

GENERAL PLAN POLICIES

Several General Plan policies apply related to the Major General Plan amendment of the Smoke Tree Resort. Primary policies that apply are copied below. As applicable, other policies may be considered.

Encourage renovation of Special Use Permit (SUP) sites while protecting the Town's low-density residential character and quality of life. (Goals LU 3 and LU 6)

LU 6.1 - The Town shall continue to encourage Special Use Permit property revitalization and improvement within their existing geographic boundaries as long as such improvement does not adversely affect the integrity and enjoyment of adjacent residential neighborhoods.

LU 6.2 - The Town shall require that proposals for revitalization and improvement of Special Use Permit properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution.

LU 3.1 - Consideration of Special Use Permit applications for development or redevelopment should balance a need for the Town's fiscal health against a steadfast commitment to protect the Town's low-density residential character and quality of life.

Mitigate the impact to residential neighborhoods and adjacent land uses (Goals LU 2, LU 6, and CC&H 1)

LU 2.4 - The Town shall ensure that construction projects are completed in a timely manner with minimal impact on surrounding residences, including minimizing the visual, traffic, parking, dust, noise and odor impacts related to the on-site schedule of work, location of temporary facilities, and placement of construction materials and debris.

LU 6.3 - The Town shall ensure that development within Special Use Permit properties is compatible with adjacent land uses, particularly residential uses, by requiring buffering techniques and enhanced site design measures, such as:

- Increased building setbacks from rear or side yard property lines adjoining single-family residential uses;
- Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy;
- Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible;
- Lighting shielded to minimize impacts on adjacent residential uses and protect dark/night skies; and
- Operational restrictions to limit the adverse impact of noise, light, and traffic and minimize the risk of crime to adjacent residences.

CC&H 1.3 - The Town shall ensure the continued residential character of the Town by limiting the development of non-residential and new commercial land uses to Special Use Permit properties.

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Use context-appropriate site/building design that is in harmony with the natural and built environment (Goals LU 2, LU 3, LU 4, LU 6, and CC&H 2)

LU 2.1 - The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, lot coverage, setbacks, side yards, and building and wall heights.

LU 2.7 - Where walls and fences are used/necessary, the Town shall require use and effective upkeep of attractive wall and fence materials and finishes (e.g., stone, masonry, wrought iron, vegetation) and wall designs (meandering, see-through).

LU 3.2 - The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering.

LU 4.3 - The Town shall work with Special Use Permit properties to integrate pedestrian amenities, attractive streetscapes, shade trees, and lighting into open spaces in keeping with the character of the Town.

LU 6.5 - The Town shall encourage context- appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.

CC&H 2.2 - The Town shall encourage building design that respects and responds to the local context, massing and scale, including use of energy saving and sustainable materials where feasible, responsiveness to the Sonoran Desert climate, and consideration of the cultural and historic context of the Town of Paradise Valley's neighborhoods.

CC&H 2.6 - The Town shall support the development of architecturally significant public and private buildings and resort development in key locations to create new landmarks and focal features that contribute to the Town's identity and value the Town's location, climate and historic legacy.

Maintain and preserve Town's natural resources (Goals LU 1, CC&H 3, EPW 1, EPW 2, EPW 3, OS 1, and M 4)

LU 1.2 - The Town shall encourage streetscapes that are visually open and that preserve native desert landscaping.

CC&H 3.5 - The Town shall continue to balance the low light levels of the Town with the safety and security of residents and visitors.

EPW 1.3 - The Town shall encourage new development and redevelopment to retain on-site to the maximum extent feasible the preservation of native plants and wildlife habitat.

EPW 2.4 - The Town shall continue to promote planting native and compatible shade trees with substantial canopies, and require site design for non-residential properties which uses trees to shade, parking facilities, streets, and other facilities to minimize heat island effects.

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OS 1.8 - The Town shall place a high priority on the preservation and restoration of mountain views from public rights-of-way during any new, intermediate or major Special Use Permit amendment process.

M 4.1 - The Town shall reduce the generation of dust by requiring streets, driveways, and parking lots to be paved or finished with a stabilized surface. In the cases of parking lots, the Town shall further utilize paving materials and/or shade trees to minimize the “heat island” effect of asphalt finishing.

Provide community spaces/public benefit (Goals LU 4, CC&H 4, OS 3, and EPW 4)

LU 4.4 - The Town should encourage the integration of art into the visual character of Town property, right of ways, and Special Use Permit properties.

CC&H 4.2 - The Town shall encourage Special Use Permit properties to incorporate strategically located (e.g., accessible to surrounding neighborhoods) community gathering spaces that include small and appropriately scaled community-oriented services or amenities designed to support the interaction of Town residents.

OS 3.2 - The Town shall continue to develop partnerships with resort properties to make private recreation programs, activities, and facilities available for public use to Town residents.

OS 3.3 - Ensure that new residential and resort developments provide adequate on-site recreational and open space amenities consistent with the values and standards of the Town and the needs of the new development.

EPW 4.6 - The Town shall support development of charging infrastructure within SUP developments and at Town facilities for residents and visitors that use electric vehicles.

Support sustainable building practices (Goals EPW 5, EPW 6, EPW 7, S 2 , S 4, and S 5)

EPW 5.5 - The Town shall encourage water conservation for new and existing developments through the use of water-conserving fixtures and devices, conversion and installation of drought tolerant native landscaping, and other conservation techniques.

EPW 6.5 - Encourage and/or incentivize the use of Low-Impact Development (LID) or Green Infrastructure techniques as a viable alternative to traditional BMPs for stormwater management.

EPW 7.6 - The Town shall continue to require adequate on-site retention for new development and redevelopment and require the provision of appropriately sized facilities to retain and transport stormwater.

S2.5 - The Town shall require all new government buildings and encourage Special Use Permit projects to utilize a minimum level of sustainability based on an accepted “green” evaluation system (i.e. LEED).

S2.6 - The Town shall encourage adaptive reuse and recycling of materials when buildings are renovated, deconstructed or torn down.

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S2.7 - Encourage the use of sustainable and innovative materials that minimize heat gain on outdoor surfaces such as parking lots, roadways, and sidewalks when appropriate maintenance is assured, and adjacent properties are not impacted.

S4.3 - Promote the economic and environmental benefits of water-efficient retrofit improvements to existing private buildings.

S4.4 - The Town shall encourage the harvesting of rainwater and grey water for reuse and recycling of other waters when feasible.

S5.3 - Support waste diversion by encouraging construction and demolition debris recycling for construction and demolition projects.