



## **General Plan Amendment Community Open House for Northwest Corner of Tom Darlington Drive and Carefree Highway**

As a member of the community, and prior to upcoming public hearings on November 8 and December 7, you are invited to attend a community open house regarding a General Plan Amendment for the 21-acres located at the Northwest Corner of Carefree Highway and Tom Darlington Drive. Due to these hearings being conducted via Zoom, the Town would like to extend to the general public the opportunity for in-person engagement. To allow for comfort and safety, and greater opportunity for participation, the Town will offer six 1-hour open house sessions. **The open house sessions will be held at 33 Easy Street (Town Council Chambers) on October 27<sup>th</sup> and October 28<sup>th</sup>, 2021. Sessions will be limited to 35 people per meeting, and will be held at 3:00 pm, 4:30 pm and 6:00 pm on both days. Face coverings (full face plastic shields, as recommended by the ADA are acceptable) will be required. To sign up for a session, please send an email to [steve@carefree.org](mailto:steve@carefree.org), or call Steve at 623-694-2605. You can only sign up for a single session. Please provide name and home address.**

During this open house, Steve Prokopek, Economic Development Director, will provide a brief presentation, and allow for questions and comments related to the proposed amendment. This meeting is **not** a public hearing, no decision makers will be present and no decisions will be made.

If you are not familiar with the proposed General Plan Amendment, this change would accommodate the future high-end resort and supporting retail. You can also visit [www.carefree.org](http://www.carefree.org) and find more information on the Economic Development Page under Growth and Development. In summary, as part of the approved Town Economic Development Plan, this site was identified as a key location to diversify the Town's revenue base, while proposing a use that was consistent with adjacent uses and could fit in with existing residences. The Town sees this 21-acres as a key piece to the Town's financial sustainability, and that a resort use will fit in with the current resort mix and further support small businesses in the Town Center.

To date, there have been 2 neighborhood level meetings and neighborhood engagement, as well as, outside jurisdictional input. The next steps in the process include two public hearings: Planning and Zoning Commission on November 8, 2021 and Town Council on December 7, 2021.

Please note: **This is for a General Plan amendment only. There is no site plan, project or zoning application at this time.** The General Plan does not provide specific project details, and is the high level document governing the allowable use of the site. Any specific project, proposed for the site, would require a second phase of neighborhood engagement and public hearing process (Planning and Zoning

and Town Council) to ensure the site plan and zoning request adhere to the general plan. In essence a two-step legislative process. The use category proposed for this site is Special Planning Area, which allows for a more customized approach when establishing a commercial or mixed use. When zoning is created, a higher level of detailed stipulations will be created based upon the site plan submittal that meet the vision established in the general plan.

If you can't make the open house, a comprehensive presentation will be made at each of the public hearings, and you are encouraged to participate in the public hearing via Zoom, or feel free to provide a comment to [steve@carefree.org](mailto:steve@carefree.org).

Again, to ensure continued public safety, the Town will limit the number of participants per session to 35 allowing for social distancing.

**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 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 access to Whileaway Road.

**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.

