

**TOWN OF CAREFREE, ARIZONA  
ORDINANCE #2019-01**

**ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE  
TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA,  
APPROVING APPLICATION 17-08-RZ, A REZONE FROM RURAL-  
43 SINGLE-FAMILY RESIDENTIAL (RURAL-43) TO R1-35 SINGLE-  
FAMILY RESIDENTIAL (R1-35) FOR PROPERTIES DESCRIBED  
AS MARICOPA COUNTY ASSESSOR'S PARCEL NUMBERS 216-  
26-825, 216-26-832, AND 216-26-177F.**

WHEREAS, On February 7, 2018, Mr. Uri Schumm (the "Applicant") filed an application to rezone certain real properties (the "Application"), changing the zoning districts of the properties generally located west of the northwest corner of Stagecoach Pass and Pima Road and as more specifically described as Maricopa County Assessor's Parcel Numbers 216-26-825, 216-26-832, AND 216-26-177F from Rural-43 Single-Family Residential (Rural-43) To R1-35 Single-Family Residential (R1-35), and;

WHEREAS, the Town sent notification of the Application in conformance with Town regulations including notification to property owners and any homeowners associations within 500 feet of the boundary line of the development site;

WHEREAS, The Applicant conducted a Citizen Participation Meeting on January 25, 2018 seeking public input, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission held a Public Hearing on May 13, 2019 in regards to the Application, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission found that the rezoning will not adversely impact the public health, safety, and welfare of the Town, and is in accordance with the Town of Carefree General Plan 2030, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission, on May 13, 2019, voted to recommend approval of the Application, and forward such recommendation to the Town Council, and;

WHEREAS, the Town of Carefree Town Council held a public hearing on June 4, 2019 in regards to the Application and has considered the issues relating thereto,

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Town of Carefree, Maricopa County, Arizona, as follows:

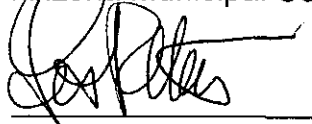
Section 1. The Application is hereby approved with conditions (Exhibits A and B), and the Zoning Map designation for the Property is hereby changed

from Rural-43 Single-Family Residential (Rural-43) To R1-35 Single-Family Residential (R1-35) attached as Exhibit C.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Carefree, Arizona, this 4<sup>th</sup> day of June, 2019.

Ayes 7 Noes 0 Abstentions 0 Absent 0

TOWN OF CAREFREE, an  
Arizona Municipal Corporation

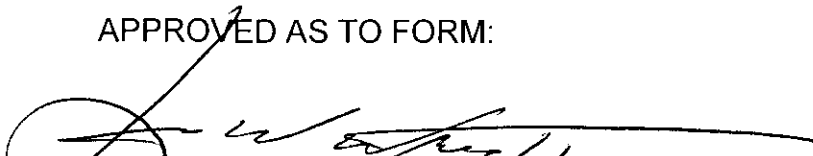


Les Peterson, Mayor

ATTEST:

  
Kandace French Contreras, Town Clerk

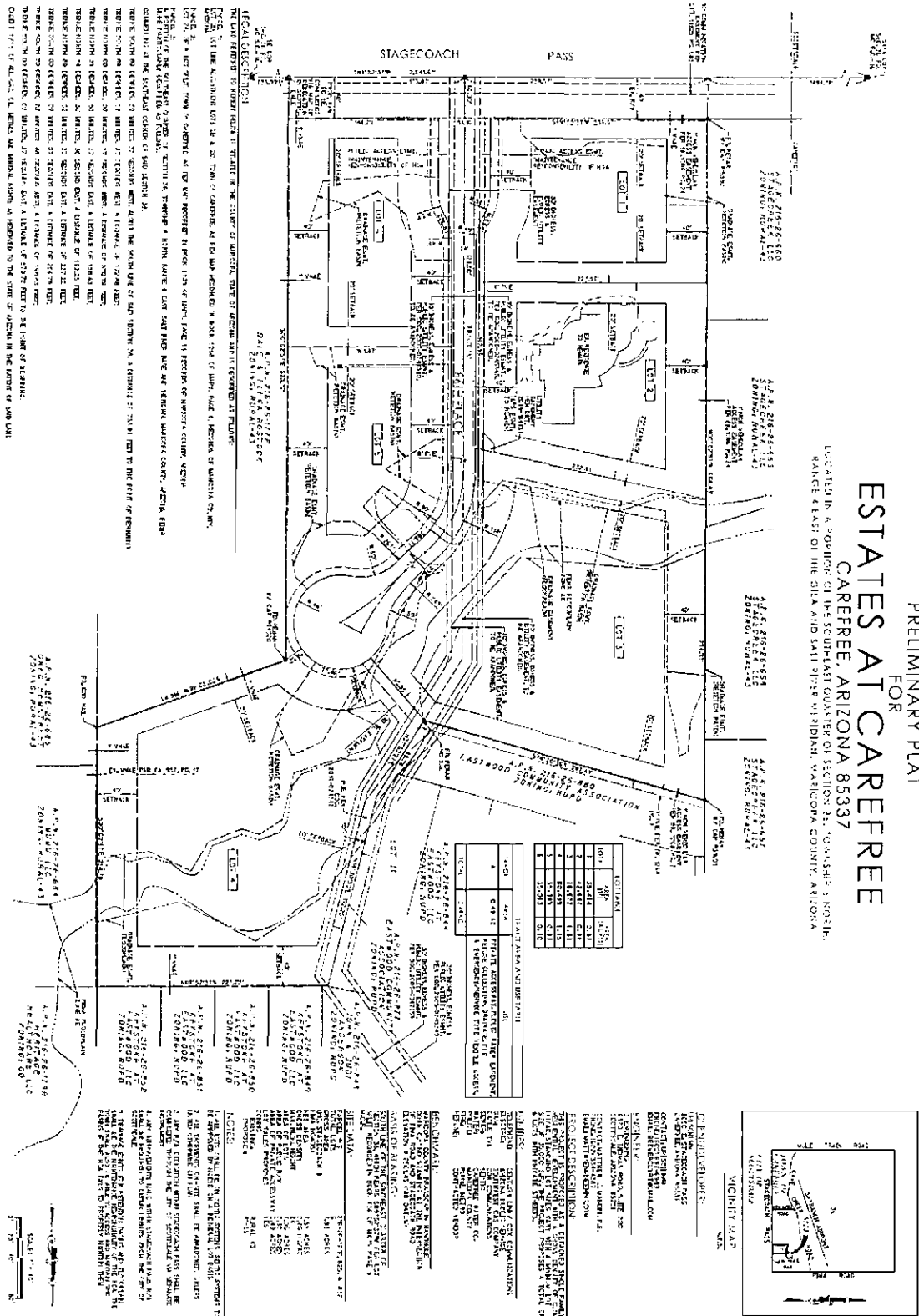
APPROVED AS TO FORM:

  
Michael W. Wright, Town Attorney

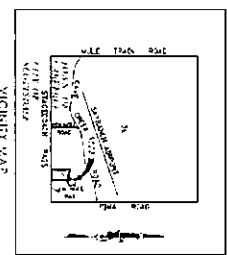
# EXHIBIT A PROPERTY/SITE PLAN Case No. 17-08-RZ

## PRELIMINARY PLAN FOR ESTATES AT CAREFREE CAREFREE, ARIZONA 85337

LOCATION IN A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH,  
RANGE 6 EAST OF THE 5TH AND 6TH MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOT	AREA (SQ. FT.)	AREA (SQ. METERS)
1	2,514	0.23
2	1,811	0.17
3	1,811	0.17
4	1,811	0.17
5	1,811	0.17
6	1,811	0.17
7	1,811	0.17
8	1,811	0.17
9	1,811	0.17
10	1,811	0.17



**LEGAL DESCRIPTION**

THE CORP PLOT TO BE DESCRIBED IS LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE 5TH AND 6TH MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE CORP PLOT TO BE DESCRIBED IS LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE 5TH AND 6TH MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE CORP PLOT TO BE DESCRIBED IS LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE 5TH AND 6TH MERIDIAN, MARICOPA COUNTY, ARIZONA.

**LEGEND**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**Case No. 17-08-RZ**

1. Subsequent submittal documents shall be consistent with all applicable Carefree zoning and development standards except as expressly stated herein, and shall substantially conform to the Preliminary Plat, Preliminary Grading and Drainage *Plan and Report*, Preliminary Utility Plan, Preliminary Landscape Plan, and/or as attached to this report.
2. The architectural design quality of all buildings shall meet or exceed the standards as set forth in the Design Guidelines, Architectural Styles image, and Color Schemes as attached to this report.
3. Each lot shall be developed as a single, custom home according to the Town of Carefree zoning and building requirements. Under no circumstances shall this subdivision be mass graded and/or building pads established prior to the issuance of any building permit.
4. All utilities shall be placed underground. All work shall be reviewed and approved by the corresponding jurisdiction for that right-of-way.
5. A drainage easement shall be dedicated along the Windmill Wash corridor through the northern portion of the property that encompasses the entire Special Flood Hazard Area (SFHA) Zone AE.
6. Areas adjacent to or within the FEMA Flood Zone AE shall address lateral migration and scour potential. Erosion setbacks shall be defined that establish areas requiring engineered scour control measures for development improvements.
7. Disturbance within the FEMA Flood Zone AE shall require a Floodplain Use Permit from the Flood Control District of Maricopa County.
8. The development shall provide 100-year 2-hour onsite stormwater storage within dedicated drainage easements. The following areas shall be excluded from providing stormwater storage; drainage easements for the SFHA, drainage easements for retention/detention basins, dedicated conservation areas, any lot containing a pre-existing single family residential structure, and other areas as approved by the Town Engineer.
9. The development shall dedicate a 40 ft. right-of-way for the entire fronting footage along Stagecoach Pass Road to the City of Scottsdale prior to final plat approval.
10. Improvement plans within City of Scottsdale right-of-way shall be permitted through the City of Scottsdale and shall meet all City of Scottsdale standards and requirements.
11. The development shall provide roadway/vehicular access improvements including the following:
  - Full-width roadway improvements for internal subdivision streets meeting either; 1) public residential street standards, or 2) private residential street standards. Private residential streets shall be maintained by the Homeowner's Associations.
  - Adjacent half-street roadway improvements wherever the subdivision abuts public right-of-way. For the Stagecoach Pass Road right-of-way, this shall consist of an additional 5.5 feet of pavement width unless other improvements are required by the City of Scottsdale.
12. The owner shall maintain all on-site and adjacent right-of-way landscaping.

EXHIBIT C  
 ZONING MAP  
 Case No. 17-08-RZ

