

**TOWN OF CAREFREE, ARIZONA
RESOLUTION #2021-17**

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, ADOPTING A TEXT AND FUTURE LAND USE MAP AMENDMENT TO THE *TOWN OF CAREFREE 2030 GENERAL PLAN* FOR AN APPROXIMATE 21-ACRE AGGREGATE SITE LOCATED AT AND ADJACENT TO THE NORTHWEST CORNER OF TOM DARLINGTON DRIVE AND CAREFREE HIGHWAY.

WHEREAS, on March 5, 2021 the Town of Carefree, with the consent of the property owner RPSS, LLC, filed an application ("Application") to amend the *Town of Carefree General Plan 2030* by modifying the land use element text and future land use map. The properties are generally located at and adjacent to the Northwest Corner of Tom Darlington Drive and Carefree Highway. The properties are more specifically described as Maricopa County Assessor's Parcel Numbers 216-32-056, 216-32-008J, 216-32-046, 216-32-045, and;

WHEREAS, the Town Council, through its members and staff, has solicited and encouraged public participation in the consideration of the General Plan Amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives, and;

WHEREAS, the Town of Carefree's Planning and Zoning Commission held a public hearing on November 8, 2021 in regards to the Application at which time comments were received from the general public, and;

WHEREAS, the Town of Carefree's Planning and Zoning Commission, on November 8, 2021, considered the issues, voted to recommend approval of the Application, and forward such recommendation to the Town Council, and;

WHEREAS, the Town Council held a public hearing on December 7, 2021, and has incorporated, whenever possible, the concerns expressed by all interested persons, and;

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

Section 1. That the Town Council hereby amends the General Plan 2030 future land use map and modifies the land use element text as attached to this

Resolution as Exhibit "A" for the properties generally located at and adjacent to the Northwest Corner of Tom Darlington Drive and Carefree Highway.

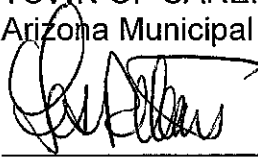
Section 2. That the above amendment is described in Case Number 21-03-GPA.

Section 3. That copies of this General Plan Amendment shall be on file in the Office of the Town Clerk, located at 8 Sundial Circle, Carefree, Arizona.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Carefree, Arizona, this 7th day of December, 2021.

Ayes 6 Noes 0 Abstentions 0 Absent 1

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"

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.

- Future Land Use Categories**
- Rural Residential, 5-acre min. (RR)
 - Very Low Density Residential, 2-acre min. (VLDR)
 - Low Density Residential, 1-acre min. (LDR)
 - Moderate Density Residential, 6,000 sq. ft./unit min. (MDR)
 - Garden Office (GO)
 - Commercial (C)
 - Town Center (TC)
 - Special Planning Area (SPA)
 - Open Space/Recreation (OS/R)
 - Public/Semi Public (P/SP)
 - Resort Hotel/Resort Development (RH/RD)
 - Airport (AIR)
- Carefree Boundary
 --- Parcels

