



TOWN OF CAREFREE

GENERAL PLAN 10-YEAR UPDATE

Planning and Zoning Commission: June 12, 2023

AGENDA

**Process & Progress Update
Review of General Plan Goals
Next Steps & Upcoming Events**

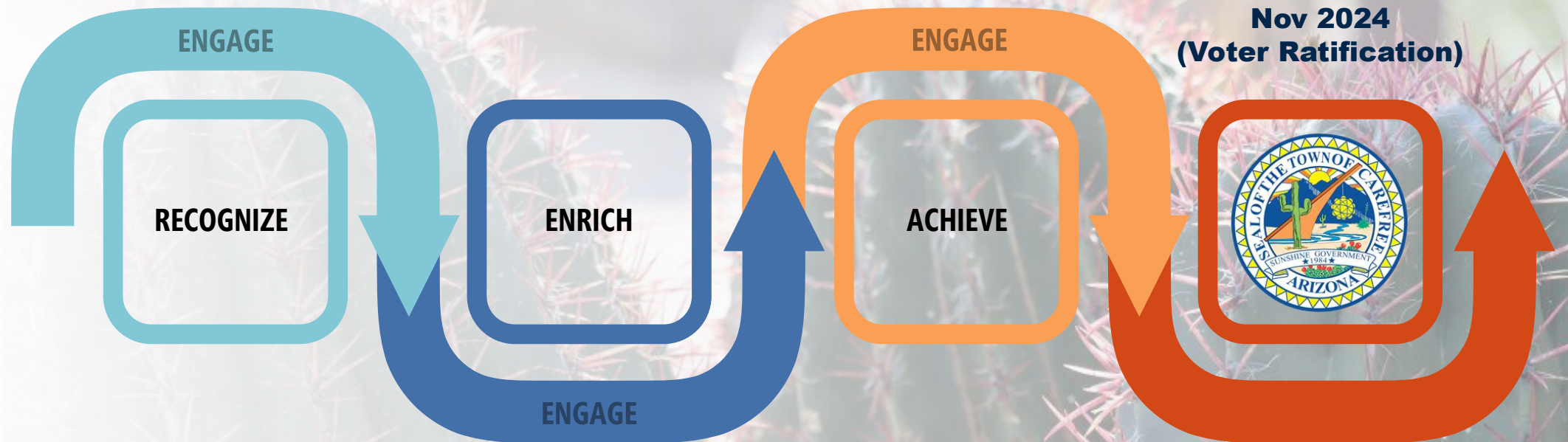
General Plan Process & Progress

Nov 2022

Feb 2023

Nov 2023

May 2024



- Project Kick-off Summit
- Public Involvement Plan
- Community Outreach
- GP/Existing Conditions Assessment

- GP Org. Structure
- Draft GP Elements
- Community Outreach
- GP Work sessions (4)
- 60-Day Review

- Final GP Development
- GP Work sessions
- Formal Adoption
- Voter Ratification



General Plan Process & Progress

- **Recent Events and Outcomes**
 - General Plan Community Survey
 - Results
 - Community Workshop #2
 - Vision Statement Feedback
 - Community Trends Feedback
 - General Plan Goal Assessment
 - Council Worksession (5/2/23)
 - Process and Survey Update
 - Organizational Structure



Community Survey - Results

1. Available from March 17 – April 17

2. 362 Responses!

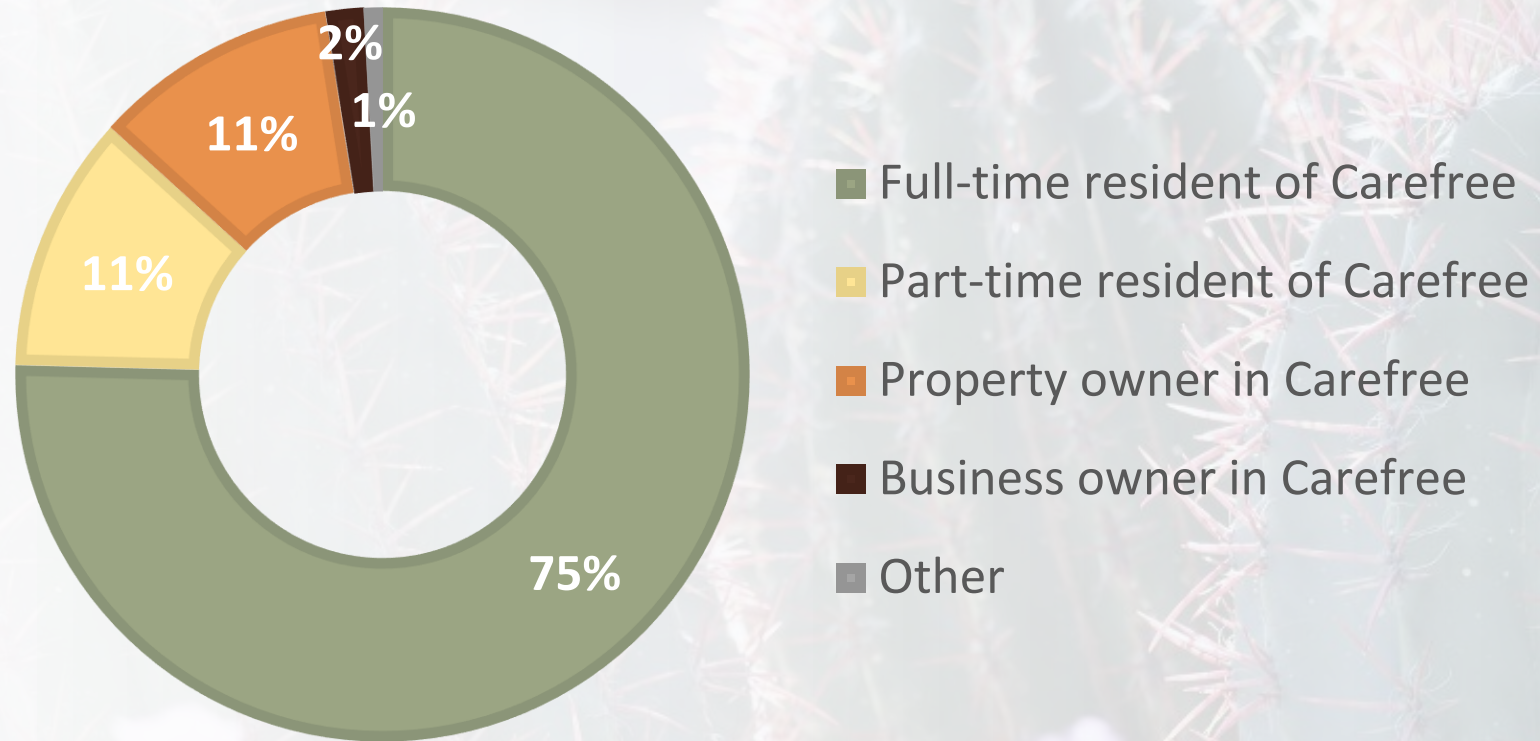
3. Statistically Significant Sample Size

- 95% sampling confidence level
- 5% margin of error



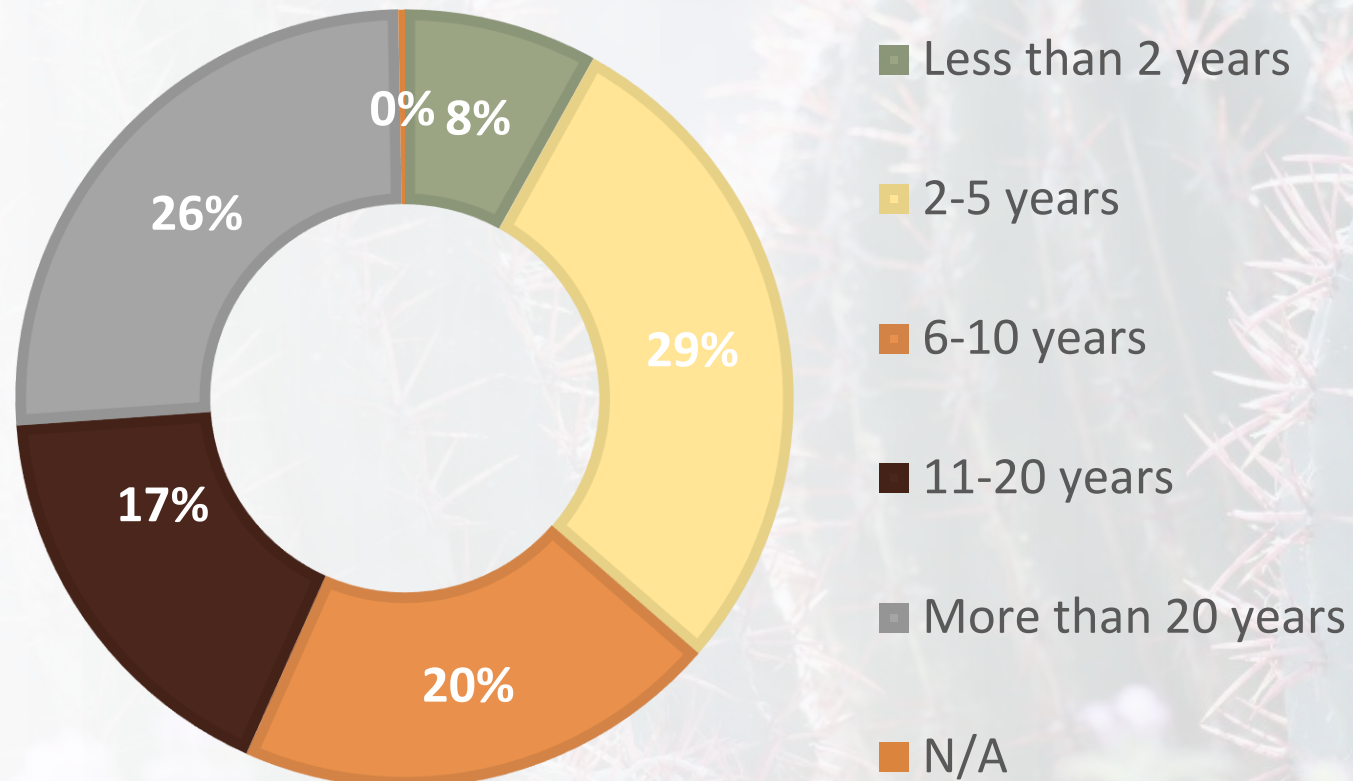
Community Survey - Results

1. Please indicate all that apply, I'm a _____ :



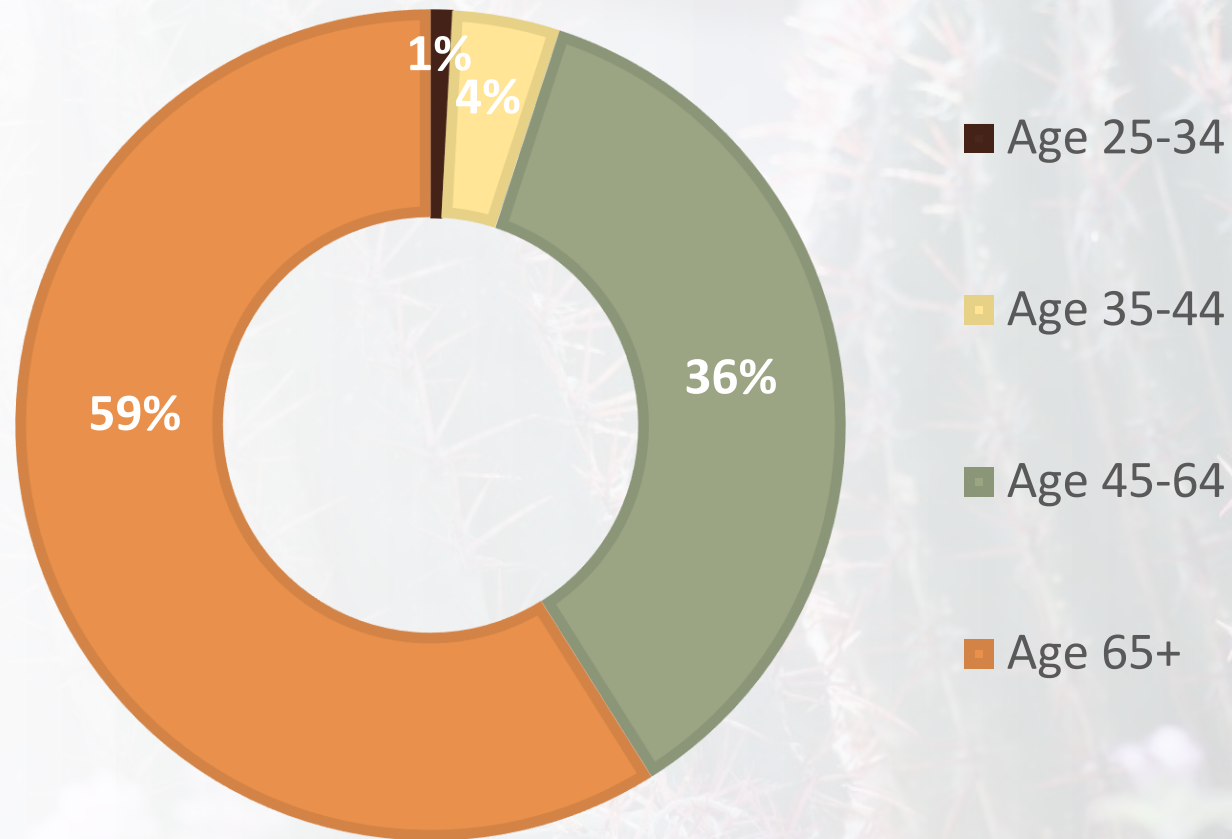
Community Survey - Results

2. How long have you lived, owned property, or owned a business in Carefree?



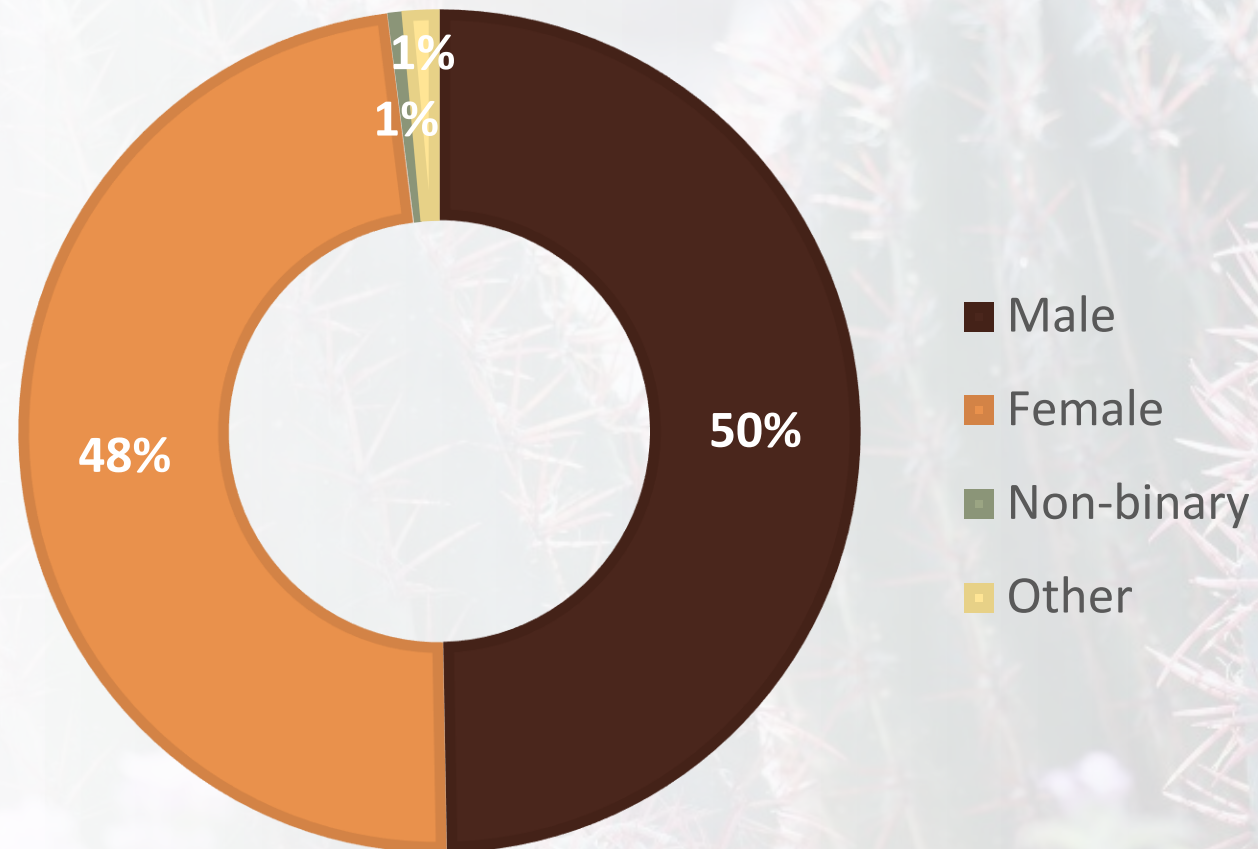
Community Survey - Results

3. What is your age range?



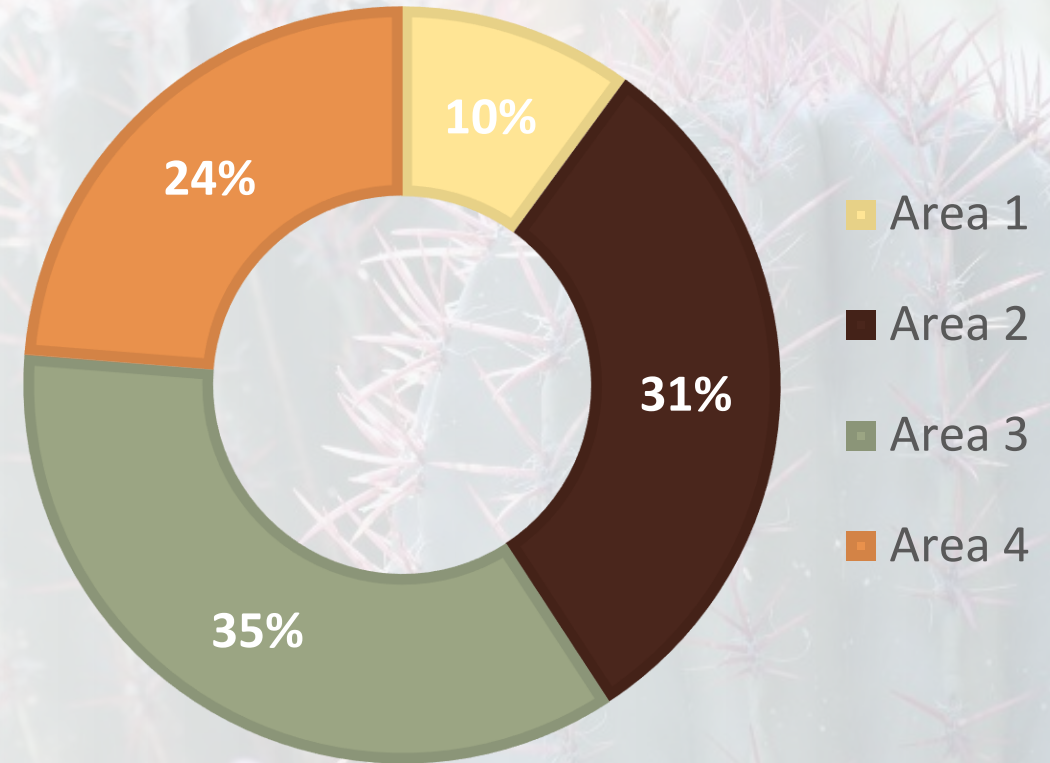
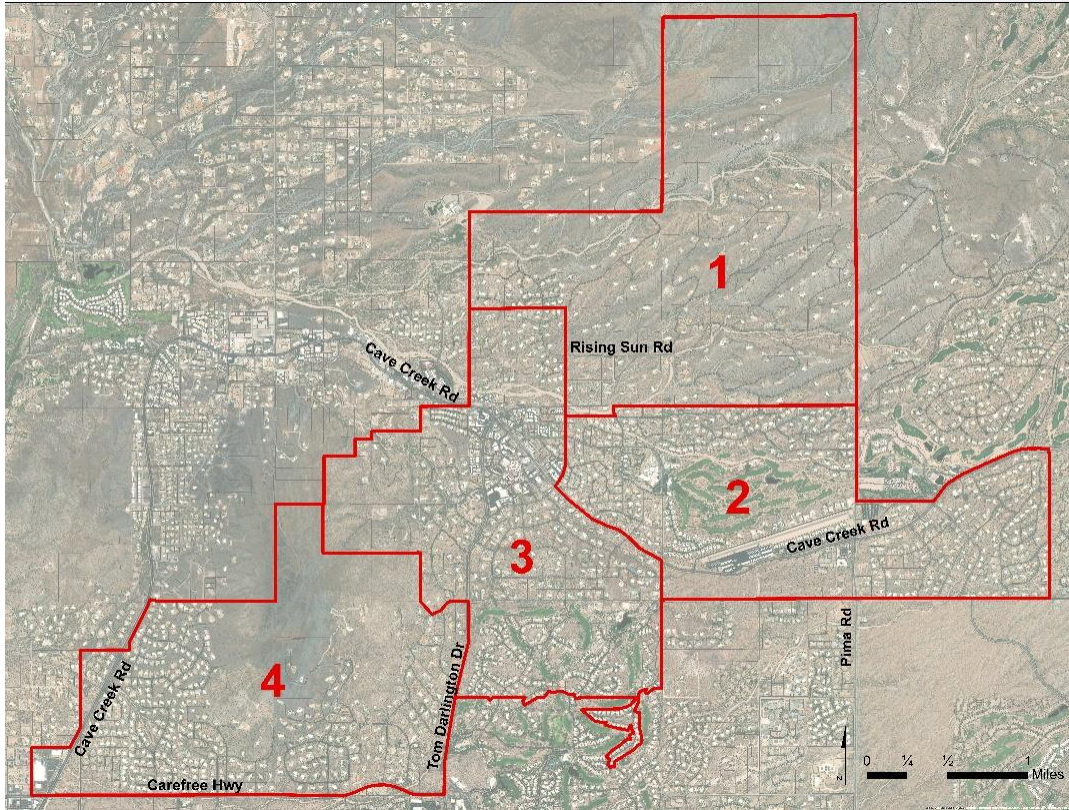
Community Survey - Results

4. What gender do you identify as?



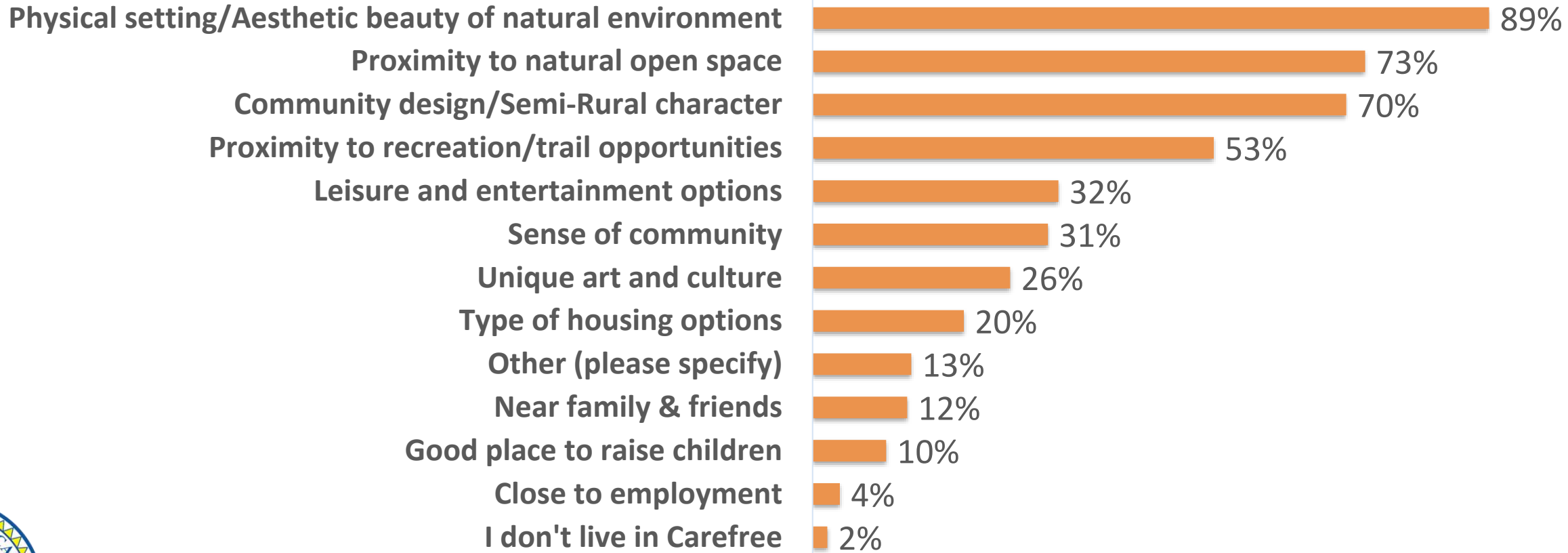
Community Survey - Results

5. Using the “Areas of Carefree” map illustrated below, please indicate which area of Town you currently reside.



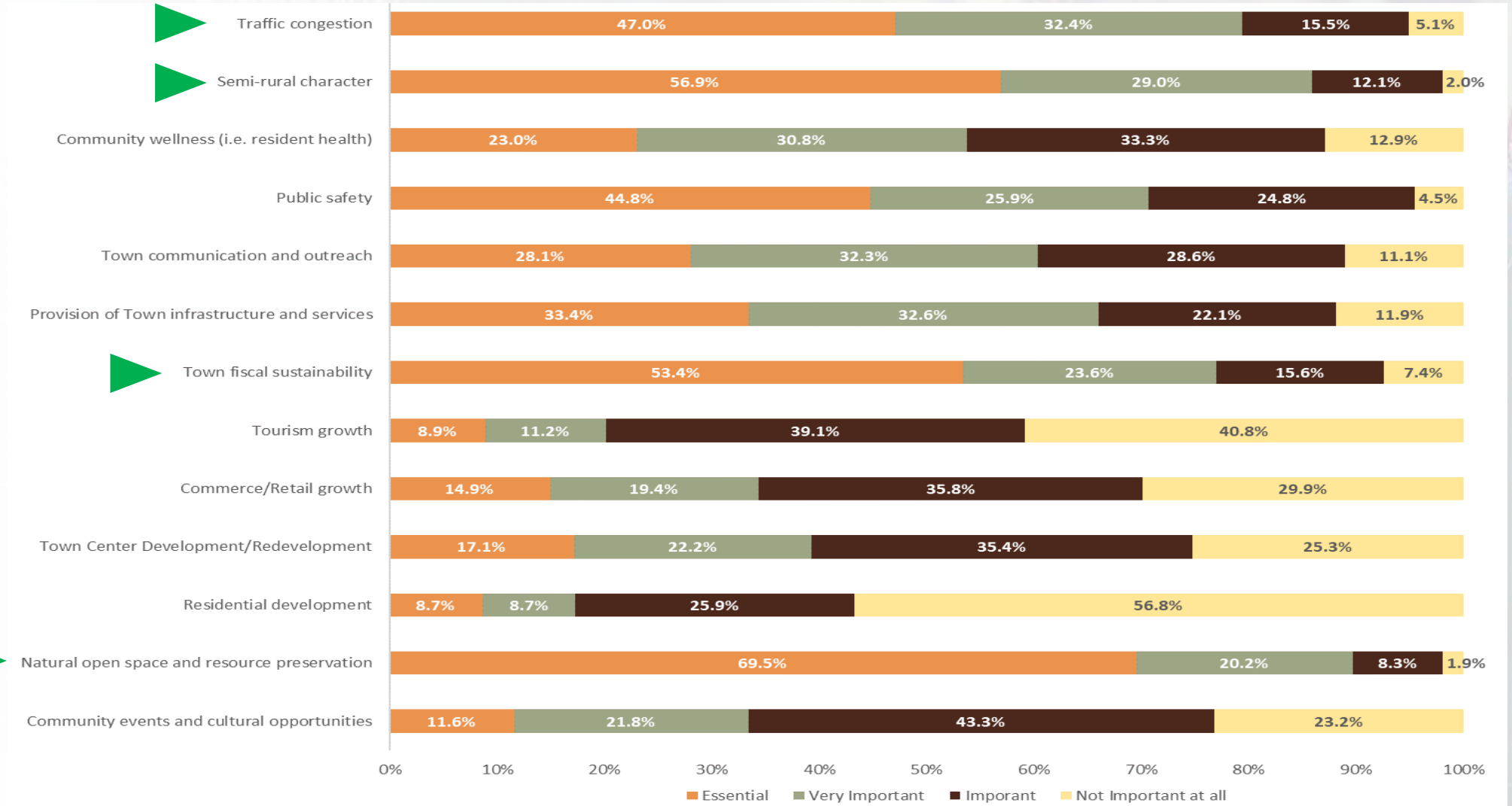
Community Survey - Results

6. Why do you choose to live in Carefree? (Check all that apply)



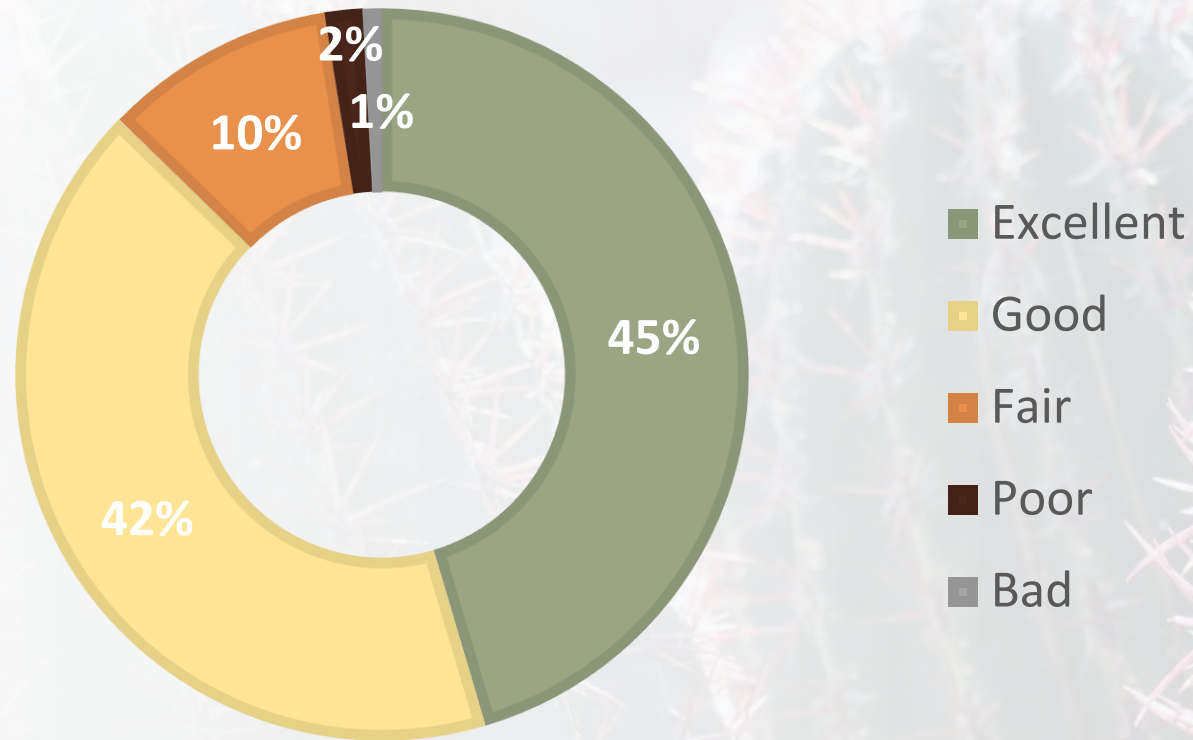
Community Survey - Results

7. How important are the following trends Carefree has experienced recently? (check all that apply)



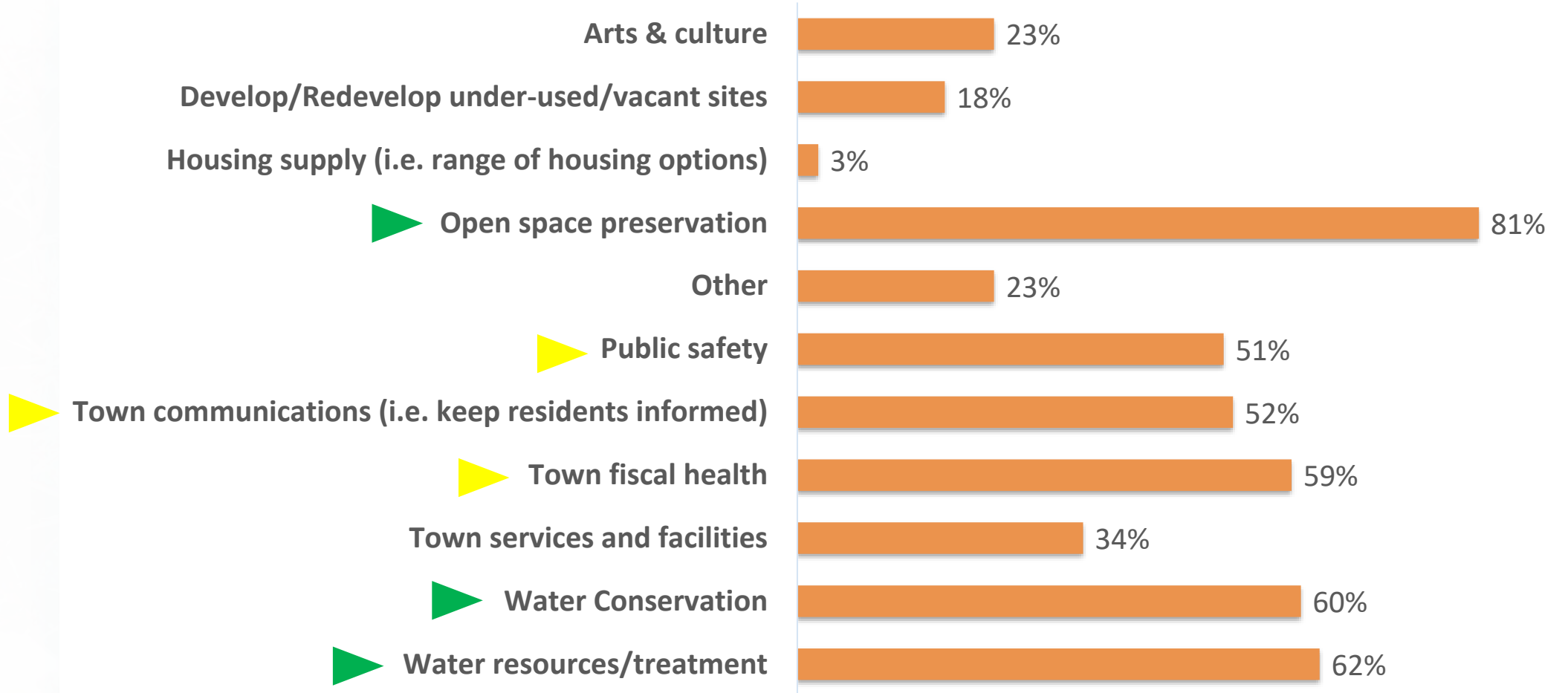
Community Survey - Results

8. How would you rate to overall quality of life in our town?



Community Survey - Results

9. To proactively assist Carefree in planning for the future, what are some of the main issues the Town should focus on in the next 10-20 years?



General Plan 2030 – Vision Statement

Our Vision expresses what we as a community aspire to be and provides a common touchpoint for making decisions and a consistent point of reference to manage changes in conditions in the future.

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

From public input and components of the existing General Plan vision statement, the following values were derived that represent what our community holds to be important.

Within our Vision, it is important to our community that:

- ***We are a distinct, authentic, and welcoming Town.***
- ***We respect our environment and are stewards of our open space and scenic amenities.***
- ***We enjoy healthy, active lifestyles that are focused around our natural recreational opportunities.***
- ***We are a safe place to live by meeting the community's need for connectivity and services.***
- ***We all benefit from a prosperous economy and fiscal Town stability.***



General Plan 2030 – Vision Statement

Carefree is a unique semi-rural small town nestled among vegetated sloping foothills of 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.

INTRO

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 sustained economic, social, and environmental prosperity sustainability. ~~From an economic perspective, a~~ New economic 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 continue to be maintained and enhanced through appropriate infrastructure investment. Socially, strong community bonds should be supported by providing opportunities for enhanced citizen involvement and diverse places for residents to gather.

INTRO

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 towards~~ becoming an even more exceptional place to enjoy its diverse amenities and tranquil environment.



General Plan 2030 – Trends Feedback

TRAFFIC CONGESTION

- Lower Speeds
- Roundabouts (+/-)
- One Lane thru Town Center (+/-)
- Sidewalks & Parking in Town Center
- Cave Creek & Tom Darlington Intersection Control
- Enforcement

TOWN FISCAL RESPONSIBILITY

- Smaller Town government (+)
- Reduce staff / use of consultants
- Government should be more transparent
- Develop corner Cave Creek Rd and Carefree Hwy
- Preserve corner of Carefree Hwy and Tom Darlington

SEMI-RURAL CHARACTER

- Low Density Residential Development
- Restrict high density residential housing
- Restrict building height/ multi story buildings
- Develop corner Cave Creek Rd and Carefree Hwy
- Light pollution

NATURAL OPEN SPACE

- Preserve 48 Ac Trust Land: walking, biking (+)
- Park with more outdoor activities: pickle ball, dog park
- Preserve corner of Carefree Hwy and Tom Darlington
- Restrict development of new homes
- Balance development with preservation



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Land Use Element	Goal 1. Encourage the transition from less intense to more intense land uses.	2		4	1	22	5
Land Use Element	Goal 2. Maintain and enhance the unique character of the community.	6			29	2	4
Land Use Element	Goal 3. Ensure that services and land uses are available to meet the evolving needs of the Town's citizens and its visitors.	5		1	16	8	8
Land Use Element	Goal 4. Promote land use patterns that conserve resources such as water, energy and clean air.	5	1		31		2
Land Use Element	Goal 5. Provide a broad variety of complementing mixed uses within the Town Center.	5		1	12	8	5



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Circulation Element	Goal 1. Preserve Carefree’s vision of a quality, tranquil place in which to live and is sensitive to the natural environment.	6			34		2
Circulation Element	Goal 2. Promote alternative modes of transportation, such as pedestrian and bicycle travel.	5		1	15	11	1
Circulation Element	Goal 3. Protect the Town from the effects of traffic created by development located within adjacent communities.	5		1	17	5	3
Circulation Element	Goal 4. Maintain a circulation plan that services the transportation needs of local residents.	5		1	18	6	3



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Open Space Element	Goal 1. Preserve property with environmentally sensitive features.	6			33		6
Open Space Element	Goal 2. Increase the Town's inventory of natural open space preserves.	4		2	31	2	9
Open Space Element	Goal 3. Increase the Town's inventory of active open space and recreational resources.	4		2	29	3	5
Open Space Element	Goal 4. Support management of open space and recreation resources in the region.	6			34	2	3



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Growth Element	Goal 1: Support growth of residential uses in an efficient and cost effective manner and in conformance with the Town's character.	6			10	9	9
Growth Element	Goal 2: Support growth of non-residential uses in an efficient and cost effective manner and in conformance with the Town's character.	6			14	7	8
Growth Element	Goal 3: Obtain information to broaden the understanding of the economic conditions, thus leading to more informed economic development strategies.	6			12	13	3
Growth Element	Goal 4: Support economic development policies and projects that make the Town Center a more attractive place to live, work and visit.	6			15	6	10
Growth Element	Goal 5: Increase access to and visibility of the Town Center.	5	1		6	15	5
Growth Element	Goal 6: Support programs and policies to market the Town.	6			13	10	5



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Environmental Element	Goal 1. Continue to preserve and protect the natural environment and environmentally sensitive features.	6			33	1	3
Environmental Element	Goal 2. Maintain natural washes and floodplains in their natural state.	6			34		
Environmental Element	Goal 3. Guide development so it is responsive to the surrounding environmental conditions.	5		1	28	3	3
Environmental Element	Goal 4. Encourage methods for preserving wildlife habitats and corridors.	6			33	1	1
Environmental Element	Goal 5. Reduce pollution and promote a more environmentally sustainable consumption of resources to improve the quality of life of citizens and the environment.	5	1	1	18	9	2



General Plan 2030 – Goal Validation

Element	Goal Text	Planning Commission			CW2		
		Keep	Remove	Revise	Keep	Remove	Revise
Cost of Development	Goal 1: Acquire adequate funding and mechanisms are in place to provide necessary services to existing and new developments.	5		1	9	12	6
Water Resources Element	Goal 1. Maintain a reliable and efficient water utility system that services the needs of residential and non-residential uses.	6			24	4	2
Water Resources Element	Goal 2. Provide for a safe and clean supply of potable water.	6			22	6	1
Water Resources Element	Goal 3: Promote water conservation and water reuse.	5		1	25	5	2
Public Services And Facilities	Goal 1: Continue to provide quality public services. Support the ongoing efforts of external agencies to maintain a reliable, efficient and quality level of public services.	6			16	5	7



Next Steps

- **Updates**
 - Community Survey Results – available on project website
 - Existing Conditions Analysis – available on project website
- **Events**
 - Community Workshop #3 – 6/19
 - Format/Organizational Structure
 - Goal/Policy Validation
 - Open Space Workshop – 7/17

