

## **21-3-GPA Proposed General Plan Text Amendment**

### ***Special Planning Area: Northwest Corner of Carefree Highway and Tom Darlington Drive***

The area, is comprised of 5 contiguous parcels totaling approximately 21 acres, each with frontage along Tom Darlington Drive and/or Carefree Highway. The surrounding uses include 1.6 to 2 acre lots to the north and west, neighborhood commercial to the south, a church complex to the east, and a residential and resort community known as The Boulders to the northeast of the church property. The subject area is comprised of a major wash, boulders and rock outcroppings, and Sonoran Desert vegetation. Given its proximity to the intensive uses to the south and the east and primary access via arterial streets, a more economically sustainable, destination-based hospitality/resort use, with limited compatible commercial retail uses, provided that the development: 1) Establishes an adequate buffer to the very low density residential neighborhood to the west; 2) Provides for the continued preservation of the natural wash in accordance with floodplain regulations and the Carefree 3B Final Plat; 3) Supports the Town's fiscal and economic development goals, and aligns with the evolving commercial nature and resort lifestyle found in the area; 4) Utilizes high quality architectural character contextual materials, desert colors, all sited uniquely into the existing landforms complementing the existing adjacent and nearby uses, and avoiding commercially branded architecture to provide a unique and cohesive design character; 5) Utilizes massing, height and density to minimize site disturbance and where site intensity takes into account proximity to adjacent uses, and is thoughtful of adjacent homeowner views to prominent land forms ; 6) Focuses retail components east and south of the existing wash, or where not to have an impact on existing residential; 7) Incorporates the natural Sonoran Desert landscape; 8) Prohibits any access to Whileway Road and only residential access onto Languid Lane. Commercial or delivery access onto Languid is prohibited and any emergency only ingress/egress to Languid Lane is via controlled access only.

### **Additional allowable Use**

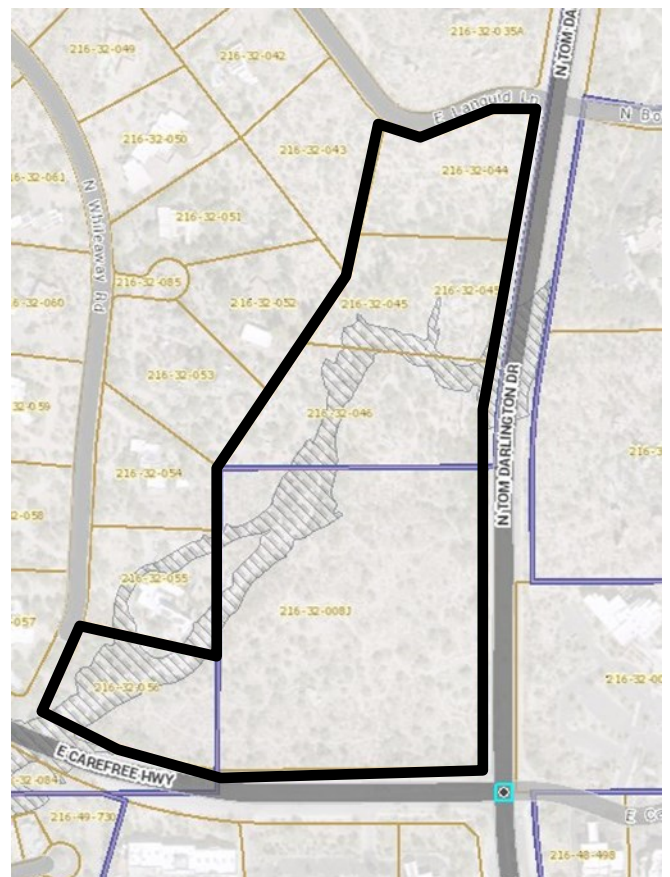
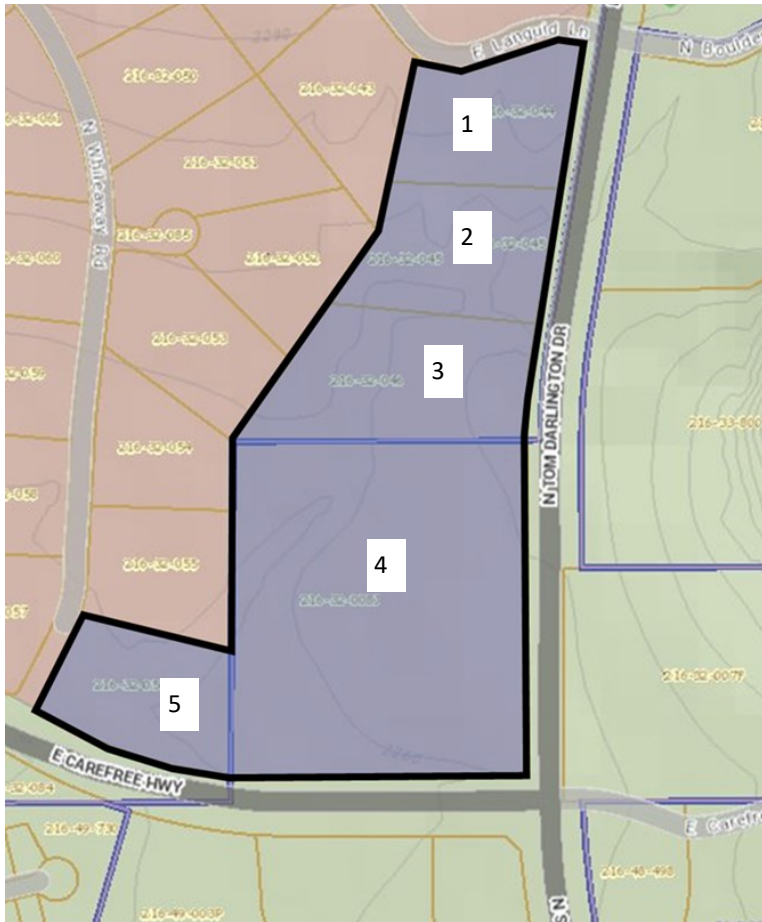
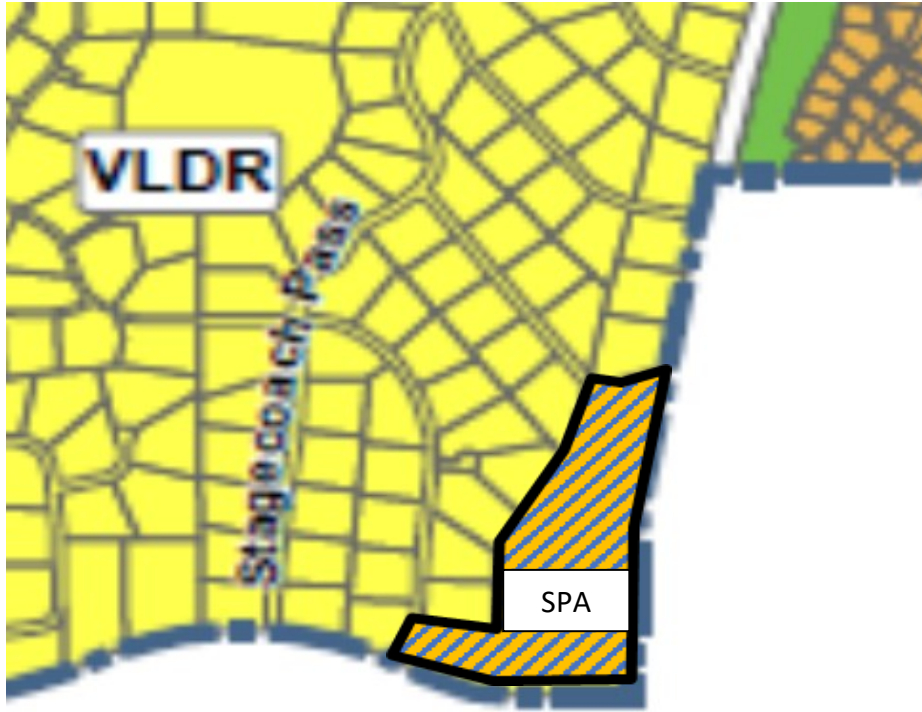
The northern two lots could remain Very Low Density Residential.

### **Uses Not Allowed**

The land use is not intended to have the look and feel of a retail center or general office development. While neighborhood retail uses are allowable, they should be incorporated into the character of a hospitality/resort destination. There shall be no drive through uses, gas stations/car washes/garages, storage, box stores, and/or fast-food pads.

**Proposed General Plan Map Amendment**

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## 21-3-GPA Timing and Engagement

April 21, 2021	Sent original certified letters to neighbors within 500 feet
May 12, 2021	First Neighborhood Meeting
May 26, 2021	Second Neighborhood Meeting
June 2021	Revised Amendment to include staff and public input
July 2021	Amendment Text and Map draft sent out for 60- day review period to outside jurisdictions
September 2021	Finalize Amendment Text and Map for Planning and Zoning Commission consideration
October 13, 2021	Certified letters notifying residents, within 500 feet, of Planning and Zoning Commission public hearing
October 20 –22, 2021	Publish Hearing Notice Advertisement/Signs Placed on site
October 27-28, 2021	6 Community Open Houses
November 8, 2021	Planning and Zoning Public Hearing
December 7, 2021	Town Council Public Hearing

***Note: This process is only for the General Plan. Any future project would need to further seek rezoning consistent to this General Plan amendment.***