



**TOWN OF CAREFREE
PUBLIC HEARING of the PLANNING AND ZONING COMMISSION**

WHEN: MONDAY, MARCH 14, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/j/3229729660)
MEETING ID 322 972 9660
PASSCODE 12345

TIME: 5:00 P.M.

BOARD MEMBERS PRESENT:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon – via Telephone
Commissioner Heather Burgett – via Telephone
Commissioner Peter Burns
Commissioner Dan Davee
Commissioner Ralph Ferro

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek;
Communications Coordinator, Erica Schumaker; Town Clerk, Kandace French-Contreras.

Chairperson Tom Cross called the meeting to order at 5:02 p.m.

ITEM #1 APPROVAL of PLANNING AND ZONING MEETING MINUTES dated February 14, 2022.

Commissioner Ferro **MOVED TO APPROVE** the Planning and Zoning meeting minutes dated February 14, 2022. **SECONDED** by Chairman Cross. **CARRIED**, 6-0.

ITEM #2 Agenda item #2 was deferred.

ITEM #3 Update on the Redevelopment Area Plan and its current efforts and next steps in the process as it pertains to the Village Center Master Plan. Included, a brief update on the Signage, Circulation and Parking Master plan.

Economic Development Director, Steve Prokopek presented via PowerPoint, updating the Commission on current revitalization efforts within Town Center and provided history and details regarding the Village Center Master Plan. Mr. Prokopek explained the need for a redevelopment area, the implementation of the signage, circulation and parking plan. Expressing the importance of the Planning and Zoning Commission's role in the redevelopment process.

Mr. Prokopek summarized the advantages of a redevelopment area:

- Comprehensive and collaborative vision and planning
- Increased flexibility for the Town to buy and sell real estate assets to encourage redevelopment
- Allows public investment into private sector revitalization projects
- Enhanced rules for financing and use of bonds for a wide range of municipal improvements
- Access to Federal revitalization and infrastructure grants and loans
- Option to create a redevelopment Commission to oversee the implementation of the plan
- Create rules and entitlements specific to meeting the revitalization goals

Economic Development Director Prokopek displayed a map depicting the Village Center Redevelopment Area. Noting, the boundaries were extended to be on the outside edges of the right of way and to include Tom Darlington Drive and Cave Creek Road. Further explaining, this extension clarified important issues beyond revitalization and redevelopment such as, safety, crosswalks and traffic calming.

Mr. Prokopek summarized the goals and next steps of the process:

- Goal: To update the existing plan to meet the missing requirements per Arizona Revised Statute for a Redevelopment Plan
 - Financial programs and funding options
 - Economic and Project Assessment process
 - Update Conceptual Plan
- Initiate a Redevelopment Area planning process and Planning and Zoning Workshop
 - Update on signage, circulation, and parking plan
 - Open conversation on updating the Village Center Master Plan
- Good News!! We already have the Village Center Master Plan
- Goal: To compete plan approval in Fall 2022

Mr. Prokopek provided a list of things that need to be addressed, updated, and evaluated:

- How to enable mixed-use
- Real Estate strategy for Town owned properties
- Design guidelines and building signage
- Complete Signage, Circulation and Parking plan
- Public Engagement with:
 - Businesses
 - Property Owners
 - Adjacent neighborhoods
 - Community at large

Mr. Prokopek explained, instead of beginning at square one, the effort is to work with Town staff, the Planning and Zoning Commission and the Stakeholders groups to present a public engagement piece that we can take into the public.

Concluding, the next step in the process will be to hold a public workshop with the consultant present to provide updates and address any questions and concerns.

The final segment of Economic Development Director Prokopek's presentation provided updates to the Signage, Circulation and Parking Master Plan. Mr. Prokopek displayed a map depicting the Carefree Village Center Conceptual Plan. Explaining, it is based around circulation and parking. In addition exploring how both Tom Darlington Drive and Cave Creek Road can be better utilized. Looking internally to examine how to improve pedestrian and bicycle connectivity as people access Town Center and adjacent neighborhoods.

Mr. Prokopek addressed questions from Commissioner Burgett regarding parking. Mr. Prokopek explained, parking components will be addressed in the next steps of the process. Informing, Town Center presents a unique scenario. The original 5 commercial buildings that were built in Town Center were built to a zero-lot line standard. As a result, there was an implied level of common area shared parking. Over time, added commercial buildings had associated parking. Mr. Prokopek noted, as we begin to go through this redevelopment plan, we must consider how codes and ordinances are generally nondiscriminatory. Adding, there are properties, that were built prior to these codes and ordinances being in place, that are treated differently than those built after the fact. Noting, this may only be an allocation issue and not a lack of parking issue. The goal is to hold a public meeting in the next couple of weeks with the consultants to have these discussions surrounding these important issues.

Public comment was heard from Jackie Szenasi regarding the opening date and signage branding of the Hampton Inn, concerns regarding invasive weeds in the Carefree area and maintenance of the Carefree Botanical Gardens.

ITEM #4 ANNOUNCEMENTS

There were no announcements.

ITEM #5 ADJOURNMENT

Commissioner Ferro **MOVED TO ADJOURN.** **SECONDED** by Commissioner Davee. **CARRIED,** unanimously.

The meeting was adjourned at 5:40 p.m.

DATED this 14th day of March 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk



Tom Cross, Chairman