOUTHEAST - MASTER BEDROOM



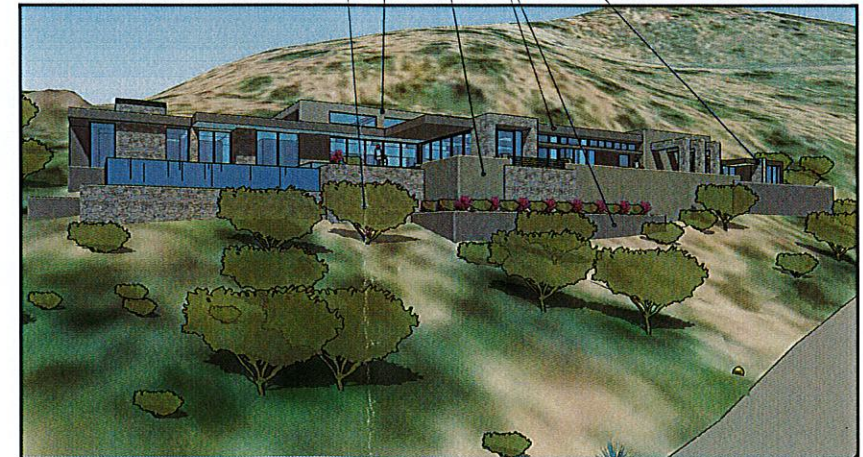
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST - ENTRY WALK/LIVING ROOM



VIEW FROM SOUTH



VIEW FROM NORTHEAST

PROPOSED MATERIAL SELECTIONS

STUCCO MEDIUM COLOR: GRAY PEARL
DEC785
LRV = 49
DUNN-EDWARDS

STUCCO DARK COLOR: INDUSTRIAL AGE
DEC768
LRV = 42
DUNN-EDWARDS

STUCCO LIGHT COLOR: ICE GRAY
DEC790
LRV = 53
DUNN-EDWARDS

STONE VENEER: IRONWOOD LEDGESTONE
ANASAZI STONE

METAL ACCENTS/
GLAZING FRAMES: BISON BEIGE
DEC750
LRV = 27
DUNN-EDWARDS

NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.

AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

A SECOND AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO FRAMING INSPECTION AND SURVEY WILL VERIFY MAXIMUM STRUCTURE HEIGHT ABOVE NATURAL GRADE AND FINISH GRADE.

MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.

ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.

ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 263-1100.

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE LOCATIONS AND ELEVATIONS, WALL, STEP, ETC.

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES.

ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY DURING THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE CONSTRUCTION IS COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY. FEATURES ARE COMPLETED. ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

POOL ENCLOSURES:

A. POOLS SHALL BE PROTECTED BY AN ADEQUATE ENCLOSURE TO MAKE IT REASONABLY INACCESSIBLE TO SMALL CHILDREN.

B. THE ENCLOSURE, INCLUDING GATES, SHALL NOT BE LESS THAN 5'0" ABOVE FINISH GRADE, MEASURED ON THE EXTERIOR SIDE OF THE ENCLOSURE.

C. GATES:
1. GATES SHALL BE SELF CLOSING AND SELF LATCHING.
2. LATCHES SHALL BE LOCATED ON THE INSIDE OF THE ENCLOSURE AND SHALL HAVE NO MEANS OF OPENING THE GATE FROM THE OUTSIDE OTHER THAN BY THE PERSON REACHING OVER THE ENCLOSURE.

D. GATES AND ENCLOSURE SHALL BE DESIGNED SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.

NOTES:

ALL EXTERIOR LIGHTING WILL BE SHIELDED TO CONFORM TO SECTION 9.12 OF THE "CAREFREE ZONING ORDINANCE".

FINISHED FLOOR ELEVATION IS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.

EXCESS CUT MATERIAL SHALL BE REMOVED FROM THE SITE.

A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING BEGINS. ALL PROTECTED PLANTS ARE TO BE MOVED INTO THE DESIGNATED AREAS, THE CONSTRUCTION FENCE IS TO BE IN PLACE AND THE BUILDING DEPARTMENT IS TO BE CALLED FOR AN INSPECTION.

ALL LANDSCAPING SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DRIP IRRIGATION WILL BE USED FOR ALL LANDSCAPED PLANT MATERIAL.

A LETTER FROM A SURVEYOR REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED VERIFYING THAT THE 6-FOOT CONSTRUCTION FENCE HAS BEEN INSTALLED ALONG THE DISTURBED AREA SHOWN ON THE PLAN PRIOR TO EXCAVATION AND GRADING.

MEASUREMENTS MUST BE TAKEN DURING CONSTRUCTION TO AVOID SEDIMENT RUN OFF FROM ANY DISTURBED AREA.

AN AS-BUILT SURVEY PREPARED AND CERTIFIED BY A SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING THE FLOOR, AND WILL VERIFY SETBACKS AND FINISHED FLOOR ELEVATIONS.

DISTURBANCE FOR UTILITY TRENCHES IS CONFINED TO 4 FEET EITHER SIDE.

HISTORICAL ENTRANCE AND EXIT POINTS AND HYDRAULIC PROPERTIES OF ALL EXISTING DRAINAGE CHANNELS SHALL BE PRESERVED IN THEIR NATURAL CONDITIONS.

ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES.

A 6-FOOT CHAIN LINK CONSTRUCTION FENCE SHALL BE PLACED ON THE DISTURBED AREA BOUNDARY PRIOR TO EXCAVATION AND GRADING.

ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES. SAGUARO TRANSPLANTING METHODOLOGY RECOMMENDED BY THE TOWN OF CAREFREE WILL BE USED.

HVAC UNITS AND MECHANICAL EQUIPMENT INCLUDING POOL EQUIPMENT SHALL BE SCREENED BY SOLID WALLS AND GATED PURSUANT TO SECTION 9.07 OF THE CAREFREE ZONING ORDINANCE AND IN CONFORMANCE WITH CAREFREE BUILDING CODE.

CIVIL GRADING & DRAINAGE PLAN

LOT 44 CAREFREE FOOTHILLS

RECORDED IN BOOK 249 OF MAPS, PAGE 15 M.C.R.
SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE MERIDIAN,
TOWN OF CAREFREE,
MARICOPA COUNTY, ARIZONA.

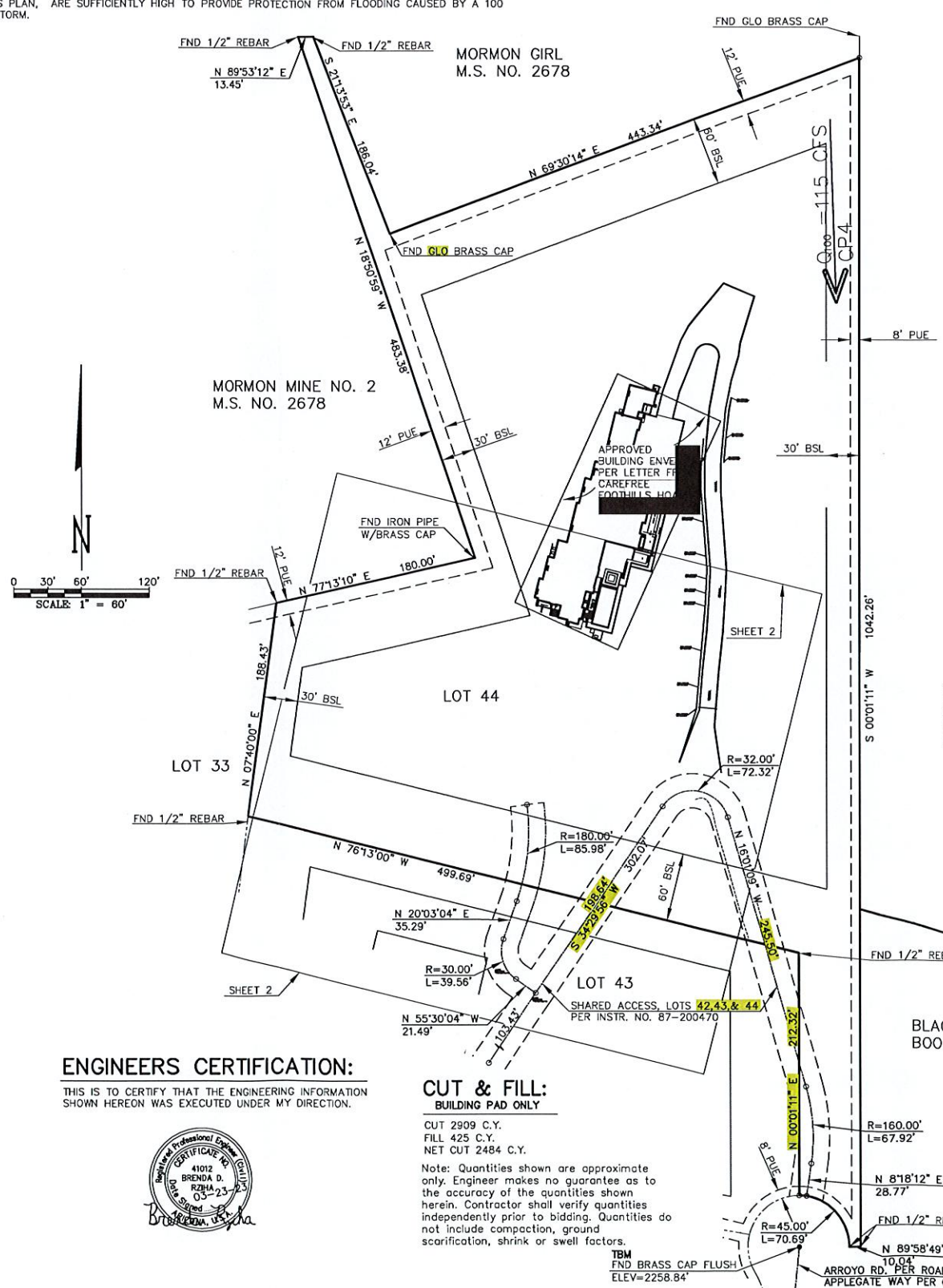
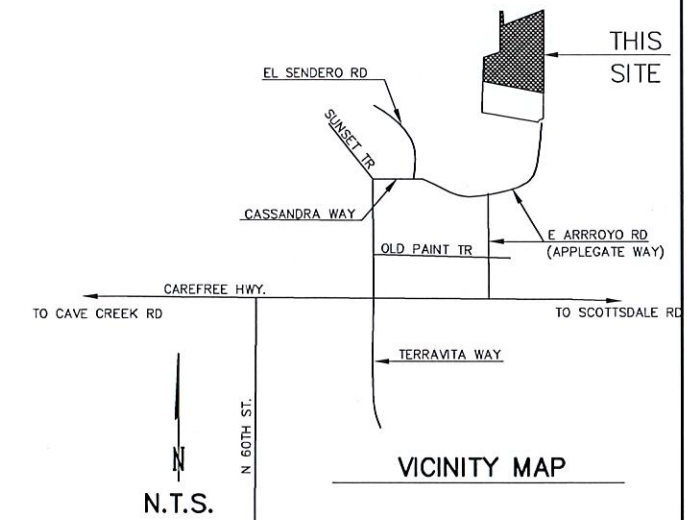
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040126	0890 10/16/13	M	11/04/15	X	NA

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM.

LEGEND:

- A/C AIR CONDITIONING EQUIPMENT
- ACP ASBESTOS-CEMENT PIPE
- BAR BARREL CACTUS
- BLDR BOULDER
- BJ BOULDER JUMBLE
- BSL BUILDING SETBACK LINE
- CABLE TELEVISION
- CATV CAT CLAW
- CC CHAIN FRUIT CHOLLA
- CFS CUBIC FEET PER SECOND
- CT CRUCIFIXION THORN
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- DIRECTION OF DRAINAGE
- DE DRAINAGE EASEMENT
- EDA EDGE OF DISTURBED AREA
- E/P EDGE OF PAVEMENT
- (EXIST) ELECTRIC
- (EXIST) EXISTING CONTOUR
- (EXIST) EXISTING ELEVATION
- (EXIST) EXISTING FIRE HYDRANT
- FF FINISHED FLOOR
- FOUND FOUND
- FOUND FOUND BUILDING ENVELOPE STAKE
- FOUND FOUND MONUMENT
- FOUND FOUND MONUMENT
- GPE GENERAL PURPOSE EASEMENT
- IW IRONWOOD
- ICV IRRIGATION CONTROL VALVE
- MESQ MESQUITE
- OCO OCOTILLO
- PV PALO VERDE
- POWER LINES
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PUBLIC UTILITIES EASEMENT
- RECORD MONUMENT
- RO ROCK OUTCROP
- SAG SAGUARO CACTUS
- (EXIST) TELEPHONE RISER
- T/B/C TOP BACK OF CURB
- TF TOP OF FOOTING
- TR TOP OF RAIL
- TW TOP OF WALL
- TOF TOP OF FENCE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- Ⓢ WALL OPENING FOR DRAINAGE (8"x16")
- WM WATER METER BOX
- WMS WATER METER BOX WITH SERVICE
- WV WATER VALVE
- YUCCA YUCCA
- YUCCA YUCCA CLUMP
- YUCCA YUCCA(S) under 6' in height (unless otherwise indicated)



OWNER:
CALVER CAPITOL LTD.
MAILING ADDRESS: 16475 DALLAS PKWY. 735
ADDISON, TX. 75001

SITE ADDRESS:
8360 E APPLGATE WAY
CAVE CREEK, AZ. 85331

ASSESSORS PCL. NO.:
211-28-130

ZONING:
RURAL 70

LOT DATA:

AREA	309,185 SQ. FT. / 7.10 ACRES±
LOT SLOPE	REFER TO SLOPE ANALYSIS
DISTURBED AREA	37,009 S.F.(11.97%)
MAX. DRIVEWAY WIDTH	16 FT.
AVG. DRIVEWAY WIDTH	16 FT.
DRIVEWAY LENGTH	490 FT.
PARKING AREA	2,300 S.F.
MAX DRIVEWAY CUT	13 FT.
MAX DRIVEWAY FILL	6 FT.
LENGTH OF RET. WALLS	1,048 L.F.
MAX HGT. RET. WALLS	15 FT.
AVG. HGT. RET. WALLS	6 FT.
LOT COVERAGE	11,595 S.F.(03.75%)
LENGTH OF WALLS (NON-RETAINING)	75 L.F.

DATE:

PHASE 1	10/10/20	MP
MOUNTAINSIDE	01-10-23	PS
MOUNTAIN SIDE	02-27-23	PS

CAREFREE GRAND VIEW
ESTATES UNIT II
BOOK 228, PAGE 2
MCR

BLACK MOUNTAIN FOOTHILLS
BOOK 229, PAGE 14 MCR

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



CUT & FILL:

BUILDING PAD ONLY
CUT 2909 C.Y.
FILL 425 C.Y.
NET CUT 2484 C.Y.

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground scarification, shrink or swell factors.



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BENCHMARK:

UNIQUE POINT ID: 298
FND 3" MCDOT BRASS CAP IN HANDHOLE 0.35' DN NO STAMPING AT THE NORTHEAST CORNER OF SECTION 9, T5N, R4E.
ELEVATION=-2179.474' (NAVD88)

TBM:

FND BRASS CAP FLUSH AT THE CENTER OF THE CUL-DE-SAC AT THE END OF ARROYO DR. IN FRONT OF LOT 43 CAREFREE FOOTHILLS.
ELEVATION=2258.84' (NAVD88)

RIP-RAP NOTE:

ALL CONSTRUCTED SLOPES SHALL BE EROSION PROTECTED WITH RIP-RAP & PLANTS.

PLACE RIP-RAP EROSION PROTECTION AT ALL POINTS WHERE RUNOFF FROM ROOFS OR OTHER IMPERVIOUS AREAS ENTERS THE NATURAL GRADE

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE CORRECT AND ACCURATE

AS-BUILT TOP OF STEM WALL & BUILDING SETBACKS _____ Date _____

AS-BUILT HEIGHT OF BUILDING _____ Date _____

C-1

BENCHMARK:

UNIQUE POINT ID: 296
 FND 3" MCDOT BRASS CAP IN HANDHOLE 0.35' DN NO
 STAMPING AT THE NORTHEAST CORNER OF SECTION 9, 15N,
 R4E
 ELEVATION=-2179.474' (NAVD88)

T.B.M.:

FND BRASS CAP FLUSH AT THE CENTER OF THE
 CUL-DE-SAC AT THE END OF ARROYO DR. IN FRONT OF LOT
 43 CAREFREE FOOTHILLS.
 ELEVATION=2258.84' (NAVD88)

CUT & FILL SLOPE NOTE:

DURING CONSTRUCTION A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF ARIZONA SHALL VERIFY FIELD CONDITIONS AND INSPECT ALL CUT SLOPES TO ENSURE STRUCTURAL OF ANY ROCK MASS. ANY EXPOSED ROCK SHALL BE TREATED WITH A VARNISH TO COMPLEMENT THE EXISTING TERRAIN. UP TO 5' OF ADDITIONAL DISTURBANCE WILL BE PERMITTED ALONG THE NORTHERN CUT SLOPE IF THE GEOTECHNICAL ENGINEER DETERMINES THAT THIS SLOPE IS UNSTABLE. ALL FILL SLOPES SHALL BE CONSTRUCTED TO ENSURE STABILITY AND MEET THE GEOTECHNICAL ENGINEERS REQUIREMENTS.

WALLS TO BE INSPECTED, DURING CONSTRUCTION, BY ENGINEER OF RECORD, OR DESIGNEE, LICENSED IN THE STATE OF AZ. A SIGNED SEAL WILL ALSO BE REQUIRED. ANY MATERIALS TESTING OR COMPACTION TESTING MUST BE SUBMITTED TO THE TOWN OF REVIEW AND RECORDATION.

SALVAGE LARGE ROCKS IN DISTURBANCE AREA FOR USE IN DESERT LANDS RESTORATION

SALVAGE LARGE ROCKS IN DISTURBANCE AREA FOR USE IN DESERT LANDS RESTORATION

SALVAGE LARGE ROCKS IN DISTURBANCE AREA FOR USE IN DESERT LANDS RESTORATION

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SALVAGE LARGE ROCKS IN DISTURBANCE AREA FOR USE IN DESERT LANDS RESTORATION

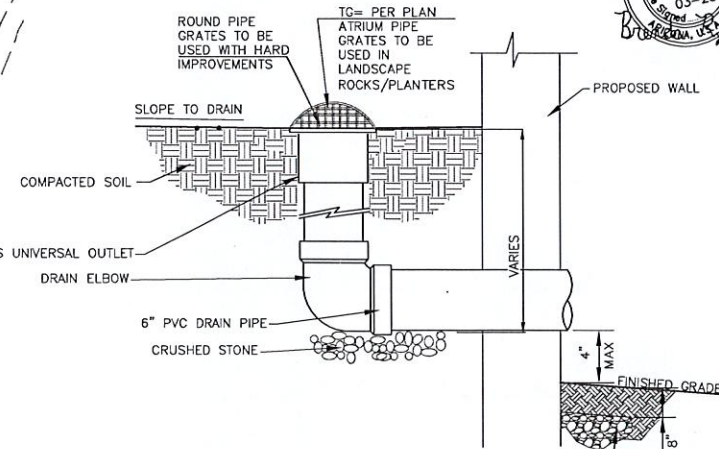
CONSTRUCTION NOTE:

- 1 WALL OPENING FOR DRAINAGE (8"x16") PER DETAIL 1 SHEET C3
- 2 WATERPROOF WALL TO 1.5' MINIMUM ABOVE OUTSIDE FINISHED GRADE. WALL TO BE SOLID GROUT C.M.U. WITH WATERPROOF COATING AGAINST SOIL.
- 3 1" METER TO BE INSTALLED BY CITY FORCES UPON PAYMENT OF PREVAILING FEE
1" METER, 1 1/4" SERVICE
- 4 LANDSCAPE ATRIUM GRATE DRAIN PER DETAIL 2 ON SHEET C3
- 5 BACKWATER VALVE I.P.C. 715.1 & IRC SECTION P3008.1
- 6 6" PVC
- 7 THE PAD ELEVATIONS OF ALL A/C AND/OR ELECTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100-YR STORM EVENT
- 8 FIRE LANE SURFACE SHALL BE DESIGNED FOR 83,000 LB. GROSS VEHICLE WEIGHT
- 9 6" FLEXIBLE DRAIN PIPE
- 10 DENOTES WALL OVER 7FT. IN HEIGHT FOR DRB REVIEW SEE SHEET C-4 FOR WALL DETAILS
- 11 SWALE & RIP RAP PER DETAIL 1 ON SHEET C-4

WALLS TO BE INSPECTED, DURING CONSTRUCTION, BY ENGINEER OF RECORD, OR DESIGNEE, LICENSED IN THE STATE OF AZ. A SIGNED SEAL WILL ALSO BE REQUIRED. ANY MATERIALS TESTING OR COMPACTION TESTING MUST BE SUBMITTED

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



2 LANDSCAPE ATRIUM GRATE DRAIN
N.T.S.

DATE:

PHASE 1	10/10/20	MP
MOUNTAINSIDE	01-10-23	PS
MOUNTAIN SIDE	02-27-23	PS
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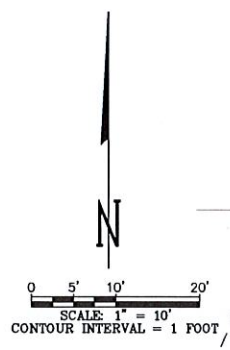
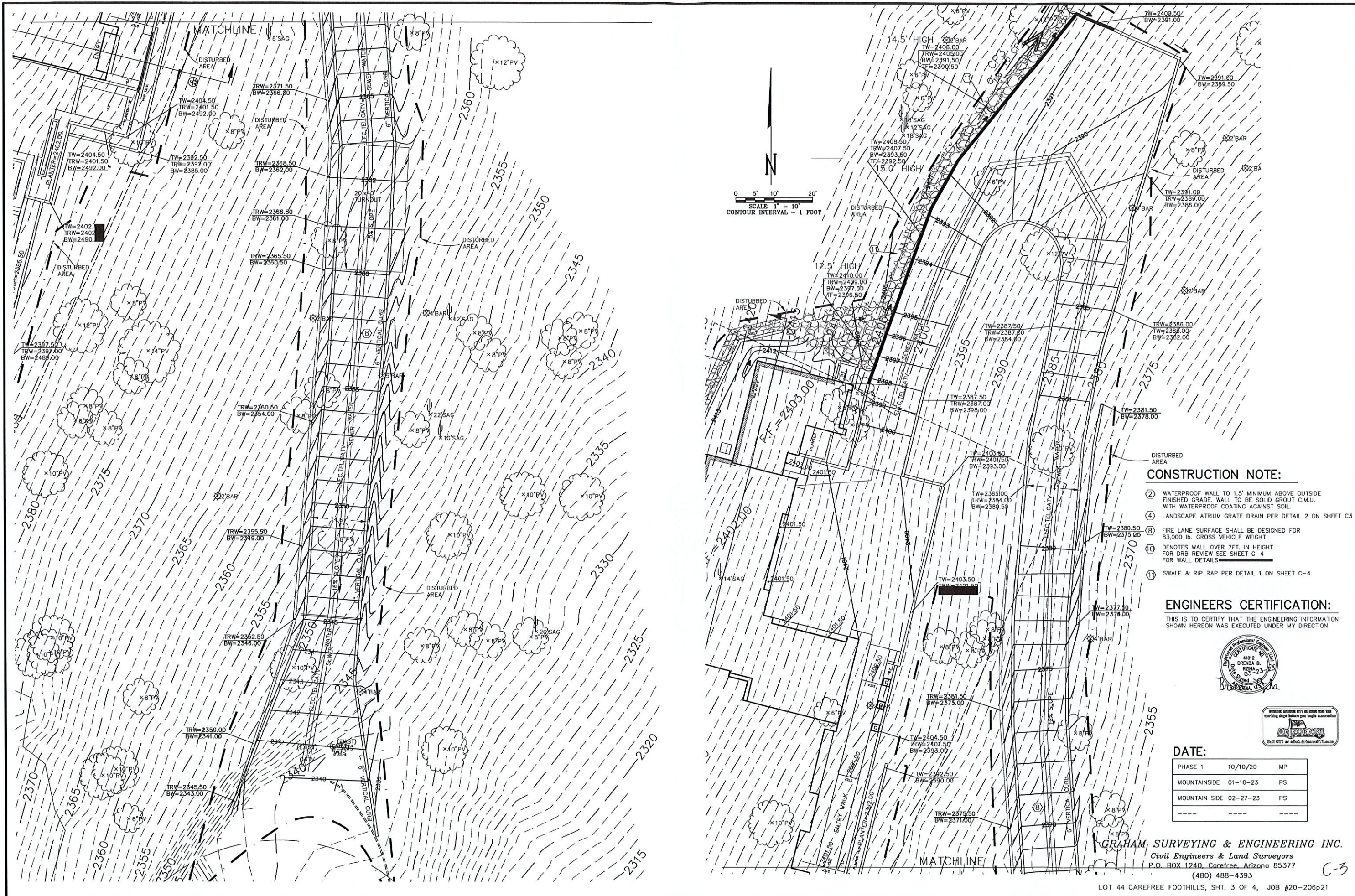


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LOT 44 CAREFREE FOOTHILLS, SHT. 2 OF 4, JOB #20-206

C-2



- CONSTRUCTION NOTE:**
- ② WATERPROOF WALL TO 1.5' MINIMUM ABOVE OUTSIDE FINISHED GRADE. WALL TO BE SOLID GROUT C.M.U. WITH WATERPROOF COATING AGAINST SOIL.
 - ④ LANDSCAPE ATRIUM GRATE DRAIN PER DETAIL 2 ON SHEET C-3
 - ⑧ FIRE LANE SURFACE SHALL BE DESIGNED FOR 83,000 LB. GROSS VEHICLE WEIGHT
 - ⑩ DENOTES WALL OVER 7FT. IN HEIGHT FOR DRB REVIEW SEE SHEET C-4 FOR WALL DETAILS
 - ⑪ SWALE & RIP RAP PER DETAIL 1 ON SHEET C-4

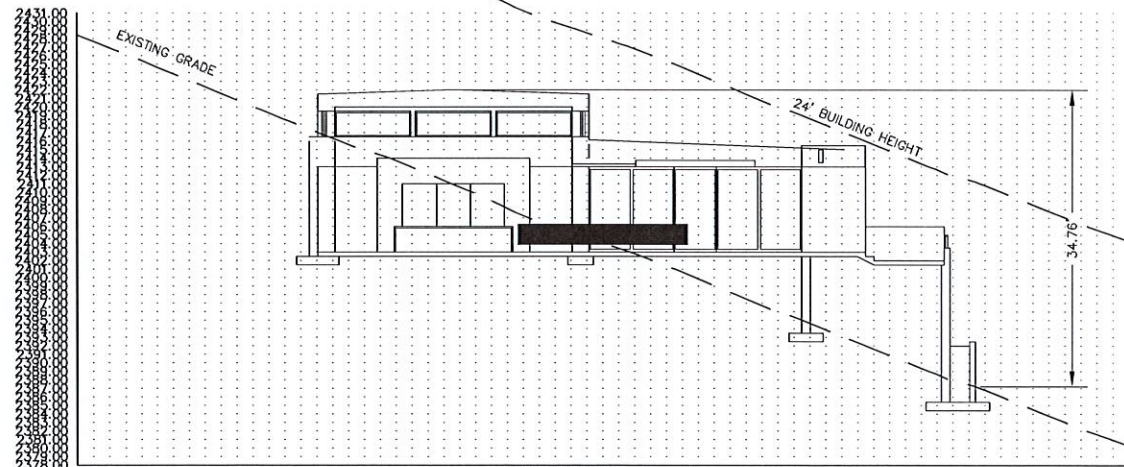
ENGINEERS CERTIFICATION:
 THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



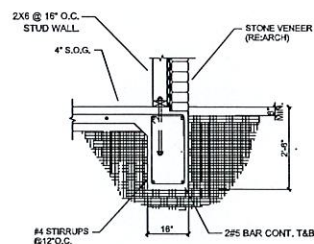
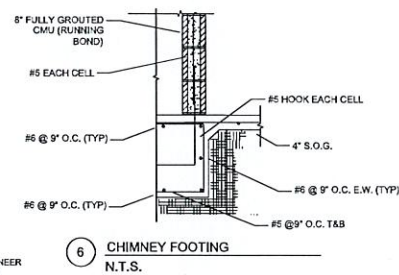
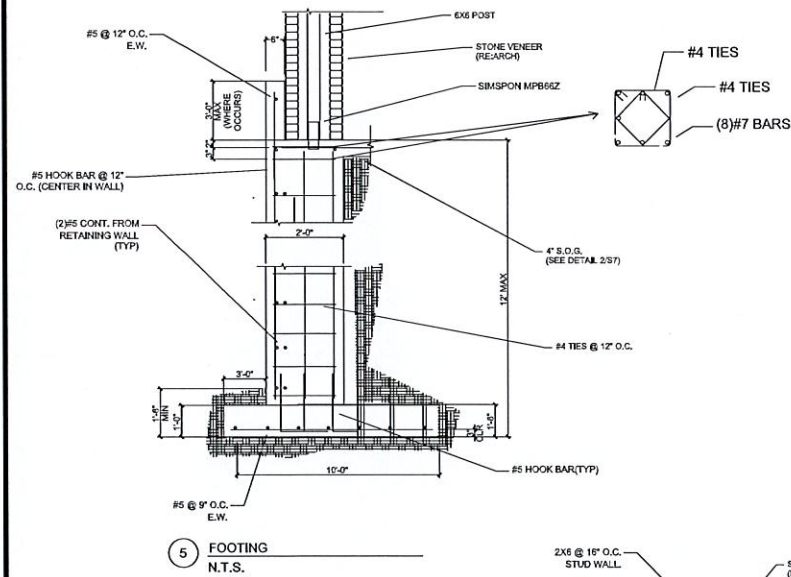
DATE:

PHASE 1	10/10/20	MP
MOUNTAINSIDE	01-10-23	PS
MOUNTAIN SIDE	02-27-23	PS
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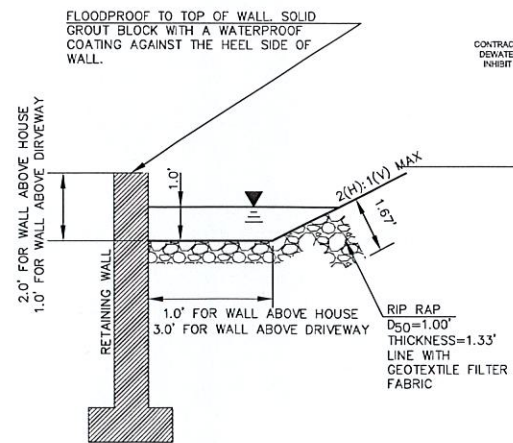


SECTION A-A
SCALE: 1"=10'

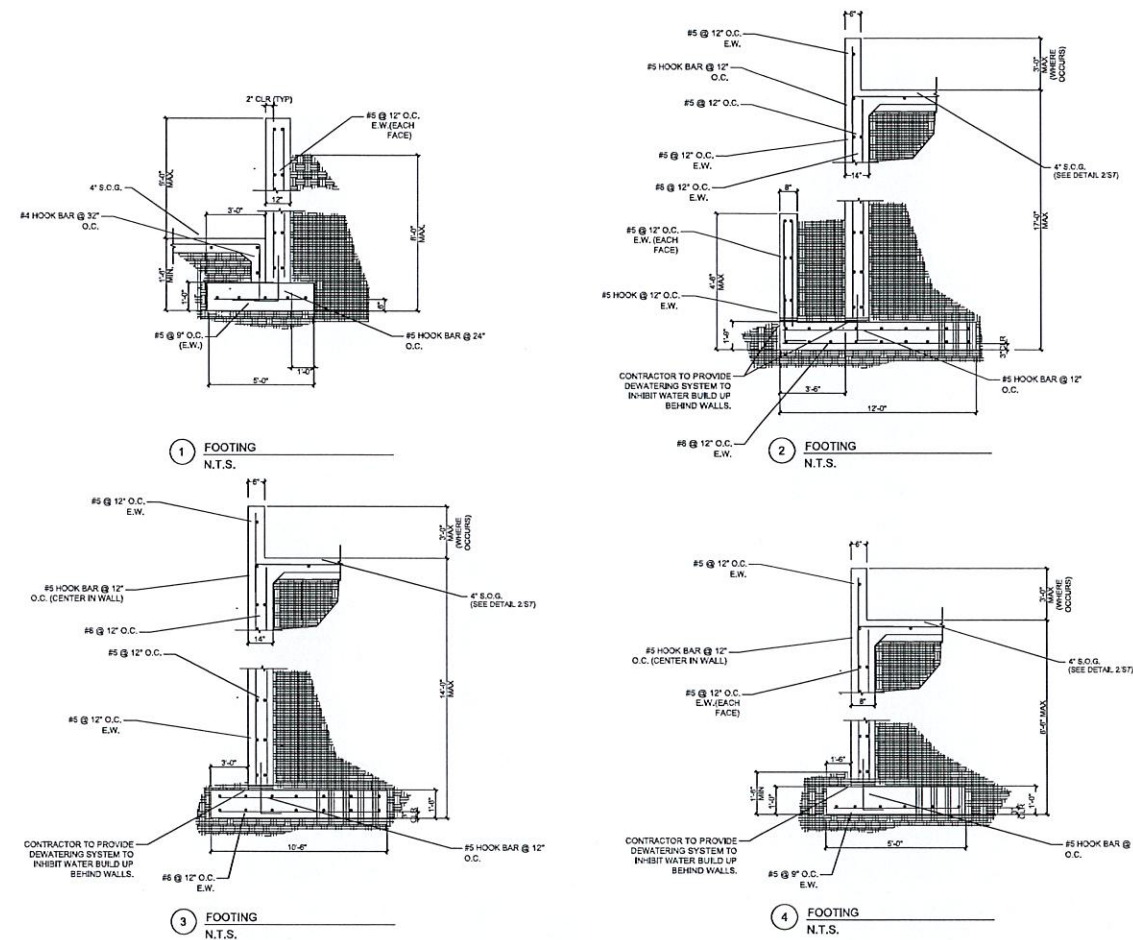


WALL DETAIL NOTE:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



1 TYPICAL SWALE SECTION N.T.S.



ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.

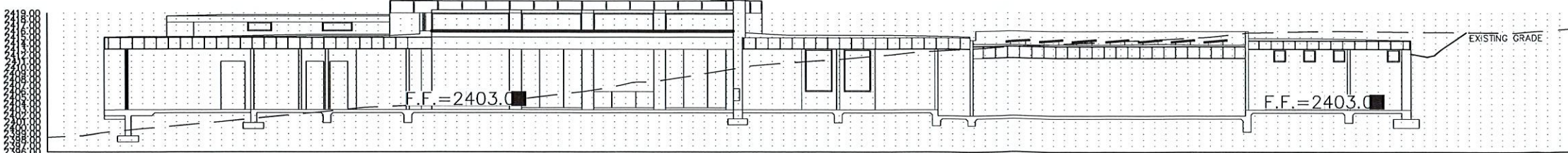


DATE:

PHASE 1	10/10/20	MP
MOUNTAINSIDE	01-10-23	PS
MOUNTAIN SIDE	02-27-23	PS
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LOT 44 CAREFREE FOOTHILLS, SH. 4 OF 4, JOB #20-206p22



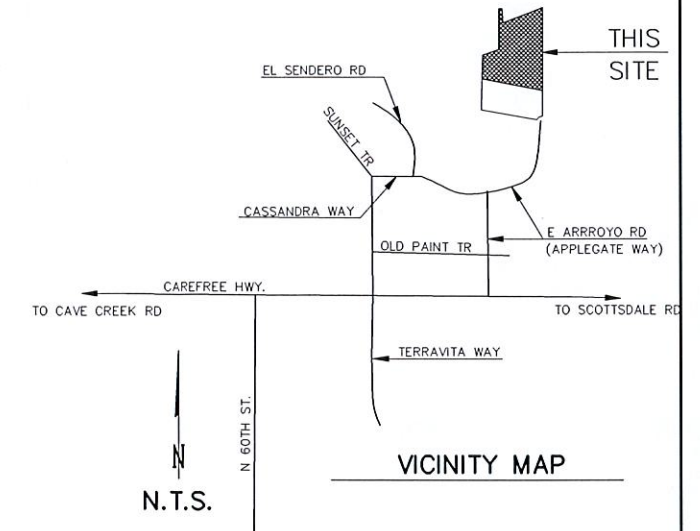
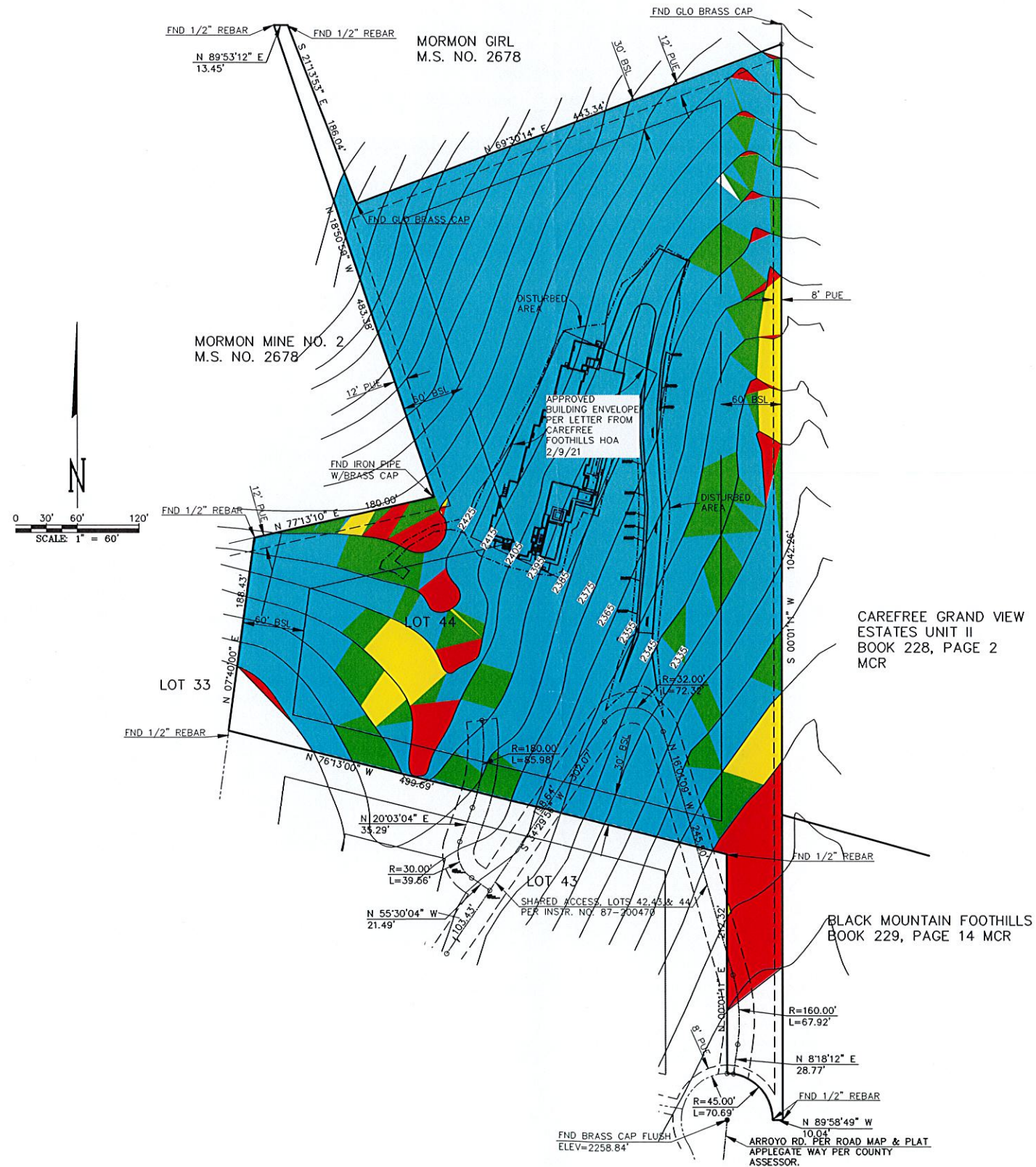
SECTION B-B
SCALE: 1"=10'

C-4

SLOPE ANALYSIS

LOT 44 CAREFREE FOOTHILLS

RECORDED IN BOOK 249 OF MAPS, PAGE 15 M.C.R.
SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 4 EAST OF
THE GILA & SALT RIVER BASE MERIDIAN,
TOWN OF CAREFREE,
MARICOPA COUNTY, ARIZONA.



SLOPE ANALYSIS:

Color	Range Beg.	Range End	Percent	Area
Red	0.00	19.99	9.65	29851
Yellow	20.00	24.99	3.53	10919
Green	25.00	29.99	10.44	32285
Blue	30+		76.37	226130

SITE ADDRESS:

6360 E APPLGATE WAY
CAVE CREEK, AZ. 85331

ASSESSORS PCL. NO.:

211-28-130

ZONING:

RURAL 70

LOT DATA:

AREA 309,185 SQ. FT. / 7.10 ACRES±

DATE:

PHASE	DATE	BY
PHASE 1	10/10/20	MP
---	---	---
---	---	---
---	---	---

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SLOPE



TOWN OF CAREFREE

GENERAL PLAN 10-YEAR UPDATE

Planning and Zoning Commission: April 10, 2023

AGENDA

General Plan Vision Overview
General Plan Organizational Structure
Review Homework

General Plan Vision Overview

- **What is a Vision**
 - Ideal future aspirations to work towards
 - Inspiration for decision-makers and the community
 - Unique to the community
 - Comprehensive, long-term, visionary, and positive
 - Paint a picture of the future
 - Remember, we're looking 10/20 years into the future!



General Plan 2030 – Vision Statement

Carefree is a unique semi-rural small town nestled among vegetated sloping foothills the Upper Sonoran Desert. The Town was master planned to be entirely distinctive from the surrounding communities. This distinction is reflected in many of the local street names, such as Easy Street, Ho Hum, Nonchalant and Peaceful Place. The Town is a community where residents enjoy a lifestyle that blends into the quiet of the natural desert. At the heart of Carefree is the business district, where residents and visitors gather to work, shop and visit.

Carefree's founding fathers thoughtfully planned the community to include within its fabric select amenities, including a resort, a private airport, a private golf course and a unique shopping district located in the geographic center of the community. Complementing these land uses are a rich assortment of residential lifestyles, from town homes and condominiums situated in its shopping district, to magnificent homes harmoniously placed within the splendor of the Upper Sonoran Desert.

The community aspires to maintain its characteristics of a community with a high quality of life, a vibrant Town Center and peaceful and well-designed semi-rural neighborhoods that blend into the natural terrain and are sensitive to the native vegetation and wildlife.

As the Town matures, the Town will face certain challenges as it implements its vision. The urbanizing communities surrounding the Town have an effect on the Town's ability to maintain its distinct nature. Within the Town limits, as undeveloped raw land becomes scarcer the community will see a significant shift from the construction of new homes to extensive remodels or replacements. The Town Center will also see challenges in the future to enhance its vibrancy given the commercial encroachment from nearby communities.

Looking forward, the Town can address its evolving challenges and preserve its unique lifestyle by striving for sustainability. From an economic perspective, new opportunities should be targeted which enhance the community's sales tax base that provides additional security for the fiscal health of the Town. Residential and commercial neighborhoods should be maintained and enhanced through appropriate infrastructure investment. Additionally, development should be cognizant and reflective of its impact on the sensitive nature of the Upper Sonoran Desert. In doing so, the Town will be more capable of bringing to fruition its goals and objectives and becoming even more exceptional place to enjoy its diverse amenities and tranquil environment.



General Plan 2030 – Vision Exercise

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What are some key attributes or features that define Carefree? (what we preserve)

What are some aspirations for what the community would like to be over the next 10-20 years? (where we change)



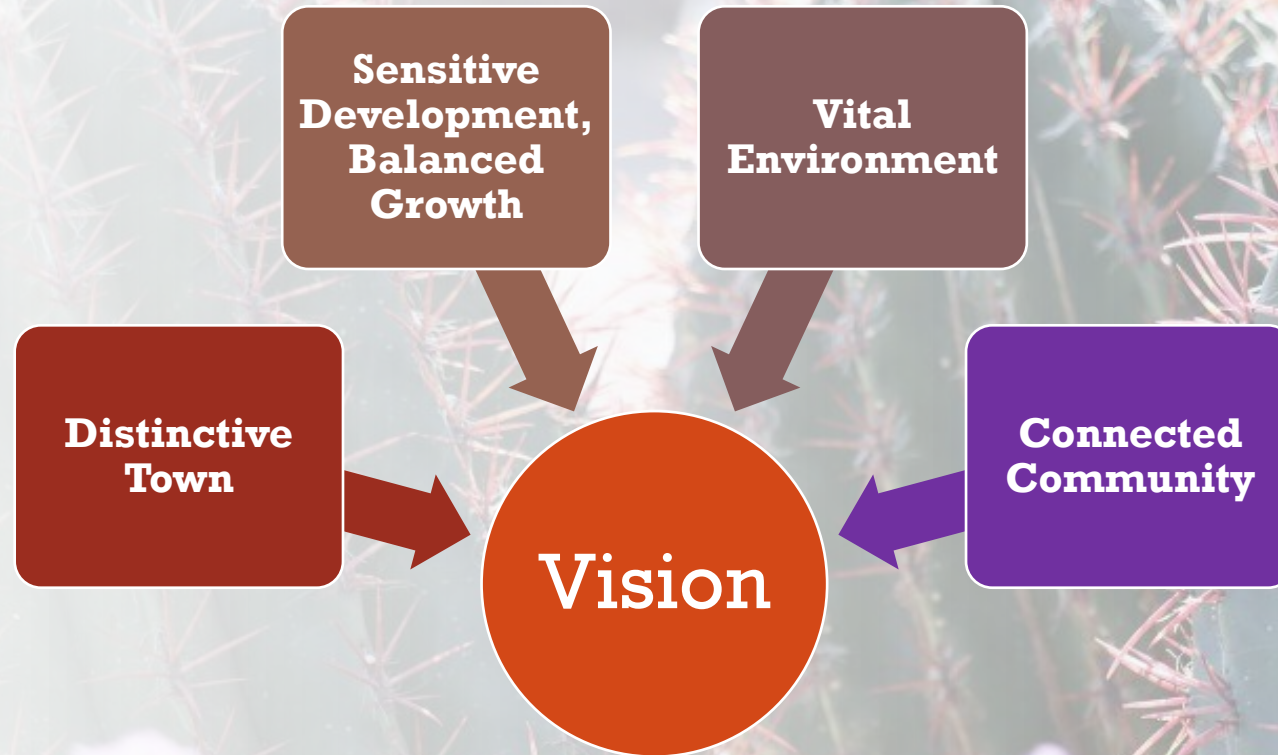
General Plan 2030 - Structure

- **Introduction**
- **Vision Statement**
- **Chapters (*Reflect Required ARS Elements)**
 - Land Use Element*
 - Circulation Element*
 - Open Space Element*
 - Growth Element*
 - Environmental Element*
 - Cost of Development Element*
 - Water Resources Element*
 - Public Services and Facilities Element
 - Implementation
- **Chapter Organization**
 - Existing Conditions
 - Goals
 - Objectives/Policies
 - No Actions



General Plan 2030 – Alt. Structure

- Theme Approach (Example From Cave Creek GP)



General Plan 2030 – Alt. Structure

- **Overall Framework (Example From Cave Creek)**

Introduction

- **Purpose & Scope**
 - What is it
 - Why do we need it
 - How will it be used
- **Planning Area**
- **Planning Process**
- **Planning Framework**
 - Vision
 - Mutually Supportive Themes
 - How to Use this Plan

Distinctive Town

- **Rich History**
- **Eclectic Culture**
- **Community of Neighborhoods**

Sensitive Development, Balanced Growth

- **Land Use & Growth**
 - Better not bigger
- **Public Facilities**
- **Cost of Development**

Vital Environment

- **Open Spaces**
- **Natural Resources**
- **Water Resources**
- **Water Quality**
- **Air Quality**

Connected Community

- **Safe**
- **Efficient**
- **Multimodal**

Implementation & Maintenance

- **Supporting Documents**
- **Implementation Actions**
- **General Plan Amendments**



Next Steps

- **Updates**
 - Community Survey Update – closes 4/17
 - Existing Conditions Analysis
- **Actions**
 - Homework – Goal Comment Matrix
 - Community Workshop #2 – 4/26
 - Public Outreach Summary
 - Vision/Goal Confirmation
 - Next Worksession – 6/12



ECONOMIC DEVELOPMENT - STAFF REPORT



MEETING DATE: April 10, 2023

Agenda Item # 4

SUBJECT

Review and recommendation of the 2023-24 Economic Development Work Plan

SUMMARY

As part of the Town's strategic planning process, Economic Development prepares a bi-annual, 24-Month Economic Development Work Plan. This is the guiding plan to carry out the larger economic development goals. In January 2022, the Town Council approved the Planning Commission as the Economic Development Advisory Board (EDAB).

The first draft of the plan was presented on March 13, 2023, and the board asked staff to revise the plan to add additional items.

1. Added anticipated dates of completion.
2. Added expected financial outcomes.
3. Added more information on purpose of the plan.

The purpose of the plan is to set the higher-level objectives and strategies for activity. These goals will be further vetted with the EDAB and evaluated on a periodic basis.

ATTACHMENTS

- Revised 24-Month Economic Development Work Plan 2023-24.

ACTION

Discussion and recommendation of the 2023-24 Month Economic Development Work Plan.

2023-2024 Strategic Economic Development Workplan

In 2020, The Town Council created a Work Plan and Guiding Principles document, designed to establish high level policies for the Town of Carefree. This document outlined Economic Development and Financial Stability as a Core Task, with creating an Economic Development Strategic Workplan, as one the two tasks. This Work Plan is to address the following:

1. Identify Revenue Targets
2. Outline Strategic Initiatives to reach revenue targets, business retention and attraction plans, primary trade analysis and outreach programs.
3. Cultivate relationships with trade organizations, real estate associations, and local business associations.

The Workplan process revolves around the creation of 24-Month Strategic Work Plans. The purpose is to outline the general activities and strategies to be addressed in that specific 24-Month Period. Each period may overlap with the previous period. Each strategy outlined will be further developed and vetted through the Economic Development Advisory Board (EDAB) (Planning and Zoning Commission), and the plan itself will be evaluated every 6-months to ensure its on task or needs further amending. The overarching goal is ensuring an open and transparent discussion, and allowing for inclusivity as the Town creates and implements the outlined strategies of this document.

In general, the Economic Development program is committed to improving the quality of life of Carefree Residents, ensuring that new development fits in with a Carefree lifestyle, and increasing tax and non-tax revenues to the Town of Carefree.

Key accomplishments from the 2020-2021 Economic Development Workplan:

- Completed the General Plan amendment for the Northwest Corner of Tom Darlington and Carefree Highway
- Planning and Zoning Approval for the Comprehensive Signage Plan
- Planning and Zoning Approval for the Town Center Redevelopment Plan
- Implemented Third Thursday Art Walk
- Developed relationships with local area businesses.
- Created a Carefree Visitor Center
- Managed the Town through the Pandemic, and worked to maintain events and activities in the Sanderson Lincoln Pavilion
- Expanded events and activities, including Friday Farmers Market
- Assisted with opening new businesses including Athens on Easy and Grind & Gears
- Developed key relationships with property owners in Town Center

For this current plan period, the Economic Development Department is focused 3 key economic development strategies. The following outlines these strategies and the key activities related to accomplish these. Target dates for completion are included in parentheses, as well as anticipated financial outcomes. These are working time frames and can be adjusted as necessary.

1. **Destination Stay Strategy** – As a deliverable to the 2020-22 Workplan, Economic Development has created a specific Destination Stay Strategy. This strategy is included as Attachment A. The strategy is designed to create a complimentary mix of destination stay opportunities to create direct sales tax revenue, and indirect discretionary retail spending to support local businesses. Additionally, Short Term Rentals have become an issue in Carefree, but they also present a potential revenue opportunity. As part of the strategy for the 2023-2024 period, staff will explore the possibility taking a more strategic approach to maximize the opportunity, while minimizing the neighborhood impacts.
 - Implement attached Destination Stay Strategy
 - Net New Revenue Target \$850,000

2. **Town Center Revitalization** – Ensure the continued growth and success of a unique destination, pedestrian retail environment. This includes developing infrastructure, property revitalization and creating events and activities that bring local, regional, and out of state traffic.
 - Net New Revenue Target \$240,000
 - Council Approval of the Comprehensive Signage Plan – Q3 2023
 - Create phasing plan and start implementation of the Signage Plan – Q4 2023
 - Planning and Zoning and Town Council approval of the ongoing Circulation and Parking Plan – Q4 2023
 - Complete Step 3 of the Kimley Horn contract to finalize the conceptual plan by Q2 2023 and Step 4, the final Technical Assessment by Q3 2023
 - Final approval from Town Council and implement the Village Center Redevelopment Plan (January 2023)
 - Implement priorities outlined in the Village Center Master Plan
 - Create RFP process for Town Hall site and solicit potential developers, Q2 2023, with the goal of issuing an RFP by Q4 2023
 - Evaluate future Town Hall locations as part of the Town Hall RFP process.
 - Develop and approve revitalization programs through EDAB Town Council programs (Q3 through Q4 2023)
 - Implement revitalization programs starting Q1 2024
 - Continue to engage property owners on revitalization improvements (Ongoing)
 - Work with Communications to develop and implement events, manage the Sanderson Lincoln Pavilion and operate the Visitor Center (Ongoing)

- Work with Planning to evaluate and implement zoning and design review changes (Q2 2023 through Q3 2023)
 - Approve Town Center Zoning and Design Guideline changes (Q4 2023 through Q1 2024)
 - Continue to enhance city owned rights of ways including streets, medians, and alleys (Ongoing)
 - Explore Federal and State Grants (Ongoing)
3. **Neighborhood/Regional Retail** – Focused on the intersection of Cave Creek Road and Carefree Highway, this objective is to provide neighborhood and regional retail services to complement the existing retail at the intersection. Focus will be on uses compatible with the surrounding area as well as meeting additional needs not already provided within the Town Center.
- Net New Revenue Target \$1.2 Million
 - Continue to work with interested developers to submit and approve a site plan that meets the goals established through the General Plan.
 - Work with property owner on marketing and outreach
 - Targeted timeframe for development 2027.
4. **Enhance Business Environment**
- a. Continue to reach out directly to businesses (Ongoing)
 - b. Continue to work with Communications and business newsletter (Ongoing)
 - c. Develop stronger relationship with local and regional partners such as the Cave Creek Tourism Board and Carefree-Cave Creek Chamber of Commerce. (Ongoing)

45 Acre State Land Parcel

The 2021-22 Economic Development Workplan called for the evaluation and potential General Plan amendment of the 45 Acre State Land Parcel. After evaluation and public input, this objective was amended in 2022 to be excluded and maintain the anticipated land use recommendation of the 2030 General Plan document. This is to work with any future developer, interested in subdividing the property, to provide a usable open space element. Economic Development will continue to engage developers and maximize revenue potential if possible.

Attachment A

Destination Stay Tourism Strategy

As a strategy to the 2021-22 Economic Development Work Plan, the Economic Development Department has been in process of implementing a Destination Stay Tourism Strategy. This strategy is a key component to the overall Town strategy to increase and diversify the Town's tax base, as well as, support the local businesses community.

Destination Stay Tourism is a strategy built around in-community lodging opportunities, with a focus on short term rentals subject to a transient sales tax (bed tax). This tax is a 3% tax on gross rental revenues from hotels and resorts as well as short term rentals that are rented for more than 50% of the year. The combined tax on these rentals is 6%, when added to the general sales tax.

Vision

Provide a quality diversified mix of stay options for visitors to Carefree that complement each other, are designed appropriate for the area of context, maximize revenue while minimizing impacts, and offer a unique mix of services beneficial to Carefree residents and businesses.

Primary Destination Stay Development

Civana Wellness Resort – Originally built in 1959, the 176-room resort includes a spa and wellness services and offers an original Carefree experience.

Hampton Inn – Opened in 2022, the Hampton offers a quality room and meeting spaces with limited retail services, relying on the local Town Center restaurants and retail for services. The facility offers a more affordable and family friendly option for visitors and guests visiting local residents.

Northwest Corner of Tom Darlington and Carefree Highway – This site is anticipated to host a unique Sonoran Experience more in line with a traditional resort, and an expectation for potential restaurant and services local residents can enjoy.

Short Term Residential Rental – The Town is exploring the potential development of neighborhoods that would accommodate short term rentals as a commercial type use in a residential area. The idea would be to consolidate short term rentals, maintain the residential character of the area and generate revenue. The demand for short term residential rentals is driven by families seeking alternatives for short term vacation rentals. Possible locations include Stage Creek Estates and the 40-acre State Land Parcel.

Analysis

To get an estimated direct sales tax revenue projection, we can look at the anticipated average per night revenue from existing and future hospitality developments.

	<u>Per day Units</u>	<u>Estimated Revenue</u>	<u>Tax Revenue*</u>
2021			
Hotel Rooms	176	\$400	\$1,080,000
Total			\$1,400,000
2022			
Hotel Rooms	273	\$360	\$1,500,000
Total			\$1,820,000
Future			
Hotel Rooms	393	\$390	\$2,350,000
Total			\$3,210,000

*Estimated Tax Revenue is based upon 70% occupancy

Additionally, hotel guests spend about \$90 per person per day on food, entertainment and sales. Applying a 2 person per night stay with an assumed 30% capture rate equates to

	<u>Total Units</u>	<u>Annual Stays</u>	<u>Anticipated Business Business</u>	<u>Estimated Tax Revenue</u>
2021				
Hotel Rooms	176	90,000	\$2,430,000	\$73,000
2022				
Hotel Rooms	273	139,500	\$3,760,000	\$113,000
Future				
Hotel Rooms	393	200,800	\$5,400,000	\$160,000

Short Term Rentals

Short Term Rentals (STR) present both a challenge and opportunity for Carefree. Town Staff will work with the EDAB and Planning to explore and potentially prepare an STR strategy that can minimize neighborhood impacts while potentially becoming a revenue source. At this time, it is estimated that the opportunity for STR revenue is approximately \$650,000 annually in direct sales tax.

Destination Stay Historical Context

Carefree was founded as a “model town” with a robust commercial core supported by the Desert Forest Inn. Carefree’s founders also opened the International Restaurant as a tourist destination. The hope was to bring people who would fall in love with the area. Original Carefree was a high-density commercial core, with two larger lots maintained, and allowed for hospitality use. Carefree Too, created in 1961, included the area bounded by Mule Train, Sundance Trail and Cave Creek Road. The area bounded by Tranquil Trail, Sun Dance Trail and Cave Creek Road was designated for high density residential, hotel, motel, school, hospital and entertainment like bowling and miniature golf. Much of the hospitality component was converted to residential over time.

In 1985, Carefree incorporated. The first attempt was to include the Boulder’s Resort, but Scottsdale beat Carefree through annexation. The first Carefree draft budget relied heavily on revenue from the Carefree Inn, which supported the necessary personnel and services transferred from the County to the New Town of Carefree.

In 2020, the Town of Carefree authorized the general plan amendment for the 21-acres on the northwest corner of Tom Darlington and Carefree Highway.

The Town of Carefree has always been dependent on Destination Stay Tourism. Destination Stay Tourism has always been an integral part of Original Carefree and the Town of Carefree. Neither would have existed without it, and it provides the least intrusive and highest value commercial use. Over time, the Town residential has grown, while the commercial has struggled to keep up. With the recent addition of the Hampton and the future of the Northwest Corner of Tom Darlington and Carefree Drive, the Town will have a healthier mix of commercial to residential, but still less intensive than neighboring communities. The new development will also have no additional impact on the natural environment, and will continue to maintain the unique and quirky nature that Carefree was founded on.

Benefits of Destination Stay Tourism

- Direct Sales Tax income from visitor stays.
- Higher percentage of tourist discretionary spend in proximity of stay.
- Complements Town Center retail
- Will assist in Town Center revitalization.
- Destination stay visitors will drive a tenant mix more compatible with local retail demand.
- Generates more revenue per visitor requiring the need for less visitors. To generate the same Tax revenue, Carefree would need to bring in 10 times the number of unique visitors. This increase traffic, demand on parking and additional cost
- Carefree is a marketable area for destination tourism and offers a charm that places like Scottsdale and Paradise Valley can't offer.
- Carefree residents will have local, in town, choices for visitors.
- Provide revenue for needed and desired services.
- Even if Carefree ever opts for a property tax, resort/hotel sales tax revenue will minimize impact and the commercial facility valuation and assessed value will further minimize residential tax impacts allowing for more services on less resident tax dollars.

2023-2024 Objectives and Strategies

- Solicit developers for the Northwest Corner of Carefree Highway and Tom Darlington Drive and assist through zoning and development review.
 - Anticipated Development to occur in 2024 with completion by 2026.
 - Anticipated net new sales tax revenue \$850,000.
- Explore the creation of a Destination Tourism Board funded by a portion of the Transient Sales Bed Tax (Q1 2024 through Q2 2024)
 - Manage Visitor Center/local concierge program.
 - Area Marketing
 - Event Planning
- Vet the potential of consolidated short-term residential rentals (Q3 2023 through Q4 2024)
 - Development of platted undeveloped communities
 - State Land Parcel