



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

*Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose*

Tuesday, February 3, 2026

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Planning Commission will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

The Planning Commission may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. APPROVAL OR AMENDMENT OF MINUTES

A. [25-285](#) Approval of December 2, 2025 Planning Commission Minutes.

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: [2025-12-02 PC Draft Minutes](#)

4. PRESENTATIONS

5. STUDY SESSION ITEMS

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Planning Commission, Staff, and invited presenters. Votes will not be made on any of these items but may be made when the item is scheduled for final action later in the meeting or at a future meeting. Public comment will not be invited at this time.

A. [26-025](#) Overview of the Existing General Plan

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [A. Staff Report](#)
[B. Presentation](#)
[C. 2022 General Plan](#)

6. PUBLIC HEARINGS - LEGISLATIVE ACTIONS

Items for Public Hearings are Legislative Actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing is closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item by making a motion.

7. ACTION ITEMS

Items for Action are scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, and lastly, the Planning Commission will make a motion on the item. Public comment is not required.

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.*



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 25-285

AGENDA TITLE:
Approval of December 2, 2025 Planning Commission Minutes.

STAFF CONTACT:



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose

Tuesday, December 2, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:01 PM.

Present – Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

A motion was made by Commissioner Brown, seconded by Commissioner Curtis, to enter into executive session on item 25-267 at 6:03 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

Without objection, the Commission came out of executive session at 6:43 PM.

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-263 Approval of November 18, 2025 Planning Commission Minutes.

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 18th, 2025 meeting minutes as presented. The motion carried with the following vote:

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Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

A. 25-267 Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

Mr. Michaud presented the item to amend Article XXVII of the Town Zoning Ordinance regarding Assisted Living Homes. He started with the background, pointing out that sober living was not included, existing lawful homes would be allowed to continue with 10 residents, and the Town's General Plan focus on a low-density single-family community. He then briefly addressed the applicable statutes, text amendment process, and draft ordinance. Mr. Michaud shared a comment summary in response to the public comment received.

Chair Georgelos thought that the idea behind the amendment was to better align with the Town's General Plan.

Commissioner Dickman believed low-density could be reached in other ways. He suggested that if the true concern was density, then the topic should be addressed at another time.

Commissioner Brown wanted to clarify that if approval was recommended, the current group homes operating with 10 residents would be "grandfathered", or allowed, to maintain the 10 residents.

Mr. McGuire confirmed that if the use existing legally, at the time of change, remains they would then be allowed to carry on as a legal non-conforming use, often referred to as "grandfathering". He added that maintenance is generally property based, so ownership could change but if the use remained the same, they could stay.

Commissioner Nassikas asked how many assisted living homes currently exist within Town limits.

Mr. Michaud stated there were 12 homes existing and a 13th currently under construction.

Commissioner Brown asked to see information about parking.

Commissioner Dickman asked questions about parking and how it's enforced.

Mr. McGuire reminded the Commission that discussion should be about land use.

Chair Georgelos pointed out that this would be like a Special Use Permit (SUP) property having to provide onsite parking.

Commissioner Brown mentioned the letter received asking about developmentally disabled and sought clarification.

Mr. McGuire stated that there has been some confusion regarding state statutes. He affirmed that the item being discussed today was for assisted living which differed from developmentally disabled facilities. He explained that staff were in the process of adopting numerous provisions mandated by state legislation, while simultaneously completing an overall cleanup of the zoning ordinance with the help of a consultant. Mr. McGuire added that a request was received from Council to consider this item and that is how it reached the Commission today.

At the request of Chair Georgelos, Mr. Michaud talked about the requirements for people living in a dwelling and defined 'family' as set forth in the Town Zoning Ordinance.

Mr. McGuire confirmed that there would be fewer unrelated people permitted to live within a single-family home that was not an assisted living facility than a single-family home one that was not an assisted living facility.

Chair Georgelos opened the public hearing at 7:03 PM.

The following persons spoke during public comment: Scott O'Connor, Leslie Froeb Turner, Scott Turner, Valentin Gradinariu, Julie Pace, Daran Wastchak, Donna Holbura, Chris Stocks, Marnie Meyers, Jeremy Wassermann, Michael Greenland, Laura Cohen, and Ernie Riffer.

Chair Georgelos closed the public hearing at 7:45 PM.

Commissioner Dickman addressed the public comment made by Councilor Pace and concerns about density.

Chair Georgelos welcomed additional discussion from the Commission.

A motion was made by Commission Dickman, seconded by Commissioner Curtis, to continue item 25-267 to allow alternative proposals to be explored. The motion failed with the following vote:

Aye: 3 Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

Aye: 4 Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

A motion was made by Commissioner Covington, seconded by Commissioner Brown, to forward a recommendation for approval on item 25-267 to the Town Council. The motion carried with the following vote:

Aye: 4 Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

Aye: 3 Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the December 16, 2025 and January 6, 2026 meetings would be cancelled. He noted some of the upcoming items.

11. ADJOURNMENT

A motion was made by Commissioner Brown, seconded by Commissioner Dickman, to adjourn the meeting at 7:56 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary



Action Report

File #: 26-025

AGENDA TITLE:
Overview of the Existing General Plan

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair & Planning Commission Members

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager

DATE: February 3, 2026

DEPARTMENT: Community Development Department
Paul Michaud, 480-348-3574

AGENDA TITLE: Overview of the Existing Town General Plan

REQUEST

The Planning Commission Chair asked staff to provide an overview of the existing Town General Plan to the Planning Commission. This overview fits with the ongoing training and information updates the Town staff periodically provide. This overview will go over key milestones of the General Plan adoption along with a summary of the General Plan contents. This is only an informational session as there are no changes or action to the existing General Plan.

BACKGROUND

A general plan is a long-range tool for guiding the future development of a municipality through a series of goals, policies, and actions covering various elements (e.g., land use and open space) which further the vision & values of that municipality expressed in its vision statement. A general plan is a changeable document as actions get accomplished, unanticipated events occur, priorities change, and values shift goals and policies. A general plan is not an implementation document (i.e., zoning ordinance or building code), the zoning map, or an approved capital improvement program. Depending on population size of the municipality, the general plan will cover different elements (both required and others added because the residents of the municipality view that element as important). The general plan is also known as a comprehensive plan since it addresses a broad range of topics that touch upon all the various departments/divisions in a municipality. The planning area may go beyond the current municipal limits. Paradise Valley, surrounded by other incorporated municipalities, results in a planning area being the Town limits except for the county island at the Franciscan Renewal Center located at 5802 E Lincoln Drive (which only the western portion lies within the Town limits) and Clearwater Hills located north of Lincoln Drive along the western boundary of the Town.

State Statute (A.R.S. §9-461.05) requires that every Arizona municipality adopt a general plan. The municipality must update the general plan with readoption by voters every ten years. This provision went into effect in 2000. The Town's past General Plans are from 1964, 1973, 1980, 1997, 2003, 2012, and most recently in 2022.

Building from the previous General Plans, the 2022 General Plan addresses the following Elements:

- Land Use (required, and for the Town includes Special Use Permit Planning that complies with the growth area requirement in State law)
- Community Character & Housing (optional, but viewed by the Town as important to address)
- Mobility (required, another term for circulation)
- Open Space (required)
- Environmental Planning & Water Resources (required)
- Sustainability (optional, but viewed by the Town as important to address)
- Public Facilities & Cost of Development (Optional for public facilities and required for the cost of development)

The General Plan also includes a Vision Statement and Implementation. Implementation covers the actions for the above elements, generalized strategies, and the process to amend the General Plan.

There are three purposes addressed in the Town's General Plan. These are as follows:

- Provide General Guidance. Implementation documents and plans (such as zoning codes and other ordinances, design regulations, annual budgets and capital improvements program) provide more precise direction. A municipality will also typically have other guidance documents and long-range plans that focus on specific areas of interest. For Paradise Valley this includes the Town's Visually Significant Corridors Plan that provides guidance for consistent gateway elements and streetscape themes along Lincoln Drive and Tatum Boulevard.
- Be Comprehensive in Scope. The General Plan addresses a broad range of environmental, social, and economic factors affecting the Town.
- Address the Town's Future. While the general plan takes immediate concerns into consideration, it focuses primarily on the future (i.e., the maximum size and population of the community and the density of development).

The Planning Commission will typically refer to the General Plan for guidance when there is a legislative entitlement application (e.g., Intermediate/Major Special Use Permit Amendment, Rezoning, General Plan Amendment, and Text Amendments to the Zoning Ordinance). It is atypical to refer to the General Plan during administrative entitlements (e.g., Conditional Use Permit for a private road, Lot Split, and Preliminary Plat) as these are approvable once the Planning Commission finds the application meets the specific criteria for that request. Although, it is possible to trace back the criteria to a goal and/or policy in the General Plan that may be used (particularly for a Minor Special Use Permit Amendment) and the General Plan (typically the Land Use Classification) is noted for reference purposes on requests before the Planning Commission.

KEY PROCESS STEPS

The general process steps included gathering information, putting a draft plan together, plan refinement for adoption via the Town's Planning Commission/Council process, and the state-required ratification by Town residents.

- Information Gathering. The current 2022 General Plan update began in October of 2020. In December 2020 the Town Council approved the Public Involvement Plan (PIP) for public outreach and by January 2021 the consultant launched the project website. The process included various community surveys, community workshops, focused discussion hubs, pop-up events, summer work sessions with the Planning Commission, booths at both the 60th Anniversary and the Annual Car Show Events, as well as numerous media releases. These various outreach efforts gave opportunities for residents to get involved, provide input, and stay informed about the project.
- Draft Plan. The resident input received through the public outreach efforts noted above shaped the "60-Day Review" draft plan which the Town provided for public comment from November 1, 2021 to January 3, 2022. The Town employed various methods to notify residents and other required stakeholders of the "60-Day Review" draft plan. This included updates at various Planning Commission and Town Council meetings, detailed information in the Fall 2021 Issue of the Town Reporter that was mailed to every resident, and numerous media releases in various sources (e.g., the PV Independent, Town Manager Weekly Update, sewer bill, and PVAlert). The 2nd Community Workshop (held both in-person and virtually) was on November 17, 2021. It highlighted the "60-Day Review" draft plan and was opportunity for comments.
- Plan Refinement. Upon conclusion of the "60-Day Review" draft plan events noted above, the "60-Day Review" draft plan and items gathered from the "60-Day Review" draft plan review went before the Planning Commission and Town Council in 2022 via the Town's typical work session/public hearing process. The Planning Commission meetings were on January 4th, February 10th, and February 15th. The Planning Commission unanimously recommended approval of the 2022 General Plan at the February 15th meeting. The Town Council meetings were on January 13th, February 10th, February 24th, March 10th, and March 17th. The Town Council unanimously adopted the 2022 General Plan at the March 17th meeting.
- Ratification. 81% of Paradise Valley residents ratified the 2022 General Plan during the election held in August 2022.

VISION STATEMENT

The Vision Statement in the 2022 General Plan reinforced the resident values expressed during the plan process and match the values expressed in prior Town General Plans. These values are as follows:

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics
- Preserving natural open space

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life.

The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.

PLAN ELEMENTS**Land Use**

The Town is approximately 15.4 square miles. It is unique in that approximately 75% of the land area is low density, semi-rural residential development, with the majority being at least one acre. Except for select non-residential developments representing approximately 6% of the land area (limited to resorts, schools, medical offices, and places of worship), limited commercial uses and no industrial uses exist within the Town limits. These non-residential uses are the Town's growth areas and regulated through the Town's Special Use Permit zoning process. The other unique aspects of the Town include the custom-designed structures, the mountains (Camelback, Mummy, and Phoenix Mountains) bordering and within the Town limits, and the condition that the Town cannot grow beyond its boundaries due to the City of Phoenix and City of Scottsdale.

The 2022 General Plan is much like past plans since the Town's incorporation in 1961 by seeking to retain the low density, semi-rural residential development and not to increase the non-residential land uses. There are six land use goals and associated policies that aim to promote this quality of life (with most of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Enhance Quality of Life. This occurs by preserving and maintaining the single-family minimum one-acre standard, encouraging visually open streetscapes, revitalizing of existing neighborhoods, keeping codes updated, and providing meaningful input opportunities.
- Promote Harmonious Community Form/Design. This is aided by limiting floor area ratio/setbacks, encouraging design elements that promote energy and water conservation, minimizing disturbance on hillside areas, using drought tolerant-native plant material, focusing on construction management to mitigate nuisances and length of time to construct, and using attractive wall/fence design.
- Support Limited, Targeted and Context Appropriate Special Use Permit Properties. This requires balancing the need for the Town's fiscal health against protecting the Town's low-density residential character and quality of life through various means (e.g., context and scale, sound moderation).
- Control Community Spaces. This occurs by protecting wash corridors, integrating art, and requiring open space and pedestrian amenities on non-residential properties.
- Efficient Infrastructure and Development. The policies relate to public/private partnerships and infrastructure funding and financing coordinated with development activity and funded by the developer whenever possible.
- Special Use Permit Property Revitalization. This happens by encouraging revitalization and improvement within the existing geographic boundaries, getting community impact assessments during the entitlement review process, evaluating the project design for compatibility with adjacent land uses, and upgrades of closed or poorly maintained non-residential properties.

Community Character & Housing

The 2022 General Plan recognizes the Town's premiere residential character alongside the long-established, world-class resorts that complement the Town's natural and man-made environment of custom-built structures and the natural hillside/native landscaping. The five land use goals and associated policies reflect the physical form of the built environment and its relationship to the natural environment (with most of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Existing Residential Character. The policies relate to preserving and enhancing smaller neighborhoods, encouraging development that responds to existing physical characteristics, drainage patterns, buildings, safety, streetscapes, and open spaces, and promoting design quality and sustainable materials in all hillside development.
- Distinctive and Memorable Design. This is achieved through encouraging quality design and use of materials that fit with the context of the area, seeking consistency at key entry points into the Town, periodically reviewing the adopted Visually Significant Corridors Master Plan, and promoting the aspects of the Town that differentiates it from other communities.
- Scenic Environmental Design. The policies relate to protecting mountain views from Visually Significant Corridors, applying and refining the Hillside Development Regulations, mitigating impacts from lot development, balancing low light levels with safety, continuing to underground utility lines, and mitigating the visual impact of cellular towers and antennas.

- Places to Connect. Connection occurs by maintaining the Town Hall Campus as a centrally located public gathering area, encouraging Special Use Permit properties to incorporate strategically located community gathering spaces, and supporting the continued vitality of places of worship and schools.
- Housing Types & Supplies. The policies support the minimum one acre per residence by encouraging lots more than one acre, considering lots less than one acre per residence where already zoned or on Special Use Permit resort properties, prohibiting timeshares or fractional ownership residences, and addressing trends that undermine neighborhood safety and residential character (e.g. impacts of short-term rentals).

Mobility

The Town has approximately 145 miles of paved roadway with the majority being local streets. Unlike neighboring municipalities, the design preference is for no curbs, sidewalks, or on-street bicycle facilities (except where necessary on higher volume collectors and arterial streets). The five land use goals and associated policies represent balancing the diverse needs of users, safety, and neighborhood impact (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Safe Multimodal Circulation. The policies emphasize planning for and maintaining a circulation system that links residents to their destination in a safe and efficient manner, minimizing traffic congestion on major streets through design and traffic/signal control, directing regional “pass through” traffic to Lincoln Drive and Tatum Boulevard, establishing relationships with other agencies to discourage “cut through” traffic, using a variety of means to educate persons regarding laws and safe use practices, supporting enforcement of existing codes related to traffic safety, requiring new development designs to avoid direct access onto major arterial roadways where possible, discouraging the installation of private roadway gates, and encouraging best practices.
- Roadway Design. This is achieved through incorporating effective principles of roadway design and traffic management such as “traffic calming”, continuing the long-range program for construction and maintenance of the roadway network, utilizing roundabouts and traffic circles instead of stop signs where possible, designing streets in scale and character supporting the semi-rural residential culture of the Town, among others.
- Regional Transit Services. The policies emphasize supporting limited and appropriate public regional transit services through the Town.
- Environmental Systems. The policies include reducing dust by requiring streets, driveways, and parking lots with pavement or finished with a stabilized surface, incorporating noise-reducing pavement materials, and being open to the use of proven new technologies and materials.
- Visual Character. This is achieved by implementing the Visually Significant Corridors Plan, developing strategies for addressing landscape maintenance of public rights-of-way on undeveloped and vacant property street frontages, utilizing drought tolerant native landscaping, evaluating the benefit that excess right-of-way on an abandonment request has for preserving the open space character, and balancing visual clutter and safety through allowing the minimum signs needed/required.

Open Space

The Open Space Element encourages private and public efforts to acquire, maintain, and preserve valuable open space, mountain views, washes, select recreational access, vegetation, and wildlife for their intrinsic value and for their contribution in creating positive resident and visitor experiences. Most of these open spaces are private (e.g., the trailheads to adjoining mountains physically exist within the City of Phoenix) or passive in nature (e.g., Goldwater Memorial). There are three goals and associated policies (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Protect Open Space & Mountain Views. The policies relate to encouraging gifts of land or conservation easements, acquisition or other incentives, supporting the mission of the Paradise Valley Mountain Preserve Trust, limiting public access to open space areas to mitigate negative impacts to adjacent neighborhoods, utilizing existing street rights-of-way to provide more public open space and increase mountain views, monitoring the effect of Special Use Permit guidelines and Town Codes, placing 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, and requiring the dedication of land or easements during new, intermediate, or major Special Use Permit amendments for the purpose of connectivity and accessibility.
- Open Space Management. This happens by encouraging active resident involvement in the development and management of open space, providing consistent and effective operations, establishing partnerships, and supporting resort tourism.
- Healthy Lifestyle. The policies emphasize supporting partnerships and joint use agreements with local school districts and community organizations to provide for recreation programs, activities, and facilities, providing adequate on-site recreational and open space amenities in new residential and resort developments, encouraging resident involvement when planning recreational amenities, evaluating opportunities to minimize the impacts of recreational user parking in residential neighborhoods, and maintaining the linkage of open space and recreational resources.

Environmental Planning & Water Resources

Paradise Valley is a community that has a history of protecting its natural resources from the Paradise Valley Mountain Preserve Trust, the predominant large lot residential development pattern that provides important habitat for many flora and fauna species, and its longstanding wash preservation and maintenance regulations. The seven goals and associated policies (with some of these related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Natural Resource Conservation. The policies relate to conserving undeveloped natural land through protection of contiguous areas, encouraging drought tolerant native landscaping, encouraging new development and redevelopment to retain on-site to the extent feasible native plants, encouraging the restoration of areas that have been disturbed or scarred, encouraging community volunteerism and stewardship, and maintaining an active relationship with adjacent communities and government agencies.

- Tree Canopy. The policies emphasize participation in the Tree City USA program, planting new native and drought tolerant trees on Town-owned land, encouraging property owners and builders to dedicate surplus trees, and requiring site design for non-residential properties.
- Visual Resource Preservation. The policies relate to protecting views from public places consistent with private property rights, requiring that Special Use Permit developments not create major adverse impacts on natural landscapes and semiurban development patterns, and minimizing outdoor lighting pollution (e.g. excessive illumination, glare) through the Town's lighting regulations.
- Air and Noise Quality. This is achieved through prohibiting burning refuse, evaluating the purchase of low-emission vehicles for the Town's fleet, continuing to be proactive in the protection of airspace from noise and air pollution, cooperating with the Maricopa Association of Governments, and supporting development of charging infrastructure within Special Use Permit developments and at Town facilities.
- Water Supply. The policies relate to encouraging the water service providers to regularly undertake assessments, sharing data with water service providers to analyze how future growth will be adequately served, encouraging water providers to continually maintain adequate water pressure, working with the Arizona Corporation Commission and/or water service providers to encourage use of renewable water resources, and encouraging water conservation for new and existing developments through the use of water-conserving fixtures, conversion and installation of drought tolerant native landscaping, and other conservation techniques.
- Water Quality. This is aided by the Town coordinating with water service providers to undertake improvements, cooperating with the Maricopa County Department of Environmental Services, participating in Phase II of the National Pollutant Discharge Elimination System stormwater program, and encouraging the use of techniques that manage stormwater runoff close to the source.
- Flood Control/Drainage. This is achieved by maintaining Town-owned flood control and drainage facilities, encouraging the preservation and restoration of the area's washes, requiring property owners to properly maintain/restore wash corridors, requiring appropriate easements as a condition of development, cooperating with the flood control efforts of neighboring municipalities and authorities, requiring adequate on-site retention for new development and redevelopment, and designing roadway improvements that reduce the impact of stormwater on traffic and adjacent properties.

Sustainability

Sustainability focuses on protecting natural resources and ensuring a high quality of life for all residents. There are six goals and associated policies (with a couple related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Community Education and Involvement. The policies relate to promoting Town programs to inform the community about sustainability, supporting local school programs, pursuing best practices for sustainability and resiliency in Town-developed projects, and working cooperatively with other agencies.
- Building Practices. The policies emphasize using organizational and process improvements with the most up-to-date information on energy saving and green building technologies, conducting energy audits for all public facilities, designing

Town buildings that demonstrate excellence in architectural design and leadership in sustainability, encouraging Special Use Permit projects to utilize a minimum level of sustainability based on an accepted “green” evaluation system, encouraging adaptive reuse and recycling of materials, and encouraging the use of materials that minimize heat gain on outdoor surfaces.

- Greenhouse Gas Emissions. This happens by managing civic operations to be as pollution free as economically feasible and the Town departments using energy efficient low or zero emission vehicles where feasible.
- Water Conservation. The policies relate to encouraging the reduced consumption of water for municipal operations, working with water providers and other agencies to promote water conservation, promoting the benefits of efficient water retrofit improvements, and encouraging the harvesting of rainwater and grey water for reuse and recycling when feasible.
- Solid & Hazardous Waste. This occurs by supporting efficient and responsible methods of trash collection, working with waste providers to ensure that recycling is available, and providing for events such as household hazardous waste collection, recycling and document shredding events.
- Finances. The policies include supporting responsible operating expenditures, preparing a 5-year capital improvement plan, maintaining an adequate reserve, evaluating fund designations and reserves periodically, and seeking additional grant funding to support Town efforts, programs and projects.

Public Facilities & Cost of Development

The Public Facilities and Services element highlight the design and delivery of services, the physical facilities, and the cost of development. The Town is unique in that the utilities are all private except for the Paradise Valley sewer system which generally covers the east half of the Town limits with operation by the City of Scottsdale in junction with the Town. Also, many properties are on septic. There are six goals and associated policies (with most not directly related to the applications before the Planning Commission). Below is a summary of these goals and policies.

- Public Facilities. The policies relate to emphasizing the Town Hall Campus complex as the primary community gathering spot, requiring accessible public buildings and facilities, and designing Town buildings to complement and showcase the character and context of the surrounding area.
- Crime and Law Enforcement. The policies focus on maintaining sufficient police staffing levels, maintaining appropriate response times, working in partnership with appropriate agencies and other related policies.
- Fire Protection and Emergency Medical Services. The policies relate to maintaining appropriate emergency response times, investing in technological advances, working with other agencies, pursuing opportunities to ensure an adequate water supply, requiring private property owners to remove overgrown/dead vegetation, and exploring innovative means of communication.
- Compliance with Health and Safety Codes. This occurs by staffing to maintain an effective and visible code enforcement program, requiring that properties be maintained, and conducting public outreach to promote voluntary compliance with Town ordinances.
- Other Facilities and Services. The policies relate to intervening, when necessary, to ensure services by other agencies are beneficial, promoting the underground of utilities, supporting telecommunication facilities that improve service that preserves views and minimizes impact, continuing to host and

promote community events, and continuing to recruit and rely on volunteers to serve on the Town boards and committees.

- Cost of Development. This happens by identifying and evaluating funding mechanisms for the provision of new public facilities and services, ensuring that adopted funding mechanisms are legal and reasonable, and evaluating development impact fees.

IMPLEMENTATION

The Implementation section of the 2022 General Plan provides 35 actions. These actions are either a one-time effort or a continuous effort. These actions are recommendations for implementation that represented a high degree of conformance between community needs and values. As conditions change, the timing and actions could change.

The actions that may impact on the Planning Commission are below:

Action Number	Action	Status
1	Update the SUP Guidelines, as necessary, to encourage SUP property revitalization and that such improvements do not adversely affect the integrity and enjoyment of adjacent residential areas and natural and semi-urban landscapes. Require community impact assessments that demonstrate both the positive and adverse impacts of proposed SUP projects and use context appropriate and responsive building and site design to ensure compatibility with adjoining uses, views, and open space.	Any update of the SUP Guidelines would start after the 2026 Zoning Ordinance reorganization update. The community impact assessment component is part of each case-specific SUP amendment (not a separate effort).
3	Continue to monitor land use and development conditions within the Town to ensure all Codes and regulations are effectively addressing and/or mitigating identified issues of community concern.	This is ongoing but reflected in recent code updates on plats and assisted living homes.
5	Continue to enforce and refine the Town's Hillside Development Regulations through periodic code assessments and updates to ensure the Town's prominent mountain peaks, ridges, and hillsides are minimally impacted by development.	There are no current updates, with the last update in 2018.
8	Utilize the Visually Significant Corridor Master Plan to identify key gateways and roadways to the Town and apply a comprehensive and consistent design plan that differentiates the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life.	Visually Significant Corridor Master Plan evaluated with an application along Tatum Boulevard or Lincoln Drive.

10	Routinely evaluate and amend the Town lighting regulations as necessary to protect the Town's night skies.	There are no current updates, with the last update in 2017.
11	Continue Town Administration and Task Force efforts to increase opportunities for new technologies in telecommunications and broadband services in the community by identifying community needs and suitable providers as well as assessing suitable locations for infrastructure in a manner that minimizes the visual impact on the Town and private property.	The Town amended the wireless code in 2024 with a managerial process and continues its outreach efforts with providers.
12	Create a Town Engineering Standards Manual to address roadway design specifications, street cross sections that promote the Town character and reduce adverse environmental impacts, emergency vehicle and non-emergency service providers accommodations, and consolidate accepted Town engineering regulations	In progress by the Engineering Division in 2026.
23	Evaluate and amend as necessary the Landscape Design Guidelines to address public landscape design along our public rights-of-way and associated open spaces, integrate applicable components of the Visually Significant Corridor Master Plan, and incorporate a native, drought tolerant, low water use plant list. In addition, consider incorporation of the key provisions of the Landscape Guidelines into the Zoning Ordinance.	Hillside staff are presently drafting policy clarification regarding hillside landscaping.
24	Update the Zoning Ordinance, evaluate current best practices for organization, remove conflicting language, and incorporate provisions to be consistent with Town, State and Federal regulations.	In process for 2026 as part of the Zoning Ordinance reorganization update.

MAJOR AMENDMENTS

A major amendment to a general plan is subject to the same review requirements outlined for the adoption of the plan, with the exception that they are not subject to ratification by popular election, as is the case with initial adoption. For Paradise Valley, this process requires approval of a Citizen Review Plan that outlines the public participation opportunities (e.g., Citizen Review Session - community meeting by the applicant), adjacent municipality and agency notice, Planning Commission recommendation at a public hearing, and Town Council action at a public hearing. A Major Amendment must also have a public hearing held within twelve months after filing the application and requires an affirmative vote of at least two-thirds of the Town Council members. To date, there have been no Major Amendments to the 2022 General Plan. However, there were two Minor Amendments to the 2022 General Plan on the prior Ascension Lutheran Church that redeveloped the site into a single-family minimum acre subdivision. Minor General Plan Amendments follow a similar process with the Citizen Review Plan following the Citizen Review Session outlined in Section 2-5-2 of




the Town Code by Town Policy, no required adjacent municipality and agency notice, no restriction on timing, nor affirmative vote of at least two-thirds of the Town Council members.

Each community defines a major amendment differently. The Town defines a Major Amendment if it meets either of the following two criteria:

- Land Use Map. A change in the land use designation on the General Plan Land Use Map from one classification to an increased density classification is a major amendment as shown in the table below. This is the most common.

Table 7: Major Amendment Definition

Major Amendment Definition Land Use Map Changes								
Existing Map Designation	Proposed Map Designation Change							
	VLDR	LDR	MDR	R/CC	MO	PQP	OS Pub	OS Priv
Very Low Density Residential (VLDR)	X							
Low Density Residential (LDR)		X						
Medium Density Residential (MDR)			X					
Resort/Country Club (R/CC)				X				
Medical Office (MO)					X			
Public/Quasi-Public (PQP)						X		
Public Open Space (OS Pub)							X	
Private Open Space (OS Priv)								X

Major Amendment	
Minor Amendment	
No Change	

- Circulation Map. A change in the functional classification of a roadway to higher capacity classification on the General Plan Circulation Map is a major amendment. This would include changing any street to a higher level in the hierarchy (e.g., Local to any other class, Collector to Minor or Major Arterial).

ATTACHMENT(S)

- Staff Report
- 2022 General Plan
- Presentation

TOWN OF PARADISE VALLEY

Overview of Existing General Plan Work Session



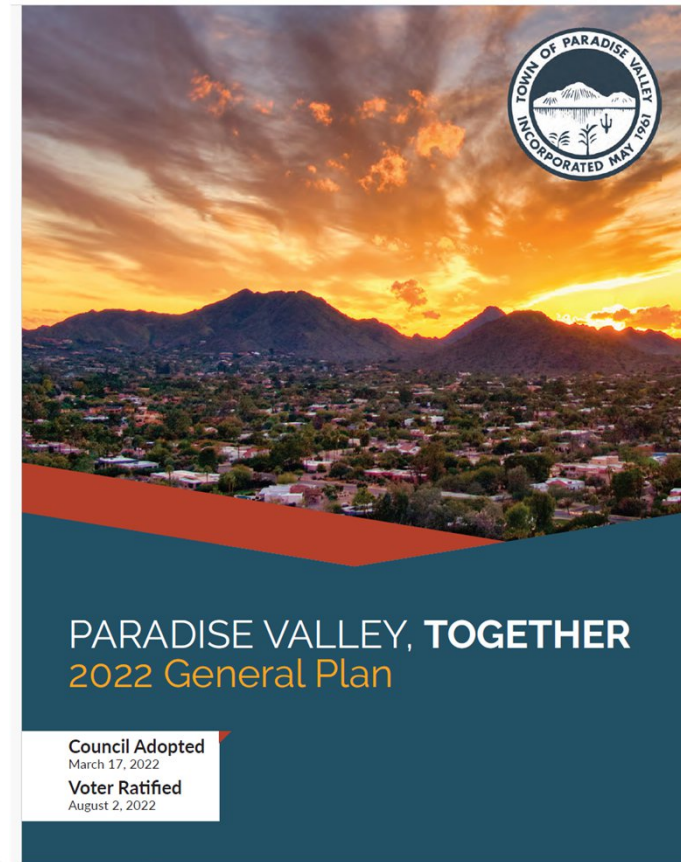
Planning Commission
February 3, 2026



TODAY'S GOAL & AGENDA

2

- **Provide an overview of the General Plan as part of the ongoing Planning Commission training**
- **This session is only for information as there are no changes or action to the General Plan**
- **For detailed information refer to the 2022 General Plan**

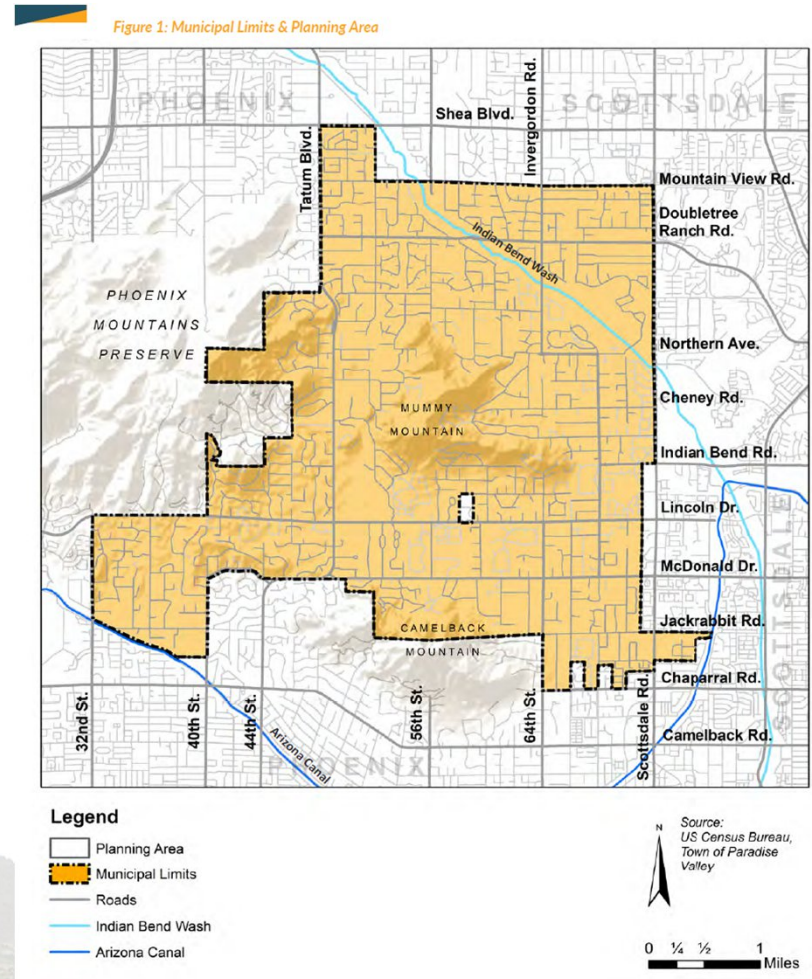


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PLANNING AREA

3

- A general plan is a long-range, guides future development through a series of goals, policies, and actions covering various elements
- It is not an implementation document (i.e., Zoning Code)
- The planning area is the Town limits and the county island at the Franciscan Renewal Center and Clearwater Hills



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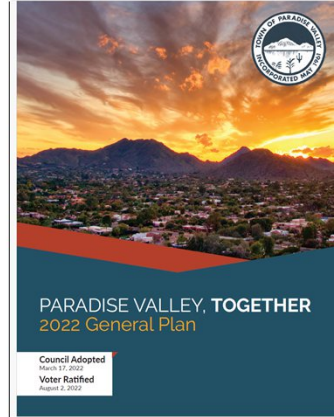
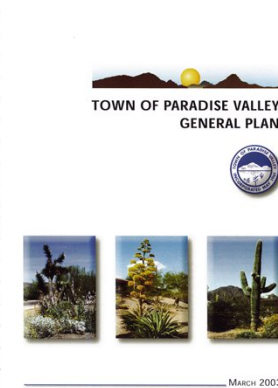
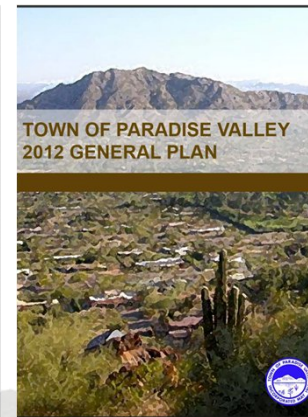
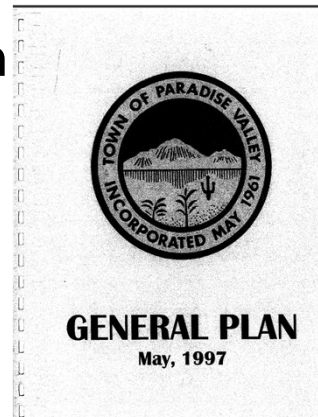
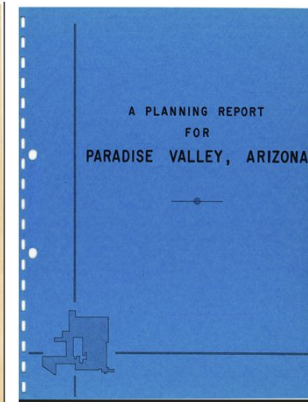
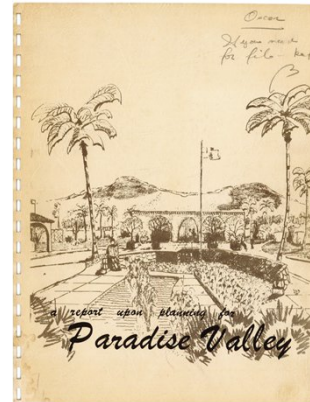
STATE STATUTE REQUIREMENTS

4

- Every Arizona municipality must adopt a general plan
- General plans must be updated and readopted by voters every ten years
- Zoning shall be consistent with and conform to the general plan

■ Town's General Plans

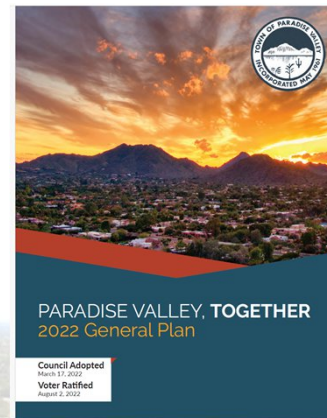
- 1964 ■ 1997 ■ 2022
- 1973 ■ 2003
- 1980 ■ 2012



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2022 GENERAL PLAN PROCESS SUMMARY 5

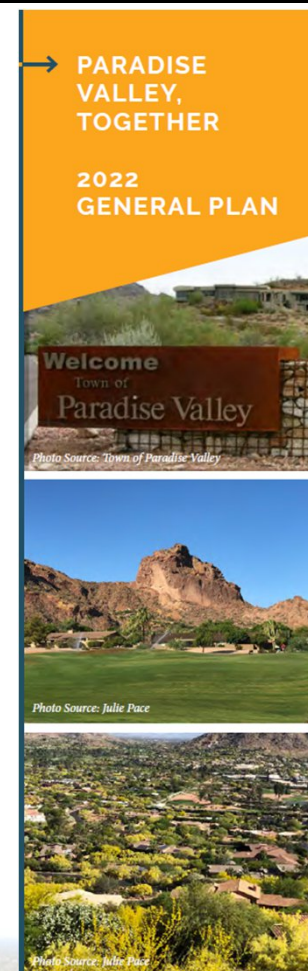
- Information Gathering (Oct 2020 – Oct 2021)
 - Review of documents at a staff level
 - Approval of Public Involvement Plan in Jan 2021
 - Various surveys, workshops, events, and meetings for input
- Draft Plan (Nov 2021 – Jan 2022)
 - Release of the required 60-Day Review draft plan
 - Planning Commission/Council Meetings, Town Reporter, & media releases
- Plan Refinement (Jan 2022 – Mar 2022)
 - Planning Commission/Council Meetings
 - Recommended approval Feb 2022, Adopted Mar 2022
- Ratification (Aug 2022)



GENERAL PLAN PURPOSE

6

- Provide General Guidance
 - More precise direction by implementation documents (i.e., Zoning Code)
 - Other guiding documents focus on specific areas of interest (i.e., Visually Significant Corridors Plan)
- Be Comprehensive in Scope
 - Addresses a broad range of environmental, social, and economic factors
- Address the Town's Future
 - Takes immediate concerns into consideration when adopting
 - Focus is on the future



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WHEN TO USE GENERAL PLAN

7

- Planning Commission will reference as follows:
 - During legislative entitlement application
 - Intermediate/Major Special Use Permit Amendment
 - Rezoning
 - General Plan Amendment
 - Text Amendments to the Zoning Ordinance
 - Atypical to reference during administrative entitlements, but might be referenced as criteria can be traced back to goal/policy
 - Conditional Use Permit (private road)
 - Lot Split
 - Preliminary Plat
 - Minor Special Use Permit Amendment (more likely to reference)
 - Most applications include for informal purposes the Land Use Classification



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VISION STATEMENT

8

- Reinforces resident values expressed during the plan process and match values expressed in prior Town General Plans
- These values are as follows:
 - Primarily one-acre, residential community
 - Limited government
 - Creating a sense of community
 - Partnerships with existing schools and resorts to enhance recreational opportunities
 - Improving aesthetics
 - Preserving natural open space

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life. The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.



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ELEMENTS

9

- General Plan includes required and optional elements
- Required elements by State Statute generally based on population size

Town's Elements	
Land Use	Required (Includes Special Use Permit Planning meeting Growth Areas requirement)
Community Character & Housing	Optional
Mobility	Required (Another term for Circulation)
Open Space	Required
Environmental Planning & Water Resources	Required
Sustainability	Optional
Public Facilities & Cost of Development	Optional (Public Facilities) Required (Cost of Development)



LAND USE

10

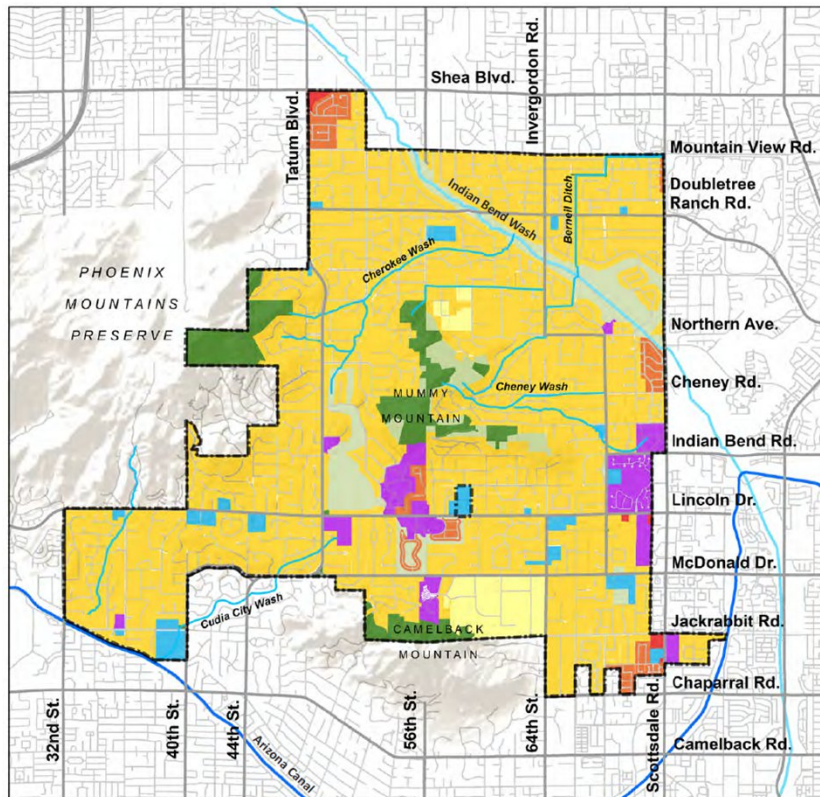
- Unique characteristics
 - Small in area at 15.4 square miles compared to other nearby municipalities
 - Population ~ 12,500
 - Landlocked, bordering Phoenix and Scottsdale
 - 75% land is low density, semi-rural residential
 - 6% land is non-residential approved through zoning process (SUP)
(resorts, schools, medical offices, & places of worship)
 - Required growth areas are the SUP properties
 - Comprised of custom-designed structures
 - Mountains bordering and within the Town limits



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LAND USE MAP

11



Legend

- Land Use Classifications**
- Planning Area
 - Municipal Limits
 - Roads
 - Indian Bend Wash
 - Arizona Canal
 - Major Washes
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Private Open Space
 - Public Open Space
 - Medical Office
 - Public/Quasi Public
 - Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

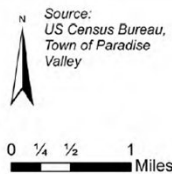


Table 3: Existing Land Use Allocation

Designation	Acres	Percent of Planning Area
Single Family Residential	7492.3	75.94%
Special Use Permit Properties		
Resort Residential; Resort; Medical Office; Places of Worship & Schools	624.8	6.34%
Transportation/Right of Way	175.8	1.78%
Open Space	1058.4	10.73%
Undeveloped/Vacant	514.5	5.20%
Total Acres	9866.0	100.00%

Source: Maricopa Association of Governments, Town of Paradise Valley

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LAND USE GOALS & POLICIES

12

- Most-commonly referenced on Planning Commission applications
- Six goals with associated policies

1. Enhance Quality of Life by

- preserving and maintaining the single-family minimum one-acre standard
- encouraging visually open streetscapes
- revitalizing of existing neighborhoods
- keeping codes updated
- providing meaningful input opportunities

2. Promote Harmonious Community Form/Design by

- limiting floor area ratio/setbacks
- encouraging design elements that promote energy and water conservation
- minimizing disturbance on hillside areas
- using drought tolerant-native plant material
- focusing on construction management to mitigate nuisances and length of time to construct
- using attractive wall/fence design



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LAND USE GOALS & POLICIES

13

3. Support Limited, Targeted and Context Appropriate SUP Properties by
 - balancing the need for fiscal health against protecting low-density residential character
 - achieving quality of life through various means (e.g., context and scale, sound moderation)
4. Control Community Spaces by
 - protecting wash corridors, integrating art, and requiring open space and pedestrian amenities on non-residential properties
5. Efficient Infrastructure and Development by
 - encouraging public/private partnerships and infrastructure funding and financing that is coordinated with development activity and funded by the developer whenever possible



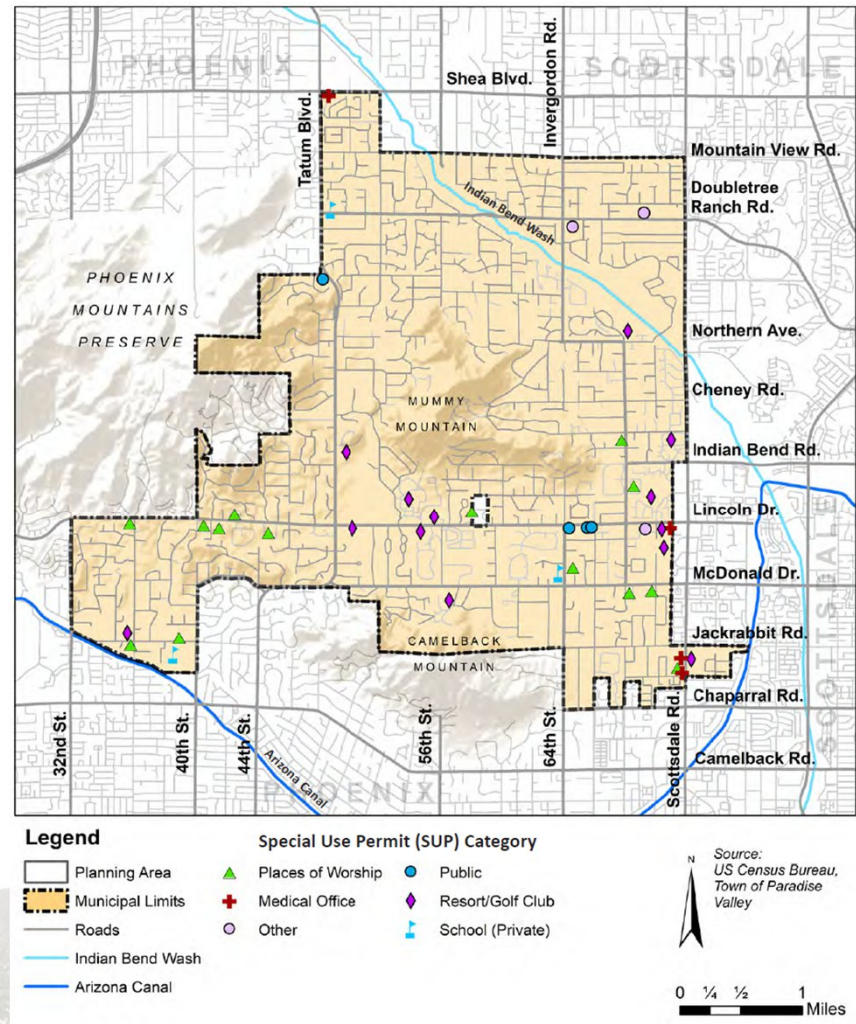
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LAND USE GOALS & POLICIES

14

6. Special Use Permit Property Revitalization by

- encouraging revitalization and improvement within the existing geographic boundaries
- getting community impact assessments during the entitlement review process
- evaluating the project design for compatibility with adjacent land uses, and upgrades of closed or poorly maintained non-residential properties



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COMMUNITY CHARACTER & HOUSING

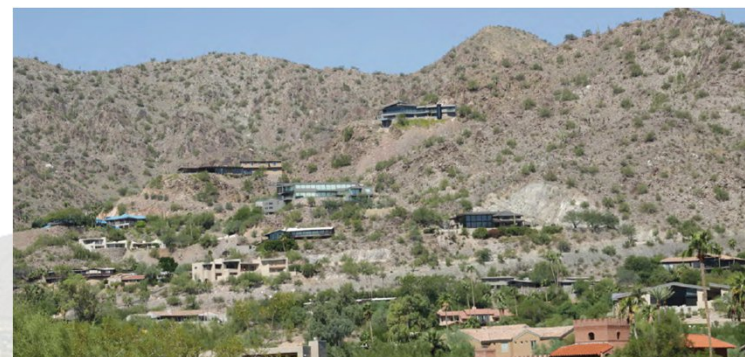
15

- Unique characteristics
 - Comprised of custom-designed structures
 - Mountains bordering and within the Town limits
 - World-class resorts
 - Natural hillside/washes/native landscaping

Table 6: Household Data

Demographic Category	Paradise Valley	Carefree	Cave Creek	Phoenix	Scottsdale	Maricopa County	Arizona State
Total Housing Units	6,091	2,736	3,186	621,230	138,809	1,740,694	3,003,286
Total households	5,352	1,986	2,738	565,832	115,401	1,552,096	2,571,268
Family Households	4,348	1,341	1,606	361,519	63,745	1,018,723	1,679,198
Percent Family Households	81.24%	67.52%	58.65%	63.89%	55.23 %	65.63%	65.3%
Average Household Size	2.67	1.89	2.07	2.85	2.16	2.75	2.68
Median Home value	\$1,516,200	\$747,000	\$482,600	\$266,600	\$475,300	\$293,600	\$225,500

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates



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COMMUNITY CHARACTER & HOUSING GOALS & POLICIES

16

- Most-commonly referenced on Planning Commission applications
- Five goals with associated policies
 1. Existing Residential Character by
 - preserving and enhancing smaller neighborhoods
 - encouraging development that responds to existing physical characteristics, drainage patterns, buildings, safety, streetscapes, and open spaces
 - promoting design quality and sustainable materials in all hillside development
 2. Distinctive and Memorable Design by
 - encouraging quality design and use of materials that fit with the context of the area
 - seeking consistency at key entry points into the Town
 - periodically reviewing the adopted Visually Significant Corridors Master Plan
 - promoting the aspects of the Town that differentiates it from other communities



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COMMUNITY CHARACTER & HOUSING

GOALS & POLICIES

17

3. Scenic Environmental Design by

- protecting mountain views from Visually Significant Corridors
- applying and refining the Hillside Development Regulations
- mitigating impacts from lot development
- balancing low light levels with safety
- continuing to underground utility lines
- mitigating the visual impact of cellular towers and antennas

4. Places to Connect by

- maintaining the Town Hall Campus as a centrally located public gathering area
- encouraging Special Use Permit properties to incorporate strategically located community gathering spaces
- supporting the continued vitality of places of worship and schools

5. Housing Types & Supplies by

- encouraging lots more than one acre
- considering lots less than one acre per residence where already zoned or on SUP resorts
- prohibiting timeshares or fractional ownership residences
- addressing trends that undermine neighborhood safety and residential character

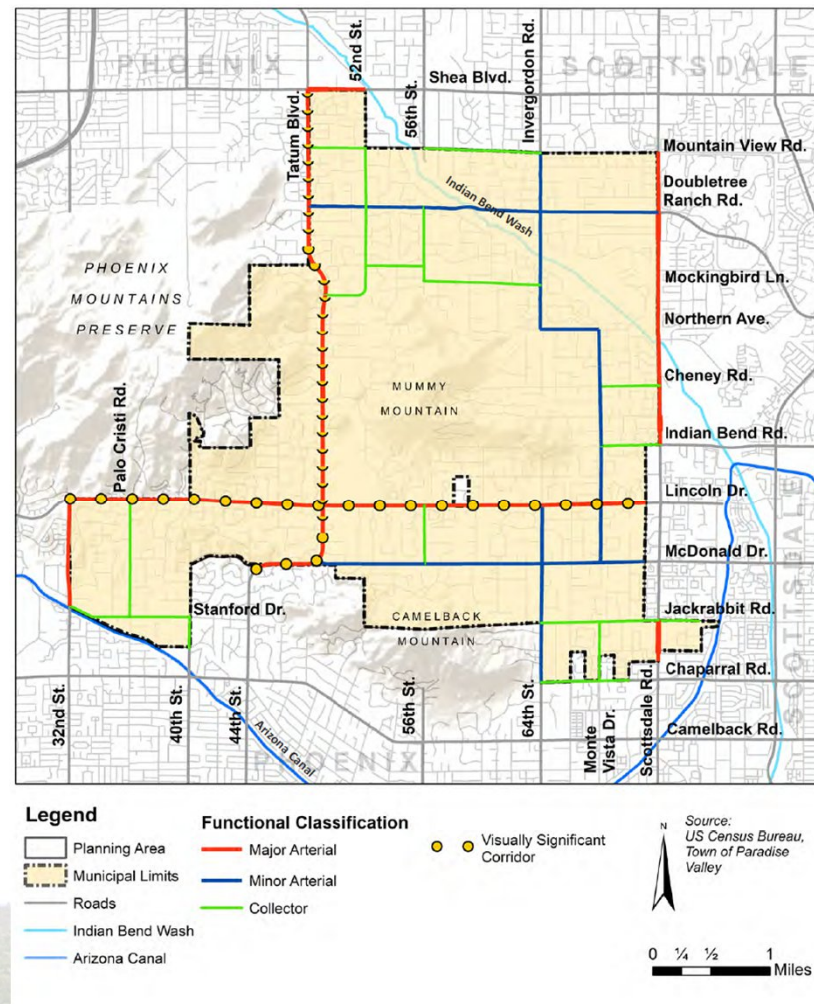
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MOBILITY

18

- Unique characteristics
 - Few designated collector and arterial streets
 - Design preference for no curbs, sidewalks, or on-street bicycle facilities



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MOBILITY GOALS & POLICIES

19

- Sometimes applicable on Planning Commission applications
- Five goals with associated policies

1. Safe Multimodal Circulation by

- emphasizing system that links residents to their destination in a safe and efficient manner
- minimizing traffic congestion on major streets through design and traffic/signal control
- directing regional “pass through” traffic to Lincoln Drive and Tatum Boulevard
- establishing relationships with other agencies to discourage “cut through” traffic
- using a variety of means to educate persons regarding laws and safe use practices
- supporting enforcement of existing codes related to traffic safety
- requiring new development to avoid direct access onto major arterial roadways where possible
- discouraging the installation of private roadway gates, and encouraging best practices

2. Roadway Design by

- incorporating effective principles of roadway design and traffic management
- utilizing roundabouts and traffic circles instead of stop signs where possible
- designing streets in scale and character supporting the semi-rural residential culture of the Town

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MOBILITY GOALS & POLICIES

20

3. Regional Transit Services by

- emphasizing limited and appropriate public regional transit services through the Town

4. Environmental Systems by

- reducing dust by requiring streets, driveways, and parking lots to be paved or finished with a stabilized surface, incorporating noise-reducing pavement materials, and open to the use of proven new technologies and materials

5. Visual Character by

- implementing the Visually Significant Corridors Plan
- developing strategies addressing landscape maintenance of public rights-of-way on undeveloped and vacant property street frontages
- utilizing drought tolerant native landscaping
- evaluating the benefit that excess right-of-way on an abandonment request has for preserving the open space character
- balancing visual clutter and safety through allowing the minimum signs needed/required



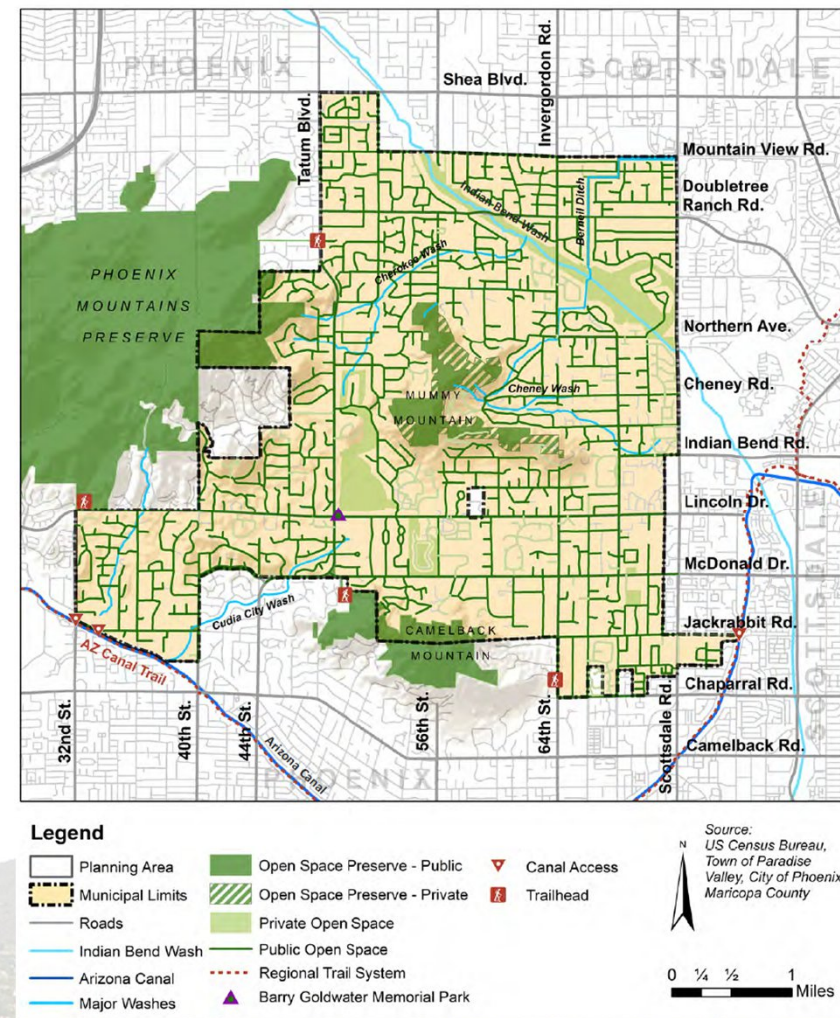
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OPEN SPACE

21

- Unique characteristics
 - Most are private (e.g., trailheads to adjoining mountains within Phoenix) or passive (e.g., Goldwater Memorial)
 - Active mountain trust and regulations encouraging private and public efforts to acquire, maintain, and preserve valuable open space



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OPEN SPACE GOALS & POLICIES

22

- Sometimes applicable on Planning Commission applications
- Three goals with associated policies

1. Protect Open Space & Mountain Views by

- encouraging gifts of land or conservation easements, acquisition or other incentives
- supporting the mission of the Paradise Valley Mountain Preserve Trust
- limiting public access to open space to mitigate negative impacts to adjacent neighborhoods
- utilizing existing street rights-of-way to provide more public open space and mountain views
- monitoring the effect of Special Use Permit guidelines and Town Codes
- placing 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
- requiring the dedication of land or easements during new, intermediate, or major Special Use Permit amendments for the purpose of connectivity and accessibility

2. Open Space Management by

- encouraging active resident involvement in the development and management of open space
- providing consistent and effective operations
- establishing partnerships, and supporting resort tourism

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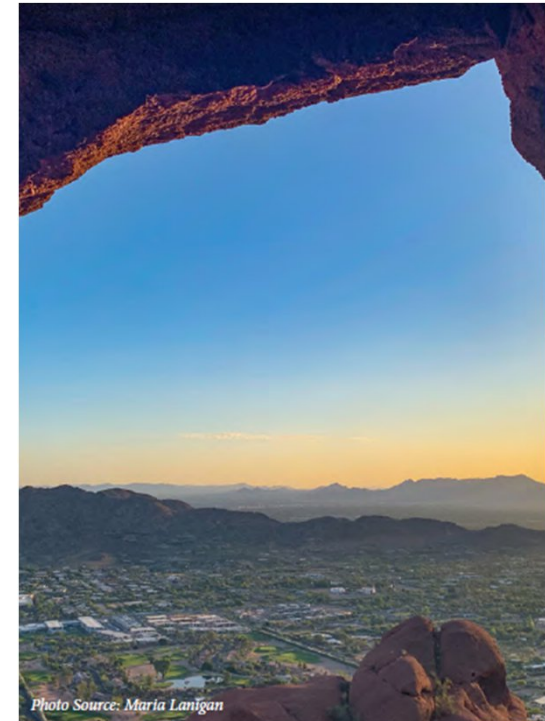


OPEN SPACE GOALS & POLICIES

23

3. Healthy Lifestyle by

- supporting partnerships and joint use agreements with local school districts and community organizations to provide for recreation programs, activities, and facilities
- providing adequate on-site recreational/open space amenities in new residential & resorts
- encouraging resident involvement when planning recreational amenities
- Minimizing impacts of recreational user parking in residential neighborhoods
- maintaining the linkage of open space and recreational resources



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ENVIRONMENTAL PLANNING & WATER RESOURCES

24

- Unique characteristics
 - Longstanding history of protecting its natural resources
 - Predominant large lot residential development pattern that provides important habitat for many flora and fauna species
 - Longstanding wash preservation and maintenance



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ENVIRONMENTAL/WATER RESOURCES

GOALS & POLICIES

25

- Sometimes applicable on Planning Commission applications
- Seven goals with associated policies
 1. Natural Resource Conservation by
 - conserving undeveloped natural land through protection of contiguous areas
 - encouraging drought tolerant native landscaping
 - encouraging new development/redevelopment retain on-site to the extent feasible native plants
 - encouraging the restoration of areas that have been disturbed or scarred
 - encouraging community volunteerism and stewardship
 - maintaining an active relationship with adjacent communities and government agencies



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ENVIRONMENTAL/WATER RESOURCES

GOALS & POLICIES

26

2. Tree Canopy by

- participating in the Tree City USA program
- planting new native and drought tolerant trees on Town-owned land
- encouraging property owners and builders to dedicate surplus trees
- requiring site design for non-residential properties

3. Visual Resource Preservation by

- protecting views from public places consistent with private property rights
- requiring that Special Use Permit developments not create major adverse impacts on natural landscapes and semiurban development patterns
- minimizing outdoor lighting pollution through the Town's lighting regulations

4. Air and Noise Quality by

- prohibiting burning refuse
- evaluating the purchase of low-emission vehicles for the Town's fleet
- continuing to be proactive in the protection of airspace from noise and air pollution
- cooperating with the Maricopa Association of Governments
- supporting charging infrastructure within Special Use Permit developments and at Town facilities

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ENVIRONMENTAL/WATER RESOURCES

27

5. Water Supply by GOALS & POLICIES

- encouraging water service providers to regularly undertake assessments
- sharing data with water service providers
- encouraging water providers to continually maintain adequate water pressure
- working with the Arizona Corporation Commission and/or water service providers
- encouraging water conservation for new and existing developments

6. Water Quality by

- coordinating with water service providers to undertake improvements
- cooperating with the Maricopa County Department of Environmental Services
- participating in Phase II of the National Pollutant Discharge Elimination System program
- encouraging the use of techniques that manage stormwater runoff close to the source

7. Flood Control/Drainage by

- maintaining Town-owned flood control and drainage facilities
- encouraging the preservation and restoration of the area's washes
- requiring property owners to properly maintain/restore wash corridors
- requiring appropriate easements as a condition of development
- requiring adequate on-site retention for new development and redevelopment
- designing roadway improvements that reduce stormwater impact

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SUSTAINABILITY

28

- Unique characteristics
 - Active resident population involved in all aspects of Town governance
 - Residents and design professions that use cutting edge methods on custom-designed structures/sites



02/03/2026

SUSTAINABILITY GOALS & POLICIES

29

- Sometimes applicable on Planning Commission applications
- Six goals with associated policies



1. Community Education and Involvement by

- promoting Town programs to inform the community about sustainability
- supporting local school programs
- pursuing best practices for sustainability and resiliency in Town-developed projects
- working cooperatively with other agencies

2. Building Practices by

- using the most up-to-date information on energy saving and green building technologies
- conducting energy audits for all public facilities
- designing Town buildings that demonstrate excellence in design and sustainability
- encouraging Special Use Permit projects to utilize a minimum level of sustainability based on an accepted “green” evaluation system
- encouraging adaptive reuse and recycling of materials
- encouraging the use of materials that minimize heat gain on outdoor surfaces

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SUSTAINABILITY GOALS & POLICIES

30

3. Greenhouse Gas Emissions by

- managing civic operations to be as pollution free as economically feasible and Town departments using energy efficient low or zero emission vehicles where feasible

4. Water Conservation by

- encouraging the reduced consumption of water for municipal operations
- working with water providers and other agencies to promote water conservation
- promoting the benefits of efficient water retrofit improvements
- encouraging the harvesting of rainwater and grey water for reuse and recycling when feasible

5. Solid & Hazardous Waste by

- supporting efficient and responsible methods of trash collection
- working with waste providers to ensure that recycling is available
- providing for events such as household hazardous waste collection, etc.

6. Finances by

- supporting responsible operating expenditures
- preparing a 5-year capital improvement plan
- seeking additional grant funding to support Town efforts, programs and projects

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PUBLIC FACILITIES

COST OF DEVELOPMENT

31

- Unique characteristics
 - Almost all the utilities are private except for the Paradise Valley sewer system which is jointly managed with the City of Scottsdale
 - Many properties are on septic



Photo Source: Michael Baker International

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PUBLIC FACILITIES

COST OF DEVELOPMENT

GOALS & POLICIES

- Most not directly related to Planning Commission applications
- Six goals with associated policies
 1. Public Facilities by
 - emphasizing Town Hall Campus as the primary community gathering spot
 - requiring accessible public buildings and facilities
 - designing Town buildings to complement/showcase character of the surrounding area
 2. Crime and Law Enforcement by
 - maintaining sufficient police staffing levels
 - maintaining appropriate response times
 - working in partnership with appropriate agencies and other related polices



PUBLIC FACILITIES

COST OF DEVELOPMENT

GOALS & POLICIES

3. Fire Protection and Emergency Medical Services by

- maintaining appropriate emergency response times
- investing in technological advances
- pursuing opportunities to ensure an adequate water supply
- requiring private property owners to remove overgrown/ dead vegetation

4. Compliance with Health and Safety Codes by

- staffing to maintain an effective and visible code enforcement program
- requiring that properties be maintained
- conducting public outreach to promote voluntary compliance with Town ordinances



PUBLIC FACILITIES

COST OF DEVELOPMENT

GOALS & POLICIES

34

5. Other Facilities and Services by

- staffing to maintain an effective and visible code enforcement program
- intervening, when necessary, to ensure services by other agencies are beneficial
- promoting the underground of utilities
- supporting telecommunication facilities that improve service that preserves views and minimizes impact
- continuing to host and promote community events
- continuing to recruit and rely on volunteers to serve on the Town boards and committees

6. Cost of Development by

- Identifying/evaluating funding mechanisms for new public facilities and services
- ensuring that adopted funding mechanisms are legal and reasonable
- evaluating development impact fees



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54

IMPLEMENTATION

35

- This section provides a list of 35 actions
- 9 of the 35 actions that could impact Planning Commission
- Actions are identified as a one-time effort or a continuous effort
- Actions are recommendations
- As conditions change, the timing and actions could change



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ACTIONS

36

No.	Action	Status
1	Update the SUP Guidelines, as necessary	Start after 2026 Zoning Ordinance reorganization (as needed)
	Require community impact assessments of proposed SUP projects	Part of each SUP amendment (not separate effort)
3	Monitor land use and development conditions to ensure regulations addressing and/or mitigating identified issues of community concern	Ongoing (reflected in recent code updates)
5	Enforce and refine Hillside Development Regulations through periodic code updates	There are no current updates, with the last update in 2018.
8	Use the Visually Significant Corridor Master Plan	Visually Significant Corridor Master Plan evaluated when n application along Tatum Boulevard or Lincoln Drive

02/03/2026



ACTIONS

37

No.	Action	Status
10	Routinely evaluate/amend lighting regulations	There are no current updates, with the last update in 2017
11	Continue efforts to increase opportunities for telecommunications and broadband services and suitable locations	Amended the wireless code in 2024 with a managerial process and continues its outreach efforts with providers
12	Create a Town Engineering Standards Manual	Being worked on by the Engineering Division in 2026
23	Evaluate and amend as necessary the Landscape Design Guidelines and consider adding key provisions into the Zoning Ordinance	Start after 2026 Zoning Ordinance reorganization; Hillside staff drafting policy on hillside landscaping
24	Update the Zoning Ordinance to be consistent with Town, State and Federal regulations	In process for 2026 as part of the Zoning Ordinance reorganization update

02/03/2026



MAJOR AMENDMENTS

38

- Major Amendments subject to same review requirements as plan adoption (except ratification by election)
- Required process steps
 - Approval of a Citizen Review Plan by Town Council that outlines the public participation opportunities
 - Adjacent municipality and agency notice
 - Planning Commission recommendation at a public hearing
 - Town Council action at a public hearing
 - Within 12 months after filing
 - Affirmative vote of at least two-thirds of the Town Council members
- No Major Amendments to the 2022 General Plan (only 2 Minor Amendments)



02/03/2026

MAJOR AMENDMENTS

39

- Criteria 1- Higher density change to Land Use Map

Table 7: Major Amendment Definition

Major Amendment Definition Land Use Map Changes								
	Proposed Map Designation Change							
Existing Map Designation	VLDR	LDR	MDR	R/CC	MO	PQP	OS Pub	OS Priv
Very Low Density Residential (VLDR)	X							
Low Density Residential (LDR)		X						
Medium Density Residential (MDR)			X					
Resort/Country Club (R/CC)				X				
Medical Office (MO)					X			
Public/Quasi-Public (PQP)						X		
Public Open Space (OS Pub)							X	
Private Open Space (OS Priv)								X




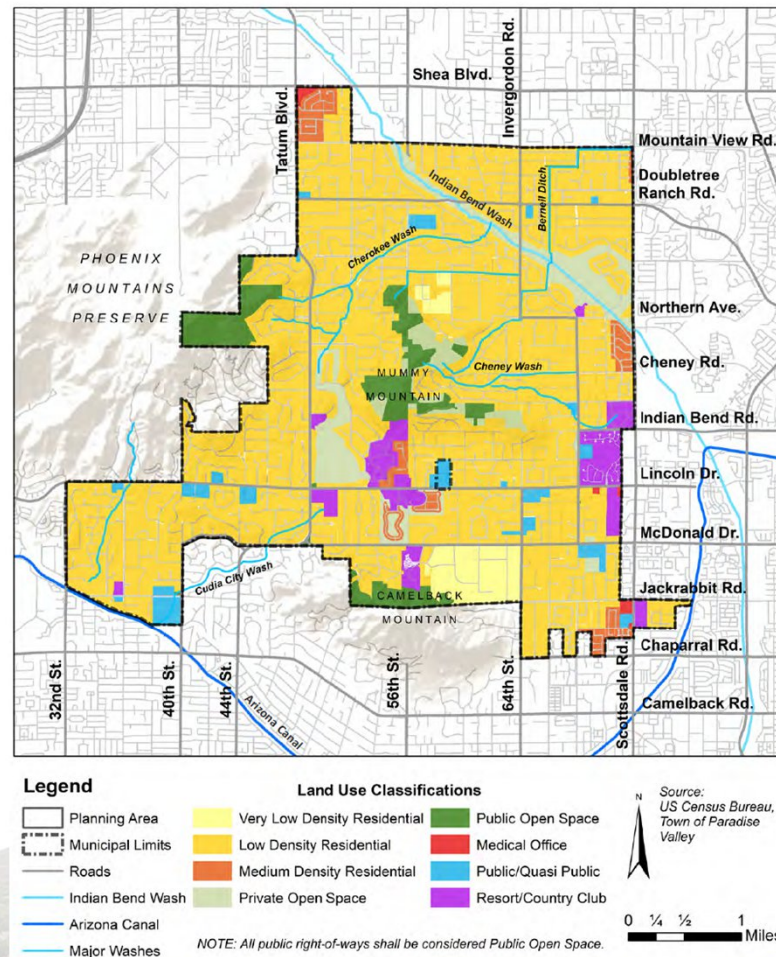
Major Amendment 
 Minor Amendment 
 No Change 

Figure 6: Land Use Plan



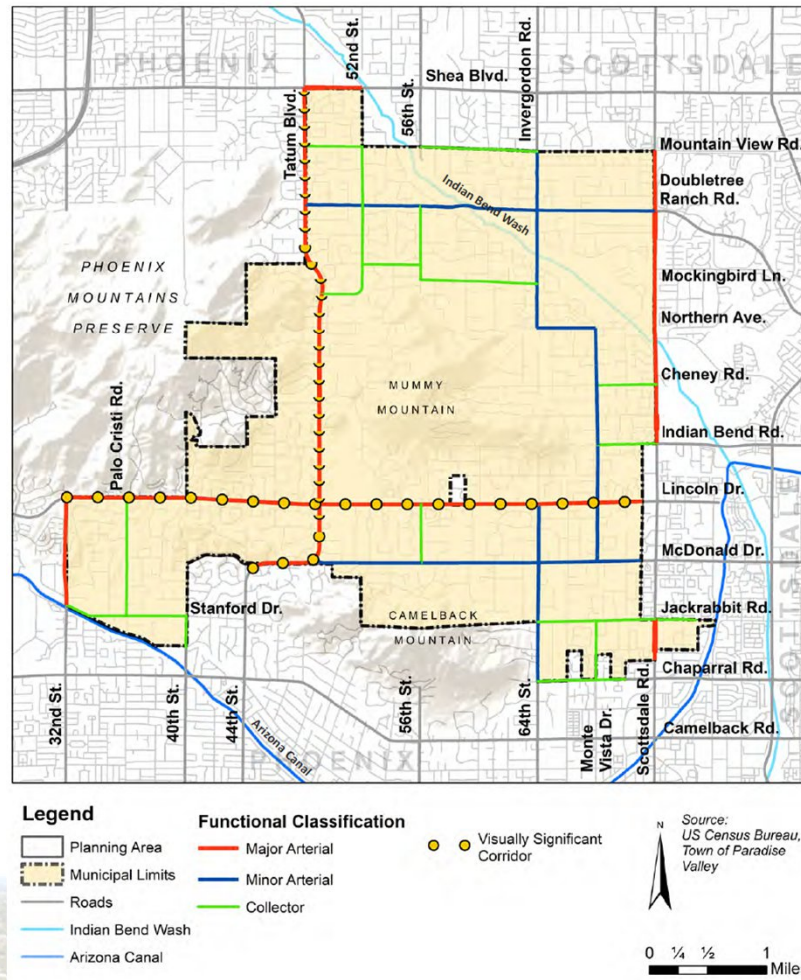
02/03/2026

MAJOR AMENDMENTS

40

- Criteria 2 – Change to higher capacity street class to Circulation Map

Figure 10: Circulation Plan



Classification	Function
Major Arterial	To provide regional unity and continuity
Minor Arterial	To serve as main feeder streets and provide linkages between major arterials
Collector	To serve as main interior streets with limited through traffic, and they provide linkages into and out of local streets
Local	To serve as interior streets intended to limit through traffic and provide access to immediate residences and other properties

02/03/2026

MINOR AMENDMENTS

41

- Minor General Plan Amendments follow a similar process to Major Amendment, except:
 - Citizen Review Plan follows Citizen Review Session outlined in Section 2-5-2 of the Town Code
 - No required adjacent municipality and agency notice
 - No restriction on timing
 - No affirmative vote of at least two-thirds of the Town Council members



02/03/2026

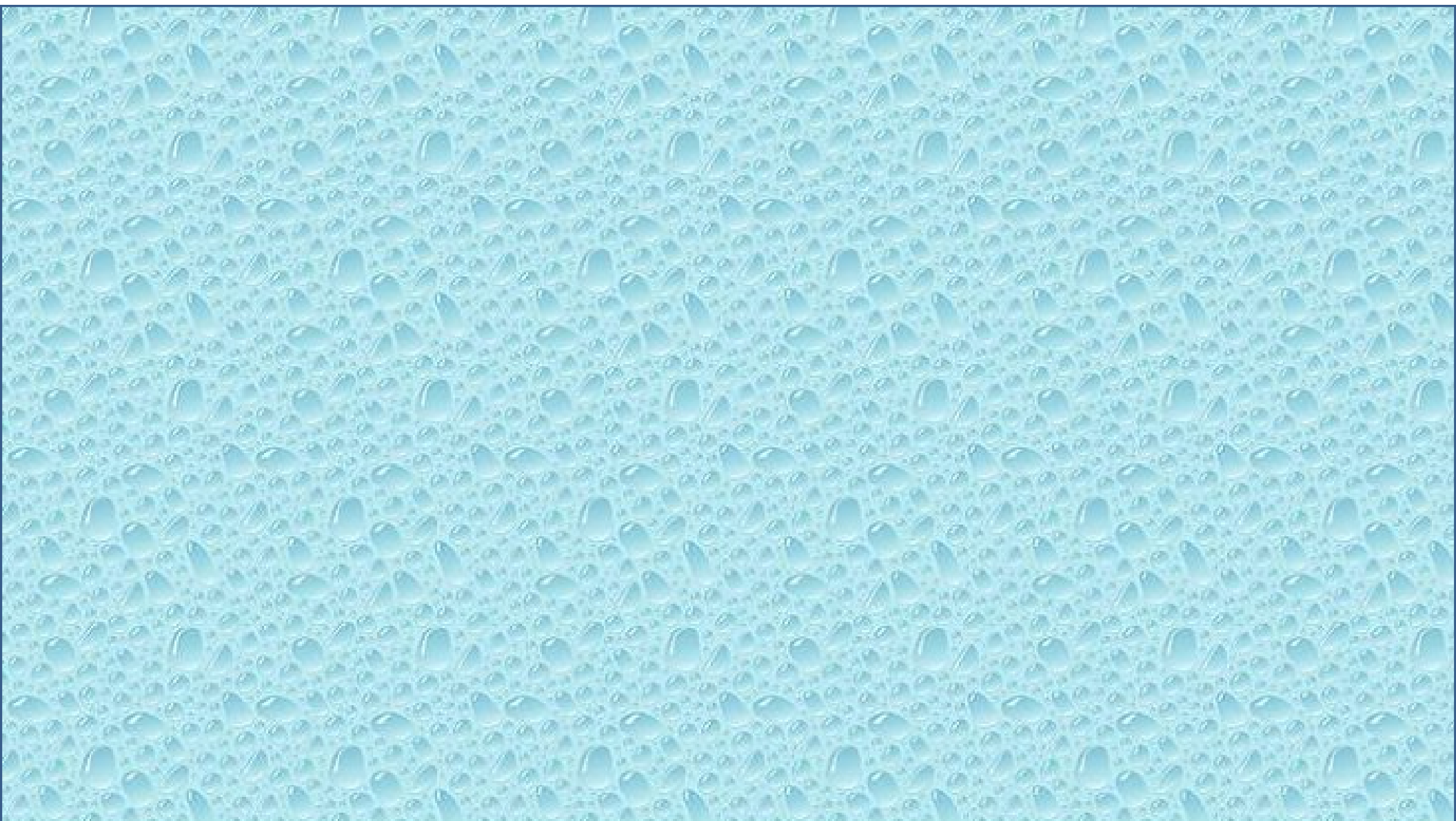
QUESTIONS

42



PARADISE VALLEY, **TOGETHER**
2022 General Plan

02/03/2026





PARADISE VALLEY, TOGETHER

2022 General Plan

Council Adopted

March 17, 2022

Voter Ratified

August 2, 2022



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ACKNOWLEDGMENTS

Our sincere thanks to all the residents and following people who contributed to the preparation of the 2022 General Plan.

TOWN COUNCIL

Jerry Bien-Willner, Mayor
Anna Thomasson, Vice Mayor
Ellen Andeen, Councilmember
Paul Dembow, Councilmember
Scott Moore, Councilmember
Julie Pace, Councilmember
Mark Stanton, Councilmember

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INTRODUCTION

WHAT IS A GENERAL PLAN?

The General Plan acts as a guiding document for future physical, economic, and social development decisions over the next 10 years and beyond. Bounded by a community vision, the plan contains a series of goals, policies, and actions that were all established through an intentional public engagement process and that work together to map out a clear path for the plan's implementation.

State law (A.R.S. §9-461.05) requires that every Arizona city and Town adopt a long-range general plan for future development that must also be updated and readopted by voters every ten years. The Town's first General Plan was adopted in 1980 with subsequent updates in 1997, 2001, 2003, and most recently in 2012. Building from the previous General Plans, the 2022 General Plan addresses key topics such as land use, community character, circulation, open space, environment, sustainability and public facilities and services.

PURPOSE OF THE GENERAL PLAN

A general plan is a community's "blue print" for land use and development; it serves as the basis for rational decisions regarding a community's long-term physical development. The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses.

The policies and programs of the general plan are intended to underlie most land use decisions. Preparing, adopting, implementing, and maintaining a general plan serves to:

- Identify the community's land use, transportation, environmental, economic and social goals and policies as they relate to land use and development.

- Provide a basis for local government decision-making, including decisions on development approvals.
- Provide residents with opportunities to participate in the planning and decision making processes of their community.
- Inform residents, developers, decision makers and other cities and counties of the ground rules that guide development within the community.

A general plan typically has three defining qualities. First, it is general in nature, providing general guidance for the future, particularly regarding growth and development. More precise direction is provided in implementation documents and plans, such as zoning codes and other ordinances, design regulations, annual budgets and capital improvements program. Second, it is comprehensive in scope, addressing a broad range of environmental, social, and economic factors affecting the community. These factors include land use and circulation, environment and resources, economic and fiscal conditions. Furthermore, these factors should be addressed in an interrelated and, wherever possible, consistent manner. Third, it addresses the long-range future of the community. While the general plan takes immediate concerns into consideration, it focuses primarily on the future (i.e., the maximum size and population of the community and the density of development).

To clarify the role of the general plan:

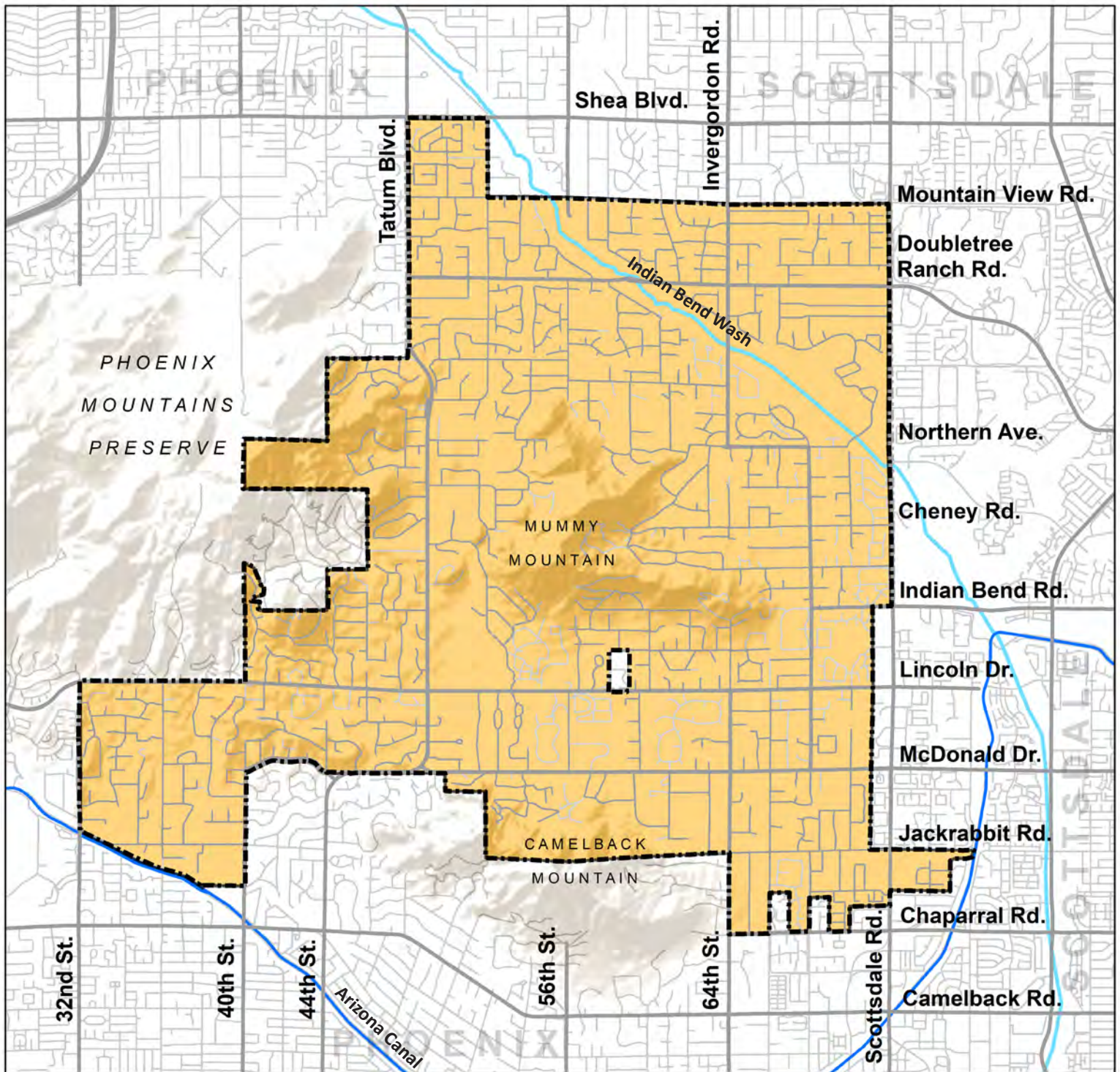
THE GENERAL PLAN IS:

- An expression of resident preferences
- A statement of Town policy
- A guide to public and private decision making
- A long-term perspective
- More than a land use map
- A blueprint to improve residents' quality of life
- A legal requirement under Arizona State Law

THE GENERAL PLAN IS NOT:

- A zoning map
- A tool to promote special interests
- An unchangeable document
- A detailed policy for specific properties or areas
- A capital improvement program

Figure 1: Municipal Limits & Planning Area



Legend

-  Planning Area
-  Municipal Limits
-  Roads
-  Indian Bend Wash
-  Arizona Canal

Source:
US Census Bureau,
Town of Paradise
Valley

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Mile: 73

PLANNING AREA

MUNICIPAL LIMITS & PLANNING AREA

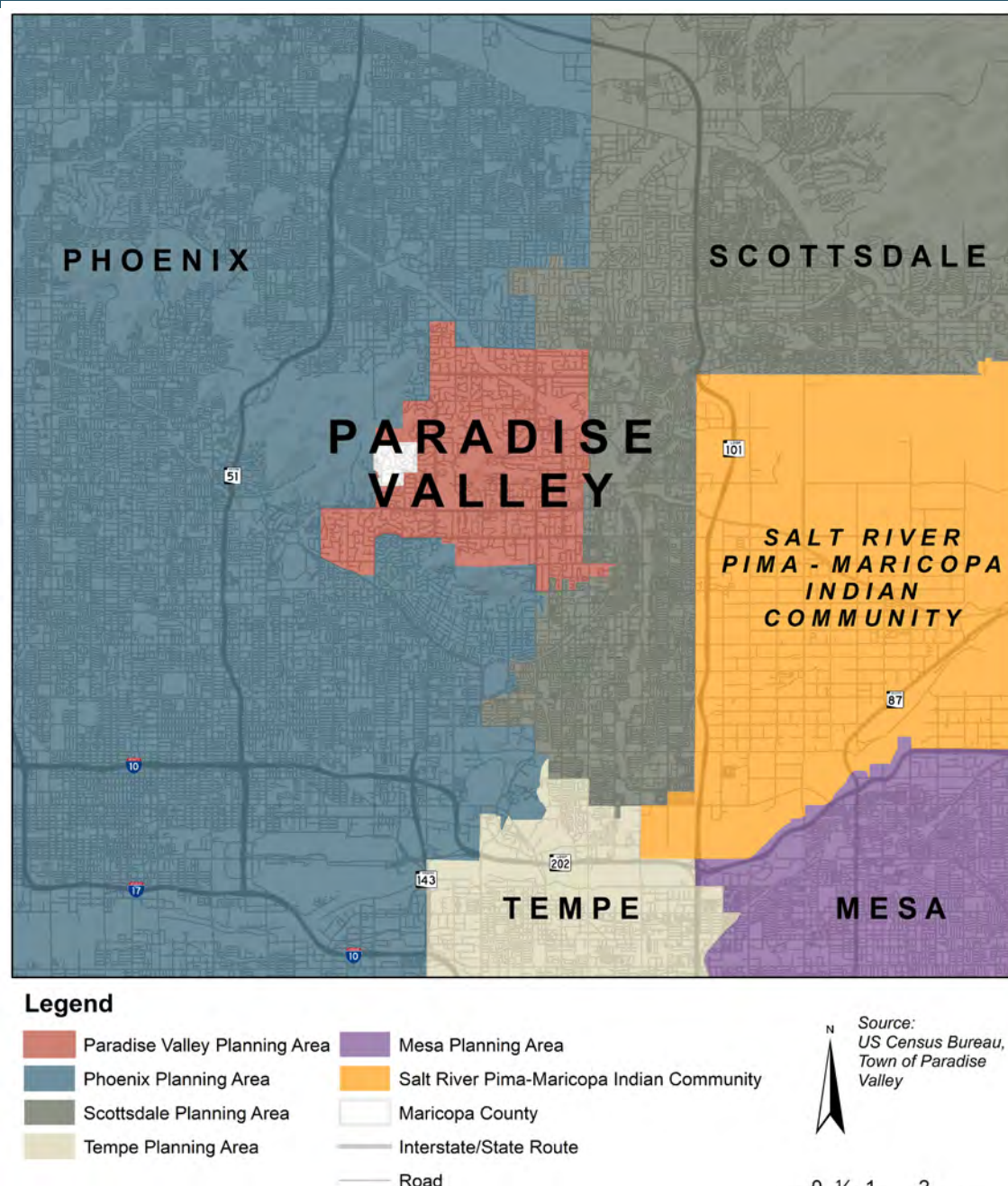
The Town's municipal boundary contains 9,852.5 acres (15.4 square miles). The Planning Area represents the furthest extent of potential annexation for the Town. As shown in Figure 1, the municipal limits nearly encompass the entire Planning Area.

REGIONAL CONTEXT

The Town of Paradise Valley is located in the heart of the Phoenix Metropolitan area in Maricopa County and is bounded by the City of Phoenix to west and the City of Scottsdale to the east as shown in Figure 2.

Additionally, the Town of Paradise Valley is either flanked by, or near several other notable upscale neighborhoods, such as Arcadia, which is located south of Camelback Mountain in Phoenix, the Arizona Biltmore to the southwest, The Phoenician Resort to the southeast, and McCormick Ranch and Gainey Ranch to the east in Scottsdale.

Figure 2: Regional Context



TOWN HISTORY

PRE-1970

ROAD TO ANNEXATION

The Town of Paradise Valley ("Town"), which lies in central Maricopa County between Phoenix and Scottsdale, was created in response to concerns that the sparsely populated desert lifestyle of their community was in danger of slipping away due to threatened annexation and the changing density and commercialization of neighboring Phoenix and Scottsdale.

The incorporation effort provided a forum for direct resident involvement in the creation of a vision for the new community. The area originally incorporated as the Town included 2.69 square miles. By 1970, the Town had incorporated contiguous parcels to increase the area to 13.3 square miles with police services, a municipal court system and an Underground Utilities Ordinance in place. The population had reached 6,637 residents.

1970's

GROWING PAINS

The decade of the 1970s saw the Town prevail in court challenges to the legality of incorporation, zoning regulations and special use permits. A revised Master Plan was approved, Resort and Religious Facilities Regulations were adopted, additional land was annexed and a permanent Town Hall was built.

Also, infrastructure needs were addressed including fire hydrants, the first sewer line, floodplain designations, improvement districts and improvements to Lincoln Drive, McDonald Drive and Doubletree Ranch Road. Traffic and police protection became significant Town concerns. The Town's low-density residential character was promoted by ordinances limiting outdoor lighting and excessive noise. In addition, the Town adopted the Hillside Building Regulations to provide specific guidance for developments within the hillside areas.

1980's

THE FIRST GENERAL PLAN

By 1980, the Town had a population of approximately 11,000 residents and included approximately 14 square miles. That year, the Town Council adopted a General Plan under Arizona Revised Statutes, Section 9-461.05. The 1980 General Plan remained in force until 1997.

During the 1980s, large areas were annexed into the Town, including the Mountain Shadows Resort on Lincoln Drive and the Paradise Valley Country Club on Tatum Boulevard. Street pavement improvements continued and dirt roads began to disappear. A new police facility was added to the Town Hall, and the police force was expanded. The Mummy Mountain Preserve was established to protect the natural profile and wilderness of the higher elevations of the mountain, and numerous donations of mountain land were received.

1990's

**GENERAL PLAN
UPDATE**

By 1990, the Town had grown to approximately 16 square miles and 11,770 residents. A Capital Improvement Fund was established by a vote of the residents to provide for needed infrastructure as the community matured. Undergrounding of utility lines continued at an increased pace, flood control and sewer capability were studied, and street maintenance was organized with appropriate schedules. Increased traffic throughout the Town remained an important concern of the residents. The 1990s saw a renewed market-driven interest developing the remaining vacant land of the Town for more expensive and larger homes. In limited cases, clustered housing development has been used to retain open space or natural features and to provide greater than normal residential setbacks from heavily traveled thoroughfares without reducing the number of residential lots that might otherwise be created. Many small ranches disappeared as residential developments designed for a higher number of allowable lots took their places. A renewed commitment to desert vegetation was exemplified by the redesign of the Lincoln Drive medians.

By 1996, the area of the Town included 16.5 square miles and 12,500 residents. The growth and community change that had occurred since the adoption of the 1980 General Plan prompted the Town to initiate an update of the plan. That update was completed in 1997, when the Town Council adopted the "Vision 2020" General Plan, which included three elements: Land Use, Circulation and Conservation. At the time, only the Land Use and Circulation Elements were required by State law; the Town voluntarily adopted the Conservation Element to address locally important issues.

*Photo Source: Town of Paradise Valley**Photo Source: Town of Paradise Valley**Photo Source: Town of Paradise Valley*

TOWN HISTORY

2000's

TURN OF THE CENTURY

By the Year 2000, the Town's population had increased to approximately 13,600, although the physical boundaries of the community had not changed since 1996 through annexation. According to the State of Arizona's Growing Smarter/Plus statutes passed in 2000, every city and county in Arizona is required to adopt and maintain a general plan. In September 2001, the Town Council authorized proceeding with an update of the Town's 1997 General Plan (Vision 2020). In 2003 the Town adopted the third General Plan which included seven elements: Water Resources, Growth Areas, Cost of Development, Environmental Planning, Land Use, Circulation and Conservation.

From 2004 through 2008 the Town experienced redevelopment. The Town often saw older, ranch style homes replaced with larger homes. Some of these homes did not integrate easily with the character and design of the established neighborhoods. However, in 2006, the Arizona voters passed Proposition 207, touted as the Private Property Protection Act. Proposition 207 severely restricted the Town's ability to change land use regulations. When the economy declined in 2008, development in the Town slowed considerably.

2008-PRESENT

PARADISE VALLEY TODAY

Coming out of the economic recession of 2008, the Town of Paradise Valley has continued to grow while preserving the character of the community. The Mountain Shadows and Andaz Resorts underwent extensive redevelopment, while the last large remaining area of vacant land within the Town is actively being developed into the 5-Star Ritz Carlton Resort. The Town adopted the Visually Significant Corridors plan in 2018 to further preserve the rural and natural views of the surrounding mountains.

To further preserve the character of the community, the Town also saw the need to incorporate policies and as necessary amendments to codes, to heightened review and regulations for lots/building pads, short-term rentals, and telecommunications.

PARADISE VALLEY, TOGETHER

2022 GENERAL PLAN



Photo Source: Town of Paradise Valley



Photo Source: Julie Pace



Photo Source: Julie Pace

TOWN VISION & VALUES

A General Plan vision statement is intended to give direction and purpose for the document. Public input was critical to shaping the community vision established as part of the 2012 General Plan. Through the community survey and community workshop discussions the overall 2012 vision was largely supported by residents.

The following community values expressed in the previous General Plan were further reinforced with the public outreach for the 2022 General Plan update:

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics
- Preserving natural open space

Collectively, these values were the driving forces behind the community vision in the 2012 General Plan that continue to be relevant.

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life.

The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.

GENERAL PLAN FRAMEWORK

The General Plan is organized into a series of topical Elements that are outlined with Goals, Policies, and Actions for Implementation. While using a more traditional format, this organization allows for a straightforward and effective methodology for achieving the statutory requirements for a General Plan

ELEMENTS

The balance of this document consists of the General Plan “elements,” which are the Town’s official statements of land use and development policy. The elements are organized in a way that allows the Town to address the statutory requirements of Growing Smarter/Plus (A.R.S. §9-461.05) in a manner that suits the unique circumstances of the Town. As such, the following elements are required for a Town the size of Paradise Valley:

- Land Use
- Circulation (Mobility)
- Open Space
- Growth Areas (Special Use Permit Planning)
- Environmental Planning
- Water Resources
- Cost of Development Element

To address specific needs that are unique to the community, the Town has also elected the following additional elements:

- Community Character and Housing
- Sustainability
- Public Facilities/Services

GOALS

Each element includes a series of goals that represent overarching desired outcomes related to key topics

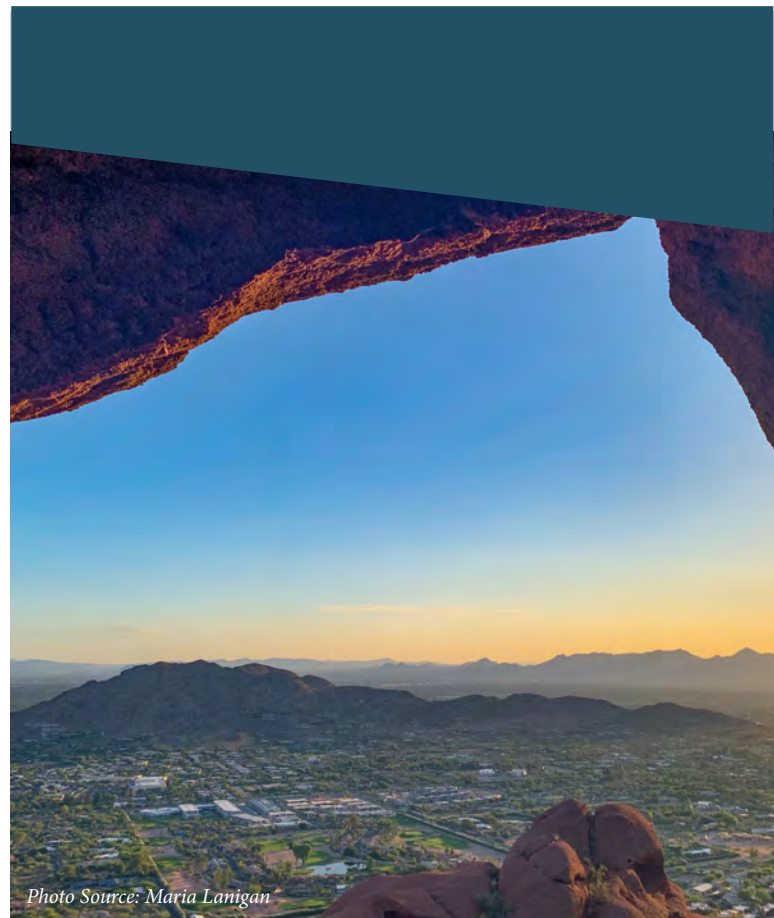


Photo Source: Maria Lanigan

associated with the subject element. When combined, all goals work to achieve the desired Community Vision. Goals are also not temporal in nature but continuous and provide a guided direction for policies.

POLICIES

Under each goal is a set of policies intended to facilitate achieving that goal. Policies inform the day-to-day operations within the Town and help to guide Town decision making.

ACTIONS

Goals and Policies are reinforced with tangible Actions inclusive of a process, technique, or strategy to help achieve the desired goals and policies. Actions are further explained in the Implementation Chapter of the General Plan.

PUBLIC PARTICIPATION

The 2022 General Plan process has emphasized and encouraged public participation throughout. At the beginning of the process, the Town Council adopted a Public Involvement Plan that operated with a series of public outreach initiatives.

Over the course of developing the 2022 General Plan Update, over 15 public meetings or work sessions were held, and numerous press releases and articles were issued. The General Plan website was continuously updated with draft documents, process and schedule updates. Also, in accordance with State Statutes, copies of the draft General Plan were provided to agencies and other local governments for review and comment.

Ultimately, the feedback received from all public involvement efforts was utilized to guide and inform the direction of the document to reflect desired community outcomes. This is reflected explicitly in the Community Vision as well as the Goals, Policies and Actions for implementation throughout the document. The majority of outreach for the 2022 General Plan Update also included virtual components in light of the COVID-19 Pandemic and consisted of the following primary outreach methods:

COMMUNITY SURVEYS

The first General Plan community survey was open from February 2021-March 2021 and collected public feedback on community values, issues, and topics. The Survey was facilitated both virtually and in person with a Survey Pop-Up Booth at the Town Hall every Thursday in the month of February. The survey also contained a mapping exercise that allowed participants to post comments on what they cherish about the Town as well as identify community opportunities and challenges. A total of 386 Community Surveys were completed, which represents a 95% confidence level (the probability that results accurately reflect the entire population) with a 5% margin of error (the range results may deviate from the overall population).

The Town conducted a second community survey from November 2021 – January 2022. For this survey, the Town sought general feedback on the 60-Day Public Review Draft of the 2022 General Plan. The survey was made available online as well as circulated in print format via the Town Reporter, a periodic newsletter that is published by the Town and mailed to all 7,093 Paradise Valley residences. A total of 63 direct survey responses (36 online and 27 print) and 20 indirect email or comment card responses yielded 83 individual comments over the two-month survey period. These comments were used to help prepare the final draft of the 2022 General Plan.

COMMUNITY WORKSHOPS

Community Workshop #1 was held virtually in January 2021 providing more opportunities to hear from the public on identifying community values, opportunities, needs, and challenges.

Community Workshop #2, held in November 2021, reviewed the first draft of the general plan and allowed the public to have further input on the final General Plan document.

DISCUSSION HUBS

Two Discussion Hubs were hosted to foster more intentional conversations with the public surrounding specific community concerns.

Discussion Hub #1 was held virtually in April 2021 to explore issues around Mobility and Connectivity. Congestion, cut through traffic and multimodal safety were discussed in detail to gain more in-depth insight into community needs.

Discussion Hub # 2 was held virtually in June 2021 and centered on Quality of Life. The topics discussed included lot splits, resort development, and hillside development all of which were identified concerns from the first community survey.



Photo Source: Town of Paradise Valley



Photo Source: Town of Paradise Valley



Photo Source: Independent Newsmedia/Arianna Grainey

DEMOGRAPHICS & SOCIOECONOMICS

POPULATION PROJECTIONS

The Town of Paradise Valley has seen relatively steady redevelopment for the past two decades. The most recent 2020 Decennial Census population count actually showed a slight decline in population. Maricopa Association of Governments (MAG) Socioeconomic projections will most likely be revised in their 2023 update to reflect this change. However, being landlocked by the City of Phoenix and City of Scottsdale with the Town approaching buildout, the population is projected to experience only a modest increase over the next several decades. Unlike the City of Phoenix and the City of Scottsdale, there are limited opportunities for additional housing, density and building height based on the Town's zoning regulations.

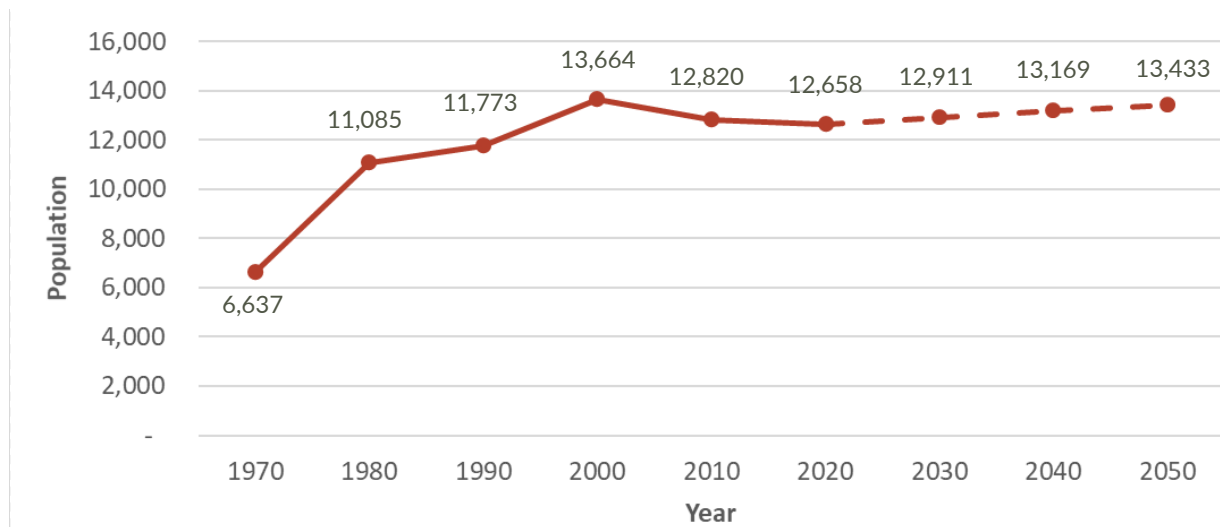
AGE

Just under half of Paradise Valley residents are within their working years between the ages of 18 and 65 as shown in Figure 4. This aligns with the Town's median age of 53.6, which is older than the State, County, and surrounding jurisdictions' median ages (see Table 1).

Table 1: Median Age

Jurisdiction	Median Age
Paradise Valley	53.6
Carefree	67
Cave Creek	61.4
Phoenix	34.4
Scottsdale	50.1
Maricopa County	36.9
Arizona State	37.7

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates

Figure 3: Population Projections

Source: U.S. Census Bureau, Town of Paradise Valley

Figure 4: Age Cohorts

Age Cohort	Percent
Persons under 5 years	4.2%
Persons under 18 years	19.7%
Persons 65 years and over	26.9%

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates



Photo Source: Town of Paradise Valley

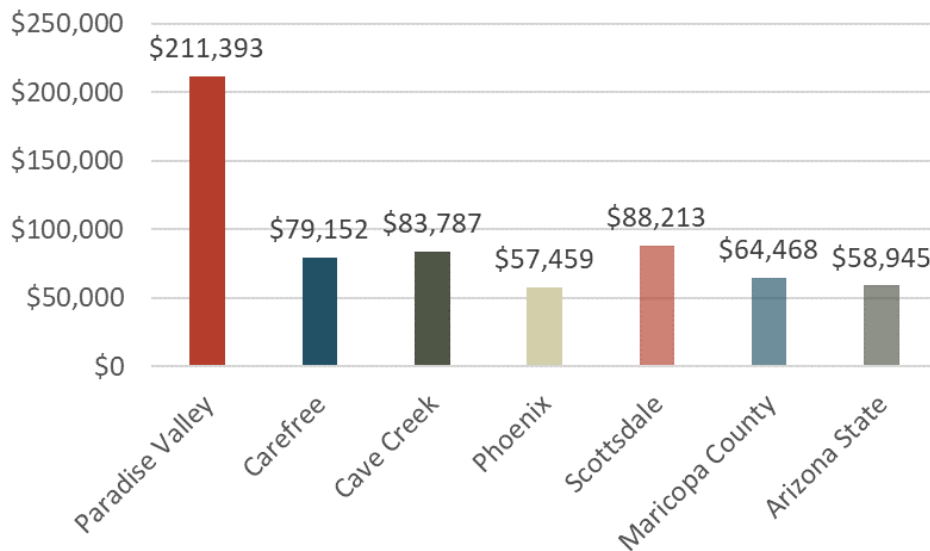


Photo Source: www.peds.org

Table 2: Educational Attainment

Demographic Category	Paradise Valley	Carefree	Cave Creek	Phoenix	Scottsdale	Maricopa County	Arizona State
High school graduate or higher	97.7%	99.9%	96.9%	81.9%	96.7%	87.7%	87.1%
Bachelor's degree or higher	70.9%	55.6%	49.5%	28.6%	58.4%	32.7%	29.5%

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates

Figure 5: Median Household Income

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates

EDUCATIONAL ATTAINMENT

Over 70% of the Town's residents have a bachelor's degree or higher, this is significantly more than the State, County, or surrounding jurisdictions. Collectively, this highlights the highly educated workforce that lives in Paradise Valley.

HOUSEHOLD INCOME

The Town of Paradise Valley boasts the highest median household income of any Town or city in the State of Arizona. At \$211,393, the Town's median household income is nearly 3.5 times larger than the State median household income as seen in Figure 5.



LAND USE

INTRODUCTION

The Town of Paradise Valley has evolved and grown since its founding and incorporation. Starting as a rural community on the outskirts of Phoenix, the Town has gone through several growth cycles, annexations of large areas of unincorporated lands, preservation of the natural environment, and increased concentrations of resort uses. Amid this evolution, the Town has become a community of predominantly low-density residential development that features a variety of complimentary land uses contributing to a unique character, and a national reputation as a high-quality resort destination in the middle of the Phoenix metropolitan area.

The purpose of the Land Use Element, as with other parts of the General Plan, is to address long-term needs in the Town while preserving the low-density character of the community and the overall quality of life for residents of the Town. As required by State law, this Land Use Element contains text and maps that guide and designate the future use and reuse of land within the Town.

EXISTING LAND USE

The Town is unique in that it consists mainly of low-density, semi-rural residential development, with a minimum lot size of at least one acre. With the exception of select resort developments, there is limited commercial uses and no industrial uses within the Town limits. Other non-residential uses in Town include schools, religious facilities, medical office, and Town facilities. The remaining land uses within the Town are dedicated to open space, mountain vistas, undeveloped land, and streets.

An examination of the Town's existing land use composition depicts what use is on the ground as it stands today. Slightly more than three fourths (7,492 acres) of the Town's approximate 9,866 acre Planning Area is currently single-family residential, with only 5.2% of the Planning Area remaining undeveloped as seen in Table 3.

Table 3: Existing Land Use Allocation

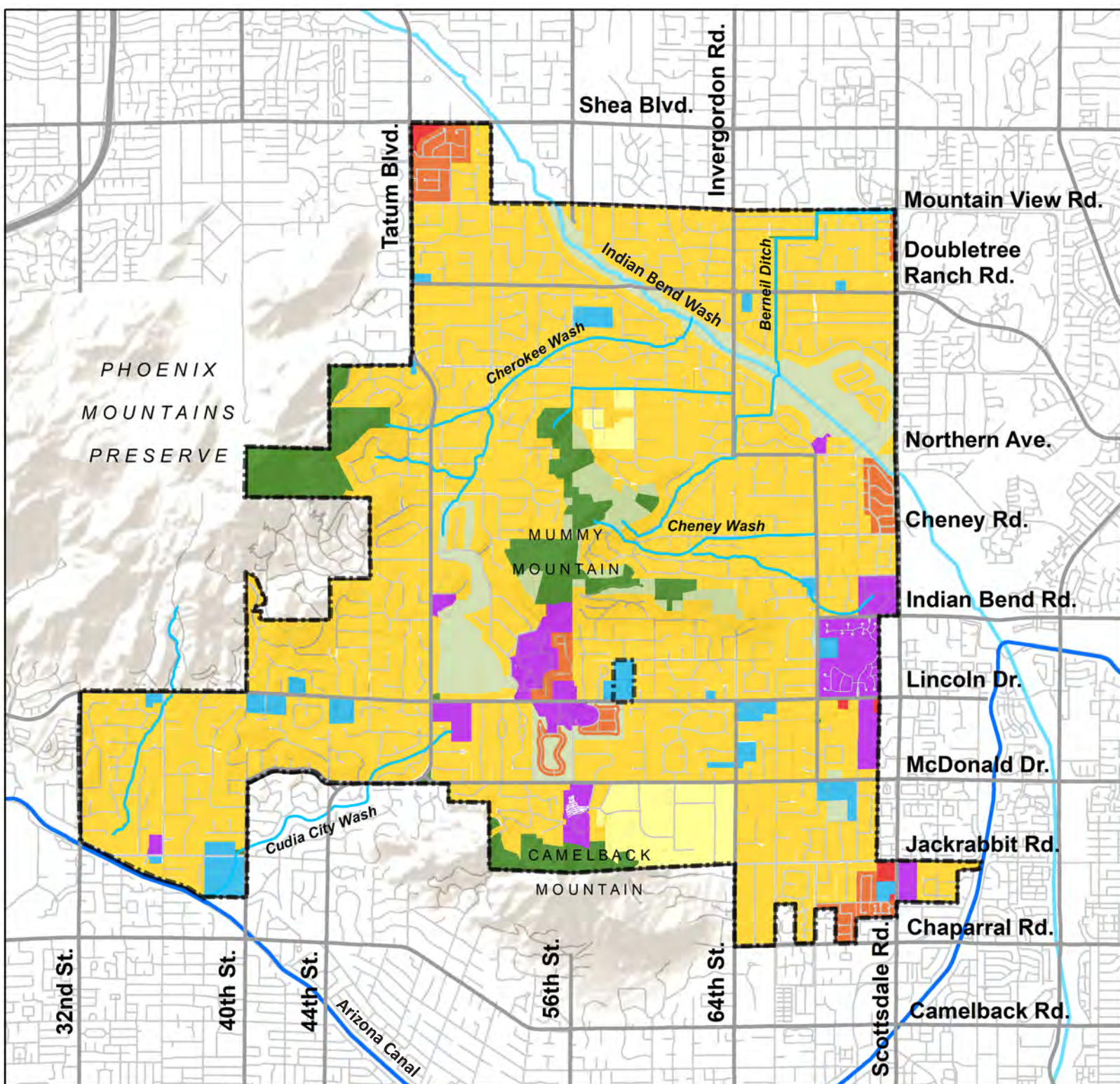
Designation	Acres	Percent of Planning Area
Single Family Residential	7492.3	75.94%
Special Use Permit Properties		
Resort Residential; Resort; Medical Office; Places of Worship & Schools	624.8	6.34%
Transportation/Right of Way	175.8	1.78%
Open Space	1058.4	10.73%
Undeveloped/Vacant	514.5	5.20%
Total Acres	9866.0	100.00%

Source: Maricopa Association of Governments, Town of Paradise Valley

RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element is the keystone of the General Plan. It unifies the other elements by providing an overall policy context. Many subjects reviewed here are discussed in greater detail in other elements such as the Mobility Element, Community Character & Housing Element, Environmental Planning & Water Resources Element, Open Space Element and Public Facilities/ Services & Cost of Development Element.

Figure 6: Land Use Plan



Legend

-  Planning Area
 Municipal Limits
 Roads
 Indian Bend Wash
 Arizona Canal
 Major Washes

Land Use Classifications

- | | | | |
|---|------------------------------|---|---------------------|
|  | Very Low Density Residential |  | Public Open Space |
|  | Low Density Residential |  | Medical Office |
|  | Medium Density Residential |  | Public/Quasi Public |
|  | Private Open Space |  | Resort/Country Club |

NOTE: All public right-of-ways shall be considered Public Open Space.



Source:
US Census Bureau,
Town of Paradise
Valley



CURRENT TRENDS

The Town of Paradise Valley has gradually matured over the past 60 years, but the community still retains a low density and, in parts, a semi-rural character due to the large lots and expanses of hillside open space as envisioned by the Town's founders. With no ability to expand its planning area and limited undeveloped land available for additional housing, Paradise Valley is approaching build-out.

While the physical expansion of the Town is limited, the Town is still evolving. In addition to infill development on vacant lots, older homes are being replaced or remodeled to meet the needs of current owners. The current trend in housing is likely to continue over the next several decades.

Therefore, an important issue for today's residents continues to be how new development fits into the existing fabric of the community and how established neighborhoods should evolve over time.

FUTURE LAND USE

The Land Use Map for the General Plan depicts the proposed general uses of land within the Town. It functions as official Town policy on the allocation and distribution of different land uses. The pattern of land uses is shown on the Land Use Map by means of various land use designations, each of which denotes specific types of land use. The boundary lines between land use designations are shown as precisely as possible, and generally follow property lines and/or roads. The Town's Zoning Map implements the General Plan land use designations by ordinance at a much more detailed, parcel-specific level.

The Land Use Plan of this General Plan uses eight land use designations to depict the types of land uses that are allowed in the Town. See Table 4 for brief descriptions of the intent of each of the land use designations appearing on the Land Use Plan (Figure 6). The Element does not include a discussion of land used for aggregate mining uses as required by A.R.S. 9-461.05 C. as there are no aggregate resources in or adjacent to Paradise Valley.

In addition to managing land use designations, emphasis will be placed on enforcing code requirements. The Town staff will maintain communication to develop positive relationships, provide education, and facilitate greater voluntary compliance with Town ordinances.

LAND USE DESIGNATIONS

The following outlines the allowable land uses for each land use designation. Maximum density and intensity measures are also identified for each land use type where applicable.

Table 4: Land Use Category Descriptions

Category	Description
Very Low Density Residential (VLDR)	This designation is intended to accommodate the lowest intensity residential uses in the Town. The permitted density ranges up to one single-family house per every four acres.
Low Density Residential (LDR)	Low Density Residential is by far the predominant designation on the Land Use Map. It is intended to accommodate up to one single-family house per acre.
Medium Density Residential (MDR)	The Medium Density Residential designation is applied to areas of Town that are currently zoned for less than one single-family house per acre (i.e., R-35, R-18, and R-10). The MDR designation will permit densities of up to 4.5 single-family houses per acre.
Resort / Country Club (R/CC)	The Resort/Country Club designation is applied to the Town's existing and proposed resort and country club sites. The intent of the R/CC designation is to identify the built-up areas of the resorts and country clubs, their integrated residential units, and associated support facilities, rather than the recreational use areas (primarily golf course turf areas).
Medical Office (MO)	The MO designation applies to medical office complexes and animal kennels and veterinarian uses.
Public / Quasi-Public (P/QP)	The P/QP designation is applied to the public and quasi-public facilities such as schools (both public and private), Town facilities (e.g., Town Hall Campus) other public facilities (e.g. Fire and Police Stations) and places of worship.
Public Open Space (OS-P)	This designation is applied to those open space areas of the Town that are publicly owned and accessible. This includes Town-owned roadway rights-of-way, the Barry Goldwater Memorial, Phoenix Mountain Preserves, and portions of Camelback Mountain. This also includes those properties that are preserved through an established trust for the benefit of, but may not be accessible to, the public including but not limited to the Paradise Valley Mountain Preserve Trust.
Private Open Space (OS-PR)	This designation is applied to the Kiva Field, Camelback Cemetery, privately-owned areas that are within the boundaries of a designated preserve area but not protected from development through a trust or easement, turf areas at the Town's three private golf courses, private roadway rights-of-way, and dedicated open space areas in certain subdivisions, resorts, and golf clubs within the Town.

Source: Town of Paradise Valley



Photo Source: Town of Paradise Valley

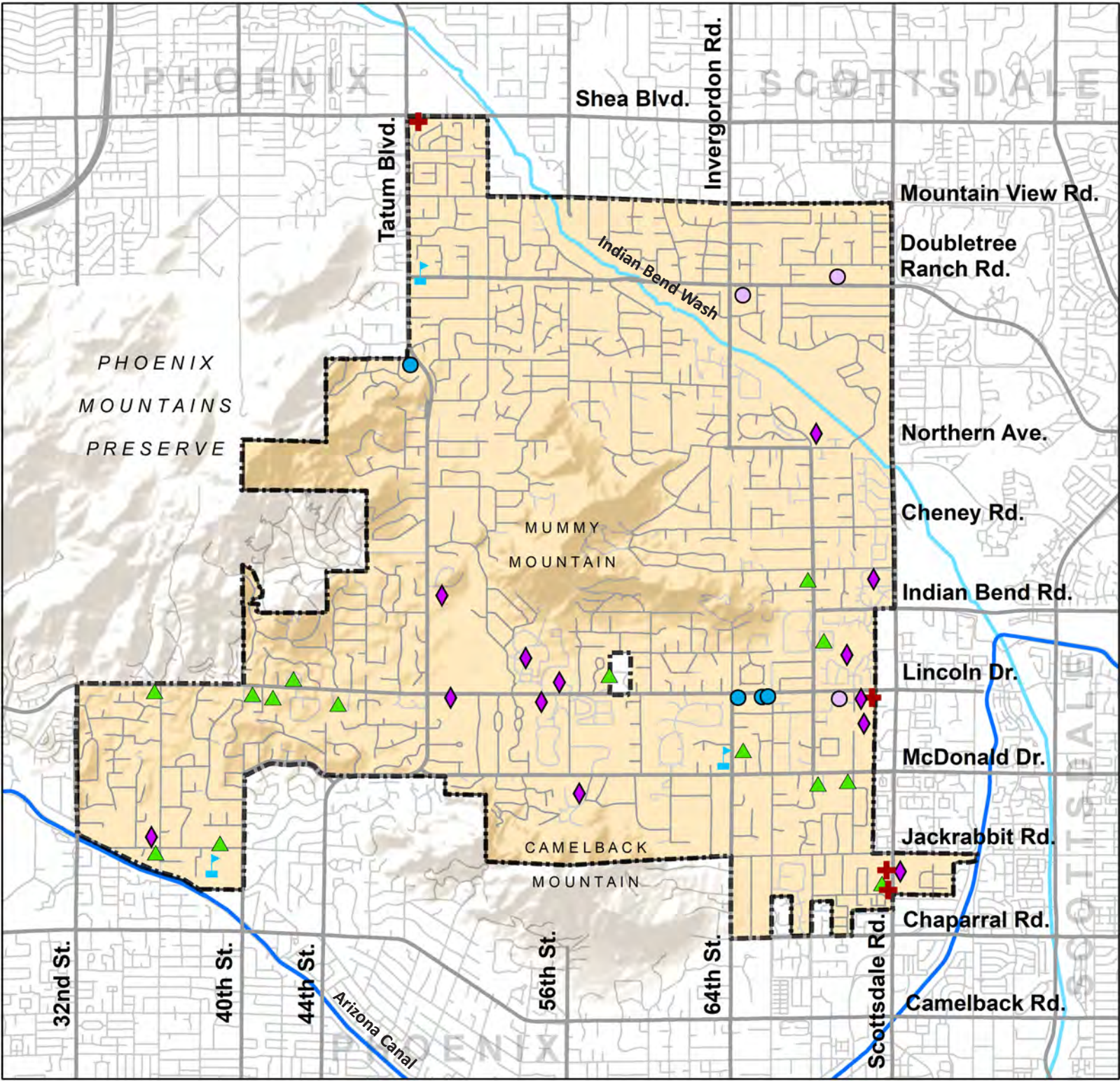
To be aligned with the desired vision for the Town's General Plan, the primary distribution of land use designations on the Land Use Plan is predominantly dedicated to Low and Very Low Density Residential which equates to one dwelling unit per acre and one dwelling unit per 4 acres respectively. Collectively, these two residential uses account for over 70% of the Planning Area while only 2.2% of the Town's Planning Area is Medium Density Residential (4.5 dwelling units per acre) which is generally clustered along the periphery of the Town. Resort/Country Club, Public/Quasi Public, and Medical Office uses are also mostly located along the edge of the Town as well as along Lincoln Drive and Tatum Boulevard. Table 5 displays the breakdown of each land use designation by acreage.

Table 5: 2022 General Plan Land Use Allocation

Designation	Acres	Percent of Planning Area
Very Low Density Residential	282.1	2.9%
Low Density Residential	6476.8	65.6%
Medium Density Residential	218.4	2.2%
Private Open Space	646.4	6.6%
Public Open Space	478.0	4.8%
Medical Office	23.4	0.2%
Public/Quasi Public	229.8	2.3%
Resort/Country Club	384.0	3.9%
Right-of-Way (ROW)	1127.2	11.4%
Total:	9866.0	100.0%

Source: Town of Paradise Valley

Figure 7: Special Use Permits



Legend

Special Use Permit (SUP) Category

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Places of Worship
- Medical Office
- Other
- Public
- Resort/Golf Club
- School (Private)

Source:
US Census Bureau,
Town of Paradise
Valley

0 1/4 1/2 1
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SPECIAL USE PERMIT PLANNING

While a Growth Area Element is a required condition of the Town's General Plan per Arizona Revised Statute 9-461.05, these areas are contained within and regulated by the Town's Special Use Permits (SUP). As a landlocked community with limited undeveloped land, Paradise Valley is restricted in its ability to physically expand the Town's municipal limits. Therefore, historically, growth has been given careful consideration in the Town since most development occurs as infill or redevelopment that must be incorporated into the established low-density, residential character of the Town. To properly plan for the continued evolution and to ensure for the protection of the Town's vision and values, this element integrates policies with issues of land use compatibility, neighborhood preservation, and project design as part of the semi-rural land use planning approach for the Town.

REALIZED DEVELOPMENT AREAS

As Paradise Valley came out of the Great Recession, the 2012 General Plan established "Development Areas" managed through the Town's Special Use Permit Planning process in three defined locations:

- 56th Street and Lincoln Drive
- East Lincoln Drive North
- East Lincoln Drive South

These Development Areas were intended to focus resort development and redevelopment, which were identified needs of the community at that point in time, into targeted areas that were most appropriate for accommodating the variety of land uses associated with such uses.

Today, the development and redevelopment of these Development Areas has generally been realized. The 56th Street and Lincoln Drive Development Area was redeveloped into the new Mountain Shadows Resort inclusive of 331 units; a portion of the East Lincoln Drive South Development Area was redeveloped into the 201-unit Andaz Resort and a redeveloped medical center; and there is a 110 acre resort property currently being developed on the East Lincoln Drive North Development Area.

PLANNING BY SPECIAL USE PERMIT

With the direct need for Development Areas fulfilled, the Town does not anticipate a large increase in non-residential development over the next 10-20 years. As a result, residents and Town leaders expressed a revised view that favors utilizing the Town's long-standing Special Use Permit zoning (SUP) process to guide future development outside of single-family homes.

The Town's SUP process is used more comprehensively than other communities to ensure compatibility between non-residential and residential uses, with a specific focus on preserving the principal single-family residential character of the Town. As seen in Figure 7, SUPs are utilized for public facilities and services, places of worship, schools, medical offices, and resort/golf club uses.

Given that all future non-residential development in Paradise Valley will be infill properties. The unique application of the SUP process will allow the Town to more effectively manage future non-residential growth by reviewing each property on a case-by-case basis.

GOALS & POLICIES

Goals and policies in this section provide a roadmap for preserving the cherished large-lot residential land uses Paradise Valley offers while also promoting the Town's economic vitality with world class resort uses. Resident's quality of life is maintained with preserving low-density and the semi-rural residential character of the Town and ensuring that non-residential uses such as resorts, small commercial, or medical office development is context sensitive and compatible with surrounding uses as dictated by the SUP process. Preservation of open space and visual openness will foster a community form and design that is in harmony with nature. Targeted development and redevelopment of infill properties will be context appropriate, guided by the SUP process that includes opportunities for community input, and achieved through efficient use of infrastructure.

LAND USE

GOAL LU.1 - ENHANCE QUALITY OF LIFE.

Preserve those elements or features which contribute to the Town's quality of life and character as a premier residential community and resort destination with strong rural and historic roots.

Policies

LU 1.1 - The Town shall preserve and maintain the community's single-family residential minimum one-acre-lots. The Town recognizes that outside the predominant one -acre single family lots, existing cluster developments, lots smaller than one-acre and Resort Special Use Permit properties exist in the Town.

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

LU 1.3 - The Town shall encourage the maintenance and revitalization of existing neighborhoods while sustaining their visual coherence and compatibility. The Town shall also actively encourage resident involvement in neighborhood maintenance and revitalization.

LU 1.4 - The Town will maintain a comprehensive and up-to-date set of ordinances and codes to promote development that is consistent with this General Plan while resulting in safe, high quality, sensitively designed projects.

LU 1.5 - The Town shall consider a request to amend the land use or to rezone land only when the request and accompanying plan is compatible with Town policies and does not impact the Town's low-density residential character or the quality of life.

LU 1.6 - The Town shall coordinate new development and land use within adjoining jurisdictions with existing and planned development along Town boundary edges.

LU 1.7 - The Town shall retain a transparent application process for the consideration of General Plan amendments.

LU 1.8 - The Town shall ensure that land use planning, notification, and public involvement procedures and processes are inclusive and provide meaningful opportunities for engagement by all community members.



Photo Source: Town of Paradise Valley

GOAL LU 2 - COMMUNITY FORM/DESIGN.

Promote development in the Town that is in harmony with the natural and built environment at both the community and neighborhood levels.

Policies

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 2.2 - The Town shall encourage and promote energy and water conservation by the appropriate orientation and design of buildings, allow for solar uses and encourage the use of drought tolerant native landscaping.

LU 2.3 - The Town shall regulate development of hillside areas to minimize disturbance and preserve natural features, including prominent ridges and slopes.

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 2.5 - The Town shall use drought tolerant native landscaping on Town-owned land and Town maintained rights-of-way and shall encourage other public agencies to do so as well.

LU 2.6 - The Town shall encourage new residential subdivisions to incorporate drought tolerant native landscaping in private open space areas consistent with the character of adjoining neighborhoods.

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 2.8 - The Town shall strive to promote the enhancement of the major entrances into Town through the use of symbolic markers, monuments, landscaping, and hardscape to further strengthen community identity and highlight design standards.



Photo Source: Town of Paradise Valley

SPECIAL USE PERMIT PLANNING

GOAL LU 3 SPECIAL USE PERMIT PROPERTY.

Support limited, targeted and context appropriate Special Use Permit properties through orderly and well-planned development that provides for the needs of existing and future residents, and makes efficient use of land and infrastructure.

Policies

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.

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.

GOAL LU 4 - CONTROL COMMUNITY SPACES.

Conserve and manage the use of public open spaces; access to public open spaces; connections to private open spaces, preserves, and rights-of-way; and encourage the incorporation of public art.

Policies

LU 4.1 - The Town shall promote the preservation of public open space and public wash corridors and encourage preservation of private open space and private wash corridors.

LU 4.2 - Require open spaces in Special Use Permit properties to adequately meet the needs of users and/or residents of the property, enhance aesthetics, and serve as buffers between uses of significantly differing function and intensity.

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 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.

GOAL LU 5 - EFFICIENT INFRASTRUCTURE AND DEVELOPMENT. Direct orderly and well-planned development in support of existing or planned infrastructure improvements.

Policies

LU 5.1 - The Town should promote the public and private construction of timely and financially sound public infrastructure within the Town through the use of infrastructure funding and financing that is coordinated with development activity and funded by the developer whenever possible.

LU 5.2 - The Town should consider public/private partnerships and interagency coordination to realize capital infrastructure needs, and to foster quality development and redevelopment, especially within Special Use Permit properties.

GOAL LU 6 - SPECIAL USE PERMIT PROPERTY REVITALIZATION. Encourage the continued revitalization and improvement of the Town's existing Special Use Permit properties while protecting the Town's low-density residential character and quality of life.

Policies

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 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.

LU 6.4 - The Town shall encourage, and where subject to redevelopment require, owners of closed or poorly maintained Special Use Permit properties to upgrade existing structures and properties to improve their physical condition to acceptable standards or require such structures to be removed or demolished.

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.

LU 6.6 - The Town shall identify and implement measures to amend or modify the Special Use Permit regulations and application process with the goal of reducing the length of time required to process a Special Use Permit application. The Town shall maintain and periodically review the Special Use Permit application process to ensure the alignment with Town Values and lawful due process.



COMMUNITY CHARACTER & HOUSING

INTRODUCTION

Currently, the Town of Paradise Valley residents enjoy a quality of life that is unprecedented for a Town of 12,658 persons. Nestled among the Camelback Mountain, Mummy Mountain and the Phoenix Mountain Preserve, the Town is recognized nationwide as an aesthetically desirable location to live as well as visit. It is essential that Paradise Valley does not lose its peaceful and tranquil character in order to remain a unique destination community with a strong residential small town character. It is also essential that the Town's various resorts evolve to maintain the lifestyle and economic benefits that Paradise Valley residents enjoy. Thoughtful planning can lead to a balance between the two, ensuring a place desirable for locals and tourists alike.

The Community Character and Housing Element recognizes the Town's premiere residential character alongside the long established, world class resorts that complement the Town's natural and man-made environment. Residents and visitors alike enjoy the amenities of fine dining, golf, tennis, spa offerings, and luxury hotel accommodations hosting guests from around the globe. This Element also recognizes the places of worship and schools that add to the Town's cultural fabric. Landmarks of note include the Barry Goldwater Memorial Park, Paoli Soleri's Cosanti bell foundry and the Camelback Cemetery.

EXISTING CONDITIONS

The design character of a community can be defined in a number of ways but is often reflected in the physical form of the built environment and its relationship to the natural environment. A community's natural setting; street pattern; the relationship of its buildings to streets; the location and design of its public spaces; and the

architectural styles and landscape elements that characterize buildings, residences and open spaces are often collectively referred to as "community character."

The natural setting of the Town of Paradise Valley is dominated by iconic mountain preserves, which roll gently towards the surrounding valley floor. The resulting relationship between "hillside" and "flatland" areas within the Town are very important design elements that contribute to the overall character of the community.

The first subdivisions were filed before incorporation forming the basis for subsequent development and the Town's roadway framework. Along with residential growth, small boutique and large full-service resorts also located or were annexed into the Town. As both residential and non-residential development and redevelopment has occurred within the Town, Paradise Valley has consistently maintained an importance for the preservation of its dark/night skies, tranquility, open spaces and mountain views so as to curate an environmentally sensitive and comprehensive upscale lifestyle.

RELATIONSHIP TO OTHER ELEMENTS

The Community Character and Housing Element presents a framework of policies that integrates directly with other General Plan elements in determining the quality and character of Paradise Valley's built environment. In particular, this Element relates to the Land Use Element by setting forth a vision for the form, character, and appearance of the community. It also correlates directly with the implementation of policies and actions included in the Mobility and Open Space Elements. By respecting the natural setting and established neighborhoods, this Element provides guidance to preserve Paradise Valley's distinct semi-rural character, while promoting new approaches to enhance future public and private development.

While there is a common recognition of a larger image of community, many Town of Paradise Valley residents also see themselves as residing in a specific neighborhood. Many of these neighborhoods are named after the original development, which may have had only a few dozen homes. However, as lots were sold and re-sold, the original lots were combined into larger holdings or often re-divided. This activity has created a mix of lot sizes and neighborhood types that are a direct product of the scale and pace of development in the Town over the years.

Approximately 6,091 total housing units exist in the Town of Paradise Valley. These units are predominantly owner occupied with only 7% of

units being rented within the Town. Similarly, only 8% of the Town's housing is seasonal or used occasionally. This is a stark contrast to the 87% of homes that are owner occupied, however, it is recognized that a large number of owners within Paradise Valley do not occupy their homes year-round (See Figure 9). Right on par with the State Average (2.68), the Town's Average Household size is 2.67 people. As defined by the U.S. Census Bureau, a "Family Household" is "a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption." Family Households account for over 80% of the Town's Households, placing Paradise Valley at a higher percentage than the State, County, and City of Phoenix (See Table 6).

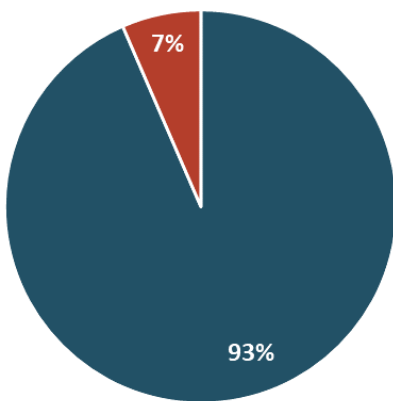
Table 6: Household Data

Demographic Category	Paradise Valley	Carefree	Cave Creek	Phoenix	Scottsdale	Maricopa County	Arizona State
Total Housing Units	6,091	2,736	3,186	621,230	138,809	1,740,694	3,003,286
Total households	5,352	1,986	2,738	565,832	115,401	1,552,096	2,571,268
Family Households	4,348	1,341	1,606	361,519	63,745	1,018,723	1,679,198
Percent Family Households	81.24%	67.52%	58.65%	63.89%	55.23 %	65.63%	65.3%
Average Household Size	2.67	1.89	2.07	2.85	2.16	2.75	2.68
Median Home value	\$1,516,200	\$747,000	\$482,600	\$266,600	\$475,300	\$293,600	\$225,500

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates

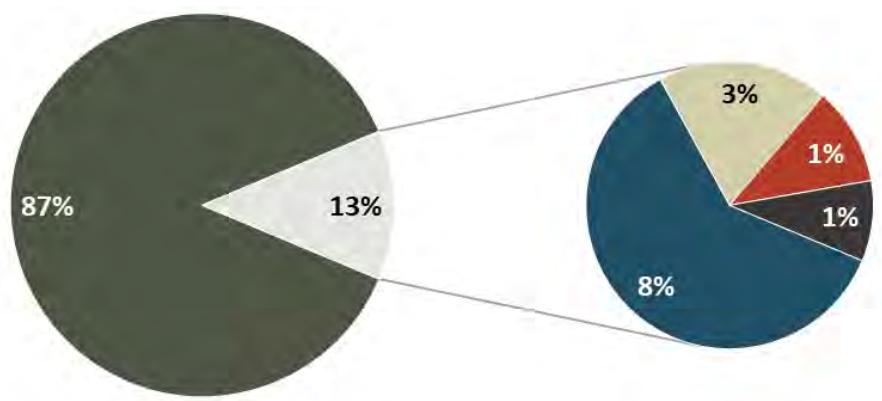


Figure 8: Housing Tenure



- Owner Occupied Housing Units
- Renter Occupied Housing Units

Figure 9: Housing Occupancy



- Occupied housing units
- For seasonal, recreational, or occasional use
- For sale only
- Other vacant
- Sold, not occupied

Source: U.S. Census Bureau, 2019 ACS 5 Year Estimates

CURRENT TRENDS

The preservation of the residential character in the Town is central to many of the land use issues that are present within the Town. As indicated by the General Plan Community Survey, the Town's semi-rural character remains a strong point of pride within the community. More specifically, based on community input received throughout the General Plan Update process, the feeling of Paradise Valley residents is that the intensity and density of resort development and redevelopment must be carefully considered to preserve the character and residential focus of the community. Thus, the mix of non-residential uses should be carefully considered, and effort should be made to encourage a mix that is beneficial to existing residents while accommodating the needs of visitors. Attention should also be given to designing buildings, infrastructure, and other improvements in a manner that promotes health, safety and an overall high quality of life.

FUTURE CONDITIONS

In spite of on-going change in surrounding communities, the Town of Paradise Valley seeks to respect the Town's past as a continuing legacy. The Town must plan for this future in a way that preserves the primarily residential character with non-residential development subordinate to this established residential design form. This does not mean that changes should be avoided, but that when change occurs, it should not be out

of character and, indeed, can be welcomed as a neighborhood improvement. To achieve this, the Town's implementing ordinances must guide rebuilding, rehabilitation and remodeling processes to ensure that new construction fits in with the design traditions and historical character that are already established. However, one of the unique strengths of Paradise Valley has been its ability to embrace a multitude of architectural styles. Consequently, care shall be given to promote an eclectic mix of architecture that nonetheless fits well together and with the Town's environmental setting.

Existing quasi-public uses such as places of worship and schools represent a service to the community. Policies in the General Plan related to these uses are primarily intended to protect the values of residential neighborhoods when changes to these uses are proposed.

Part of what makes Paradise Valley so unique and attractive is the way that it has carefully balanced visitor and local needs over the years. Tourists seek destinations that have unique qualities where they can see new things and have new experiences. The character of Paradise Valley is part of the Town's attraction. For these reasons this Element includes well-established goals and policies that support existing resorts through a healthy balance in resident considerations.

GOALS & POLICIES

Goals and policies in the Community Character and Housing Element articulate a vision of a high-quality residential lifestyle supported by natural environment, desirable location, distinctive houses, resorts and the preservation of public institutions and cultural traditions integral to the Town's reputation for excellence.

COMMUNITY CHARACTER

GOAL CC&H.1 - EXISTING RESIDENTIAL CHARACTER.

Preserve and protect the quality of residential character development within the Town while taking care to perpetuate the natural landscape, desert plants, and scenic beauty of the mountain areas of the Town.

Policies

CC&H 1.1 - Recognizing that the Town of Paradise Valley is home to many smaller neighborhoods that contribute to the Town's cultural fabric, the Town shall strive through outreach at the neighborhood level to address issues and work to preserve and enhance their distinctiveness, identity, and livability.

CC&H 1.2 - The Town may encourage new development and redevelopment, both private and public, and in such development shall respect and respond to existing physical characteristics, drainage patterns, buildings, safety, streetscapes, and open spaces that contribute to the overall character and livability of established neighborhoods.

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.

CC&H 1.4 - The Town shall continue to promote design quality and sustainable materials in all hillside development and ensure responsible and safe hillside development to minimize physical and visual disturbance and preserve natural features including prominent ridges and slopes; preserve drainage patterns and native desert vegetation; minimize fire hazards; maintain minimal night-time lighting levels; and preserve the low-density character.

GOAL CC&H.2 - DISTINCTIVE AND MEMORABLE DESIGN. Encourage community design that produces a distinctive, high-quality built environment whose forms and character reflect the Town of Paradise Valley's unique historical, environmental, and architectural context, and create memorable places that enrich community life.

Policies

CC&H 2.1 - The Town shall encourage quality site, architectural and landscape design that incorporates those native desert landscapes and low-density residential qualities and characteristics that make the Town of Paradise Valley desirable and memorable while preserving visually significant corridors.

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 2.3 - The Town shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the Town through consistent decorative elements such as signage, landscaping, and art that captures the character of the Town and its setting.

CC&H 2.4 - The Town shall periodically review the adopted Visually Significant Corridors Master Plan in order to maintain streetscape design guidelines that include a reasonable range of treatments of individual properties, to improve and manage landscape conditions as a means to demonstrate a positive and unique character and image of the Town, maintain views, and strive to mitigate the negative impact of traffic while respecting private property rights.

CC&H 2.5 - The Town shall articulate, promote, and maintain a, unique and memorable identity and overall image for the Town that differentiates it from other communities. The identity should both point to the Town's future vision and remain rooted in the Town's history. The Town should promote the unique character, services, history, and recreational areas of the community and provide a conduit for residents to further identify with the Town.

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.

CC&H 2.7 - The Town shall recognize, promote, and support the preservation of significant historic places throughout the community that contribute to the Town's overall character.

GOAL CC&H.3 - SCENIC ENVIRONMENTAL DESIGN.
Maintain and preserve the Town's natural scenic resources including scenic views, the distinctive mountain ridgelines, and dark/night skies that have contributed to the Town's community legacy since its inception.

Policies

CC&H 3.1 - The Town shall protect and maintain views of the mountains as seen from Visually Significant Corridors.

CC&H 3.2 - The Town shall reduce adverse impacts of development on the Town's prominent mountain peaks, ridges, and hillsides by continuing to administer and further refine the Hillside Development Regulations.

CC&H 3.3 - The Town shall mitigate impacts from lot development and redevelopment, such as raising of lots/building pads, on surrounding properties through monitoring and enforcing the Town's regulations.

CC&H 3.4 - The Town shall utilize streetscape design guidelines for public rights-of-way that achieve compatibility and safety between vehicular traffic, pedestrians, and bicyclists.

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.

CC&H 3.6 - The Town will continue to promote the undergrounding of all existing and new overhead utility lines through the combined efforts of the Town, the utility companies, Special Use Permit properties, and residents.

CC&H 3.7 - To the extent allowed by law, the Town shall require telecommunications facilities be located, installed, and maintained to minimize visual impact and noise and preserve views while

improving overall service to all neighborhoods. Cabling, conduit, and fiber optics shall be installed underground where possible, and the visual impact of cellular towers and antennas shall be a prime consideration, along with public safety, of the Town's acceptance and approval within the guidelines of A.R.S. Title 9, Chapter 5, Article 8.

GOAL CC&H.4 - PLACES TO CONNECT.

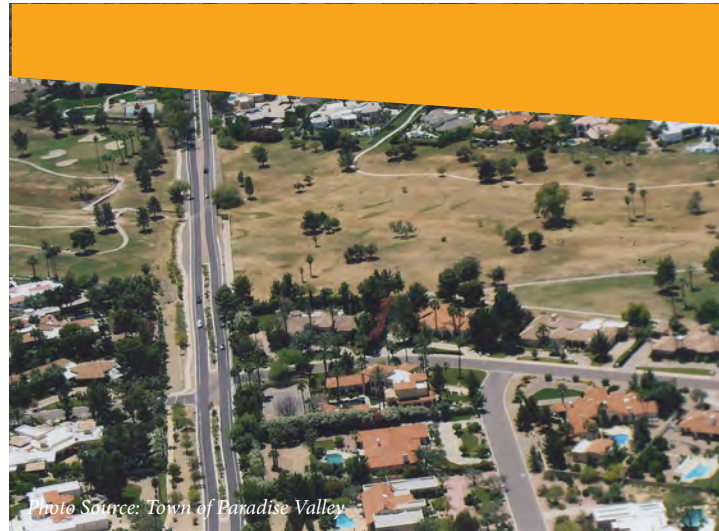
Preserve and maintain public spaces, such as the Barry Goldwater Memorial, to provide areas where residents and visitors alike may enjoy.

Policies

CC&H 4.1 - The Town shall promote and maintain the Town Hall Campus as a centrally located public gathering area with shaded outdoor seating areas, bike racks, memorials and public art and shall identify opportunities for activities or community-oriented services, such as the existing post office, to encourage residents to come together.

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.

CC&H 4.3 - The Town shall recognize and support the continued vitality of the places of worship and schools and the added value they bring to the community.



GOAL CC&H.5 - HOUSING TYPES & SUPPLY.

Maintain the Town's primarily owner-occupied low-density residential character while allowing less than one acre per residence housing as allowed by the Town Zoning Code or on Special Use Permit resort properties.

Policies

CC&H 5.1 - The Town shall require a minimum of one acre per residence and encourage the preservation of lots in excess of one acre in all areas of Town except where otherwise allowed by the Zoning Code or on Special Use Permit resort properties which may have higher density residential.

CC&H 5.2 - The Town shall consider less than one acre per residence housing as allowed by the Zoning Code or on Special Use Permit resort properties to serve the Town's existing resident population, including single-owner resort housing when deemed appropriate through the Special Use Permit zoning process.

CC&H 5.3 - The Town shall not allow timeshares or fractional ownership residences anywhere in the Town except to the extent required by law.

CC&H 5.4 - To the extent allowed by law, the Town shall continue to address trends that undermine neighborhood safety and residential character, including the adverse impacts of short term rentals in the community.



MOBILITY

INTRODUCTION

The Town of Paradise Valley recognizes the importance of developing a high quality, efficient, multi-modal transportation system that minimizes potential impacts to the environment and neighborhoods while reinforcing a positive image and character of the Town. The Mobility Element supports economic, social, and environmental connections while ensuring safety. This section contains existing conditions of motorized and non-motorized networks, provisions for necessary improvements, and goals and policies to continue enhancement of facilities.

EXISTING MOBILITY CONDITIONS

TRANSPORTATION SYSTEM

The Town has approximately 145 miles of paved roadway that feed into the Town's limited collector and arterial roadway framework. The design prevalence for low-volume local streets, many with no curb or sidewalks, is intentional to respond to the unique topography within the community and to preserve the semi-rural character desired by residents and sought after by visitors. The Town's backbone collector and arterial street system has been generally developed within the context of the Valley's regional grid pattern transportation system.

Valley Metro provides select bus service through Paradise Valley and into portions of the larger metro area along select major arterial roadways only. Many resorts also provide commuter shuttle services to local destinations and attractions.

TRAFFIC CONGESTION

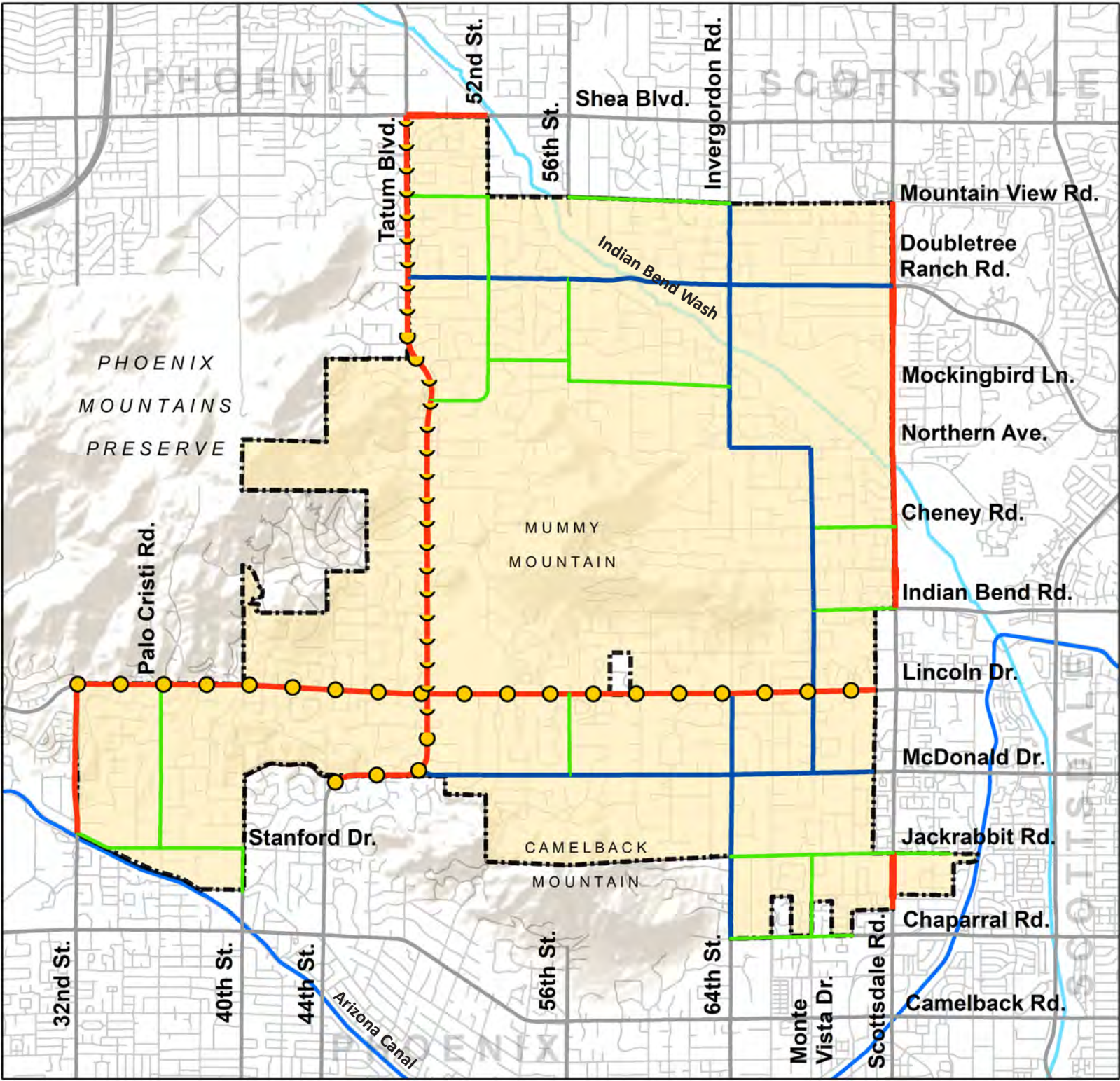
The Town of Paradise Valley traffic volumes are somewhat variable, depending upon the season, day of the week, or even time of the day. In non-summer months a larger influx of Town residents and tourists, coupled with regional traffic, cause Town-wide traffic volumes to increase, particularly on major thoroughfares like Tatum Boulevard and Lincoln Drive.

While pass-through traffic and traffic volumes on Lincoln Drive, Tatum Boulevard, and near Camelback Mountain trailheads are a commonly heard concern of stakeholders, Maricopa Association of Governments (MAG) data suggests that congestion on Lincoln Drive and Tatum Boulevard are relatively low in comparison to the Valley. Speeds are consistently low overall and Travel Time Index (TTI) is not significantly impeded. MAG data indicates that the worst congestion conditions occur in the midday, and shows only four arterial roadway sections as being impeded; eastbound Lincoln Drive between Invergordon Road and Scottsdale Road, McDonald Drive between Invergordon Road and Scottsdale Road (both directions), Chaparral Road between Invergordon Road and Scottsdale Road (both directions), and northbound Tatum Boulevard between McDonald Drive and Lincoln Drive.

RELATIONSHIP TO OTHER ELEMENTS

The Mobility Element is a transportation plan, as well as a strategy addressing infrastructure needs for the circulation of people, goods, and services. By statute, the Mobility Element must correlate directly with the land use element, but also has direct relationships with other elements in this General Plan and can affect a community's physical, social, and economic environment, as well as its health and community character.

Figure 10: Circulation Plan



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal

Functional Classification

- Major Arterial
- Minor Arterial
- Collector

Visually Significant Corridor



Source:
US Census Bureau,
Town of Paradise
Valley

NON-RESIDENT PASS THROUGH & CUT-THROUGH TRAFFIC

Pass-through traffic consists of regional trips that utilize regional arterial roadways to pass entirely through the Town without stopping. Paradise Valley experiences a significant amount of non-local, “pass-through” traffic because large numbers of commuters use Town streets to travel between Phoenix and Scottsdale or to bypass traffic congestion on SR-51.

Cut-through traffic consists of typically shorter, non-resident trips that use local and collector streets to avoid known traffic congestion due to temporary or common impacts. Local and collector streets are not designed to support this type of traffic so when it occurs, it can also be accompanied by problems of excessive speeding.

VISUALLY SIGNIFICANT CORRIDORS

Scenic roads are an important resource to Paradise Valley for both aesthetic and recreational purposes. The 2018 Visually Significant Corridors Master Plan identified the major arterial roads of Tatum Boulevard and Lincoln Drive as “designated highly visible, prominent streets”. These roadways are planned to have improved intersections, natural drainage enhancements, landscaping with shading, security and screening walls, as well as gateway signage at various points.

CURRENT TRENDS

The roadways of Paradise Valley were initially intended to connect neighborhoods and residents with adjacent municipalities. However, over the last half-century as the density and intensity of the Valley has expanded around the centrally located Town, this growth has created added pressure on the local roadway system. In addition, residential and non-residential development in Scottsdale and Phoenix has resulted in increased through traffic on Town streets. Being that the roadway system and land in the Town is substantially built out, such traffic increases are likely to continue to impact the Town’s residents.

Paradise Valley residents take pride in the Town’s low-volume, narrow, and often winding roadways which maintain and enhance the scenic qualities and rural ambiance of the Town while providing access to and from residential neighborhoods. Most right-of-ways allow residents to walk or bicycle within a shared roadway or along dedicated road-side sidewalks and bike lanes on certain designated non-local streets.

The Town is generally dependent on other parts of the Metro Phoenix area for a variety of commercial, cultural and recreational facilities, and employment opportunities are similarly scattered throughout the region within a reasonable commute distance of the working residents of the community. The primary mode of transportation between Paradise Valley and other parts of the Valley is the automobile, as the regional transit and non-vehicular network provides only limited service to Paradise Valley.

PLANNED MOTORIZED CIRCULATION

The motorized circulation system in the Town winds around three mountainous and hillside areas and therefore is slower paced, frequently curvilinear, and always scenic; this is what sets the Town apart from the rest of the Phoenix Metropolitan area.

Physical planning for mobility in Paradise Valley is conveyed through a combination of mechanisms. The primary mechanism is the Circulation Map (Figure 10), which specifies the functional roles of all streets within the Town. Each street is assigned a functional classification (e.g., major arterial, minor arterial, collector, or local). These classifications are further depicted through the following sections.

ROADWAY NETWORK

The Town of Paradise Valley's roadway network consists of four functional classifications. These classifications are applied in a systematic plan to provide for the ongoing motorized mobility needs of residents and visitors. In tandem, consideration is also given to roadway design to balance the diverse needs of pedestrians, bicyclists, transit riders, and motorists. This combined focus seeks to ensure the safe and efficient movement of people, goods, and services through the Town while ultimately enhancing the quality of life for Town residents and visitors. As the Town ages and development occurs, subsequent street improvements will be designed to minimize negative environmental and neighborhood impacts and promote the well-established image and character of the Town.



ROADWAY CLASSIFICATIONS

MAJOR (PRINCIPAL) ARTERIALS

The Town is primarily connected to Phoenix and Scottsdale via Tatum Boulevard and Lincoln Drive along with Shea Boulevard, Scottsdale Road and 32nd Street providing regional unity and continuity. These principal arterials are the highest speed roadways (40 mph or greater) in Paradise Valley, carrying a higher proportion of traffic volumes and serving employers and services.

MINOR ARTERIALS

Other connections to neighboring communities include 64th Street/ Invergordon Road, McDonald Drive, Doubletree Ranch Road, and Mockingbird Lane. These roadways are intended to serve as main feeder streets and provide linkages between principal arterials such as Camelback Road, Lincoln Drive, and Shea Boulevard and Scottsdale Road and Tatum Boulevard. Minor Arterials carry less traffic volume at slightly slower speeds (maximum 35 mph) than Principal Arterials and have less intense development along the roadway.

COLLECTORS (MAJOR & MINOR)

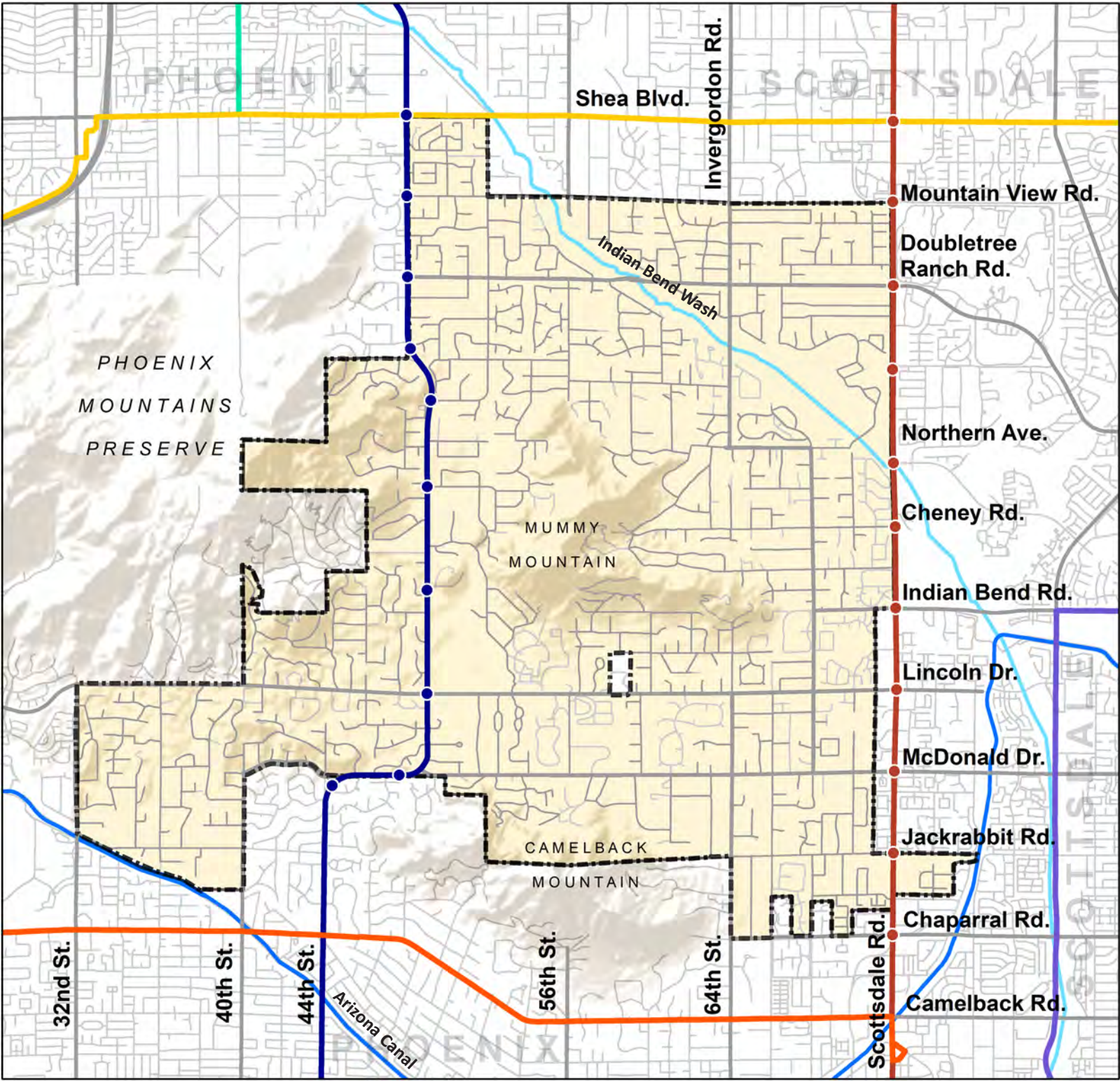
These roadways are intended to serve as main interior streets with less through traffic than Minor Arterials providing linkages into and out of local streets. These roadways typically have higher speeds (25 – 35 mph) than local streets and are wider. Collectors provide greater mobility and limited access to residential properties and commercial properties. Major or minor distinction is typically based on roadway speed limit and right of way width.

LOCAL ROADWAYS (PUBLIC & PRIVATE)














The majority of roadways in Paradise Valley are defined as local roadways and serve as interior streets intended to carry no through traffic movement and provide access to immediate residences and non-commercial properties (i.e. Special Use Permit properties) as well as connect into collector and arterial roadways. Traffic volumes and speeds on these roadways are designed to be low (25 mph or less).



Figure 11: Transit Map



Legend

- | | | | |
|---|--|--|--|
|  Planning Area |  39 |  72 |  Rt. 72 Stops |
|  Municipal Limits |  40 |  80 |  Rt. 40 Stops |
|  Roads |  50 |  81 | |
|  Indian Bend Wash | | | |
|  Arizona Canal | | | |

Source:
US Census Bureau,
Town of Paradise
Valley, Valley Metro

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TRAFFIC MANAGEMENT

The action of simply widening the Town's streets to accommodate pass-through traffic will not solve the long-term congestion problems of the Town and the region because of the magnitude of regional influence of this problem directly impacting Town streets and traffic. Consequently, management of the overall traffic congestion issues in Paradise Valley will require surrounding regional roadway improvement solutions, including additional freeway capacity, additional effective transit services, vehicular trip reduction measures, improvements to key streets in adjacent jurisdictions, and other cooperative regional improvements.

To address the issue of cut-through traffic and the resulting excessive traffic and speeds on local and collector streets as well as balance the need to plan for alternative modes of transportation, the Town desires to establish a Neighborhood Traffic Management Program (NTMP). This program seeks to provide a comprehensive, thoughtful, and systematic program to address neighborhood traffic concerns, improve pedestrian and bicycle safety, and maintain the scenic and quiet semi-rural character of Paradise Valley neighborhoods.

TRANSIT NETWORK

The "Valley Metro" transit system is limited in Paradise Valley to provide public transit services on Scottsdale Road, Shea Boulevard, and Tatum Boulevard.

There are two public transit routes operated by Valley Metro within the Town of Paradise Valley; Local Route 40 North that operates along 44th Street and Tatum Boulevard bisecting the Town, and Local Route 72 North that travels along Scottsdale Road between Vista Drive and Jackrabbit Road. There are two other routes adjacent to Town limits including Local Route 80 West on Shea Boulevard and Local Route 50 East on Camelback Road. Local Route 44 provides connections to Local Route 80 West and Local Route 50 East.

Numerous resorts with the Town of Paradise Valley also offer shuttles and other transportation options (including taxi and rideshare) to guests between the resorts, Town attractions, and adjacent communities such as Phoenix and Scottsdale, as well as Phoenix Sky Harbor International Airport.

PLANNED NON-MOTORIZED CIRCULATION

The intent of this section is to provide the community with a safe, comprehensive non-motorized network that will serve the needs and levels of a variety of users. In addition to roadways and various forms of transit, non-motorized circulation considerations will be made for the following facilities in the Town. While the facility descriptions below provide general guidance, the preferred solution for any bicycle or pedestrian facility in Town will be evaluated through a Neighborhood Traffic Management Program and determined by the Town Engineer with direction from the Planning Commission and Town Council, as appropriate.

ON-STREET BIKE FACILITIES

Users of these facilities must adhere to the Arizona Revised Statutes (ARS). As cyclists are free to use any public roadway and legally permitted to ride on sidewalks as desired, dedicated bike facilities can help to direct them away from sidewalks and local roadways and neighborhoods, and onto key north-south, east-west alignments.

BIKE LANES

On-Street bike lanes are established with appropriate striping, pavement markings and signage along roadways where there is significant bicycle demand and speeds safe for on-street bicycle travel. On higher speed roadways (greater than 35 mph), bike lanes must be buffered. These facilities are designed to delineate the right-of-way assigned to motorists and to bicyclists and enable bicyclists to ride at their preferred speed without impeding vehicular traffic. Bike lanes also facilitate predictable behavior and movements between bicyclists and motorists. Bicyclists may leave the bike lane to pass other bicyclists, make left turns,

avoid obstacles or debris, and avoid other conflicts with other users of the street.

BIKE ROUTES

Bike Routes are roadways open to both bicycle and motor vehicle travel but recognized as bike friendly based on lower traffic speeds and volumes. These facilities are established by signage typically on minor arterials and major and minor collector streets. Pavement widths are typically greater on roads that are designated as Bike Routes. Special regulations may be enacted and posted along such facilities to control motor vehicle speeds or restrict on-street parking to enhance bicycling safety and reduce possible conflicts.



Photo Source: Michael Baker International

OFF-STREET PEDESTRIAN & BIKE FACILITIES

Off-street facilities are not just an alternative means of transportation, but within the Town are important for their use in recreation and exercise as well as community building by creating opportunities for informal social interactions.

SIDEWALKS

Sidewalks have their own alignments (i.e., they are not part of a roadway) and are typically a minimum of five feet wide (with a preferred width of six feet wide) with a five-foot setback from the travel lanes where space is available. The Americans with Disabilities Act (ADA) requires that sidewalks be a minimum of 4 feet wide when in the public right of way and ramps must be provided wherever a sidewalk crosses a curb. When they are adjacent to a roadway, sidewalks are typically paved and are encouraged to meander. In more natural locations (such as in hillside areas or mountain preserves), they can be unpaved with a graded compacted surface designed to comply with ADA requirements. Sidewalk design may vary depending on agreements between property owners and the Town.

MULTI-USE PATHS

Multi-Use Paths are shared by bicyclists, pedestrians, and sometimes equestrians. These paths can be paved or unpaved and are sited in open space areas away from roadways. These facilities are typically 12 feet minimum in width due to bi-directional bicycle travel (but may be less based on space availability), signed, and wayfinding is provided. While there are no multi-use paths currently within the Town's jurisdiction, the 110 acre resort under construction at Lincoln Drive and Mockingbird Lane has a planned unpaved, multi-use path from Mockingbird Lane that follows the main drainage channel through the site up to Indian Bend Road. Neighboring multi-use paths which can be easily accessed from Paradise Valley include the Arizona Canal Path south and east of Town (paved and unpaved sections), the Indian Bend Wash Path east of Town (paved), and the Indian Bend Bikeway north of Town (paved).

SAFE ROUTES TO SCHOOL

Safe Routes to School (SRTS) is an idea that has been implemented through Federal legislation and funding. The concept is to increase the number of children who walk or bicycle to school by funding projects that remove the barriers that currently prevent them from doing so. Those barriers include lack of infrastructure, unsafe infrastructure, lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Paradise Valley supports the Safe Routes to School concept and desires to obtain funding and explore projects that will increase safety, remove barriers, and enhance accessibility to children who walk or bicycle to school.



GOALS & POLICIES

Goals and policies in this section provide a systematic plan for ongoing multimodal circulation that meets the needs of residents and visitors within the context of Paradise Valley's community character. Roadways will be designed to balance the diverse needs of users, classified according to function and type, and to ensure the safe and efficient movement of people, goods, and services throughout the Town while enhancing the quality of life. Street improvements will be made with sustainability in mind to minimize negative environmental and neighborhood impacts and enhance the image of the Town. Safe, walkable environments will be maintained through a pedestrian network with sidewalks and paths that are enjoyable places to walk. Within the existing motorized circulation routes, bicycle use will be supported in areas of enhanced safety and visibility to avoid negative neighborhood impacts.

MOBILITY

GOAL M.1 - SAFE MULTIMODAL CIRCULATION.
Provide a high-quality multimodal circulation system that is effectively planned, managed, operated and maintained.

Policies

M.1.1 - The Town shall plan for and maintain a multimodal circulation system that links residents to their destinations within and beyond the boundaries of the Town in a safe and efficient manner and maintains connectivity with adjacent communities for the benefit of all Town residents.

M.1.2 - The Town shall strengthen the image and perception of a clear hierarchy of streets as depicted in the Circulation Map (Figure 10).

M.1.3 - The Town shall minimize traffic congestion on major streets by providing improved intersection design and a well-coordinated traffic/signal control system.

M.1.4 - The Town shall direct regional "pass through" traffic, including automobiles, buses, trucks, and heavy equipment, to Lincoln Drive and Tatum

Boulevard, which will be designed to promote safety, but not increase speed nor capacity.

M.1.5 - The Town shall discourage regional "cut-through" traffic on all roadways by cultivating relationships and actively participating in cross jurisdictional decision-making and policy work with other agencies to facilitate regional roadway improvement solutions.

M.1.6 - The Town shall develop an interconnected and continuous pedestrian system of universally accessible public sidewalks, paths, and street crossings for convenient and safe walking free of major impediments and obstacles.

M.1.7 - The Town shall use a variety of means to educate persons regarding laws and safe use practices of motorized and non-motorized facilities. This may include public outreach events, such as the Town-sponsored Safety Fair, and volunteer efforts from Town-sponsored groups, such as the Advisory Committee on Public Safety.

M.1.8 - The Town shall support enforcement of existing codes, and state and local statutes as they relate to traffic safety and all roadway users.



Photo Source: Julie Pace

M.1.9 - Changes in land use and development projects shall be reviewed for impacts on the adjacent circulation system. Identified impacts shall be addressed and mitigated to the greatest extent feasible.

M.1.10 - The Town shall require new development designs to avoid direct access onto major arterial roadways where possible.

M.1.11 - The Town shall ensure public access to all public roadways in the Town.

M.1.12 - The Town shall require proponents of abandonment or closure of any public roadway to provide an analysis of potential effects on the operation of the Town's roadway network.

M.1.13 - The Town shall discourage the installation of private roadway gates but may accept the development of private roads that meet the Town's minimum standards for design and maintenance.

M.1.14 - The Town shall address the use of the Town's streets, in accordance with state law, for bicycle riders and shall incorporate and encourage best practices to mitigate negative impacts and to adequately address public safety and ease vehicular, pedestrian, and bicycle conflicts.

GOAL M.2 - ROADWAY DESIGN.

Provide high-quality roadway design that promotes the character and image of the Town, reduces negative environmental impacts, enhances safety for all users, and minimizes negative impacts to the community and neighborhoods.

Policies

M.2.1 - The Town shall incorporate the most effective principles of roadway design and traffic management such as "traffic calming" to ensure the safety of property and residents, promote a sense of place within the Town, and to reduce speeds to discourage cut through, non-local traffic within neighborhoods and on residential streets.

M.2.2 - The Town shall design existing and future roadway rights-of-way to provide safety for users of non-motorized modes of transportation.

M.2.3 - The Town shall continue its long-range program for construction and maintenance of a continuous system of non-motorized circulation facilities for the benefit of the residents' health, safety, welfare, community pride, and enjoyment while considering traffic volume and existing neighborhood conditions.



Photo Source: Town of Paradise Valley

M.2.4 - The Town should utilize roundabouts and traffic circles instead of stop signs for intersection traffic control along roadways to improve safety, traffic flow, and air quality where deemed feasible and appropriate from a traffic engineering perspective.

M.2.5 - The Town shall design streets in scale and character supporting the semi-rural residential culture of the Town.

M.2.6 - The Town shall design streets in areas with higher levels of pedestrian activity to support pedestrian travel by providing such elements as detached sidewalks, frequent and safe pedestrian crossings, and large medians to reduce perceived pedestrian crossing distances.

M.2.7 - The Town shall ensure that pedestrian-oriented streets be designed to provide a pleasant environment for walking including for example: shade trees; landscaping; and where appropriate, way-finding signage, pedestrian lighting, and/or other amenities.

M.2.8 - The Town shall coordinate with regional transportation authorities to ensure that regional bikeway system designations and designs are consistent with the Town's.

GOAL M.3 - REGIONAL TRANSIT SERVICES.

Continue to support limited and appropriate public regional transit services through the Town, as well as promote rideshare to popular destinations in Town and specialized transit such as resort connectors for residents, employees, and resort guests.

Policies

M.3.1 - The Town shall cooperate with transit agencies and neighboring jurisdictions for the continued provision of regular public transit service along Scottsdale Rd, Tatum Blvd. and Shea Blvd.

M.3.2 - The Town shall encourage special event transit services for resort visitors during valley-wide events. Vehicles shall be restricted as possible to major and minor arterial streets and be absent of excessive or distracting external advertising.

GOAL M.4 - ENVIRONMENTAL SYSTEMS.

Create a sustainable circulation system that will ensure the safe and efficient movement of people, goods, and services while supporting livable neighborhoods and reducing air pollution and greenhouse gas emissions.

Policies

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.

M.4.2 - The Town shall incorporate noise-reducing pavement materials in all public roadway reconstruction or new construction projects with posted speeds in excess of 35 mph and where benefits of such action will produce a positive qualitative impact to local neighborhoods.

M.4.3 - The Town shall be mindful and open to the use of proven new technologies and materials that promote sustainable roadway design.

GOAL M.5 - VISUAL CHARACTER.

Create high-quality street rights-of-way that shall demonstrate the positive character and image of the Town.

Policies

M.5.1 - The Town shall continue implementation of the Visually Significant Corridor Plan to improve and maintain rights-of-way corridors along Lincoln Drive and Tatum Blvd. to represent the positive character and image of the Town.

M.5.2 - The Town shall occasionally evaluate the designation of additional Town rights-of-way as Visually Significant Corridors as well as provide for edits to the plan in the future.

M.5.3 - Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.

M.5.4 - All other public roadway right-of-way corridors will demonstrate high-quality landscaping elements consistent with Town Landscaping Guidelines while permitting a diverse range of treatments of individual properties.

M.5.5 - The Town shall develop strategies for addressing landscape maintenance of public rights-of-way on undeveloped and vacant property street frontages.

M.5.6 - The Town shall maintain all public streets consistent with community aesthetic standards and continue to refine Town guidelines and standards, including the refinement and adoption of Town Landscape Guidelines.

M.5.7 - The Town shall utilize drought tolerant native landscaping where appropriate in association with construction or maintenance of public property for roads, medians, paths, and lanes.

M.5.8 - When evaluating requests for abandonment of excess right-of-way width, the Town shall consider the alignment and location of the existing pavement, the topography of the area, and the benefit that the excess right-of-way has for preserving the open space character of the roadway corridor.

M.5.9 - The Town shall retain existing rights-of-way, as measured from the centerline of the street, in order to allow roadway design to respond to the physical features of the right-of-way and to preserve visual openness, even when pavement is narrowed.

M.5.10 - The Town shall ensure that facilities be compatible to not only the individual street classifications, but each road’s individual neighborhood character, avoiding overuse of urban elements such as concrete, pavement, signage, etc. and favor more rural, less intense facilities while ensuring to have safe and maintainable streets.

M.5.11 - The Town shall balance visual clutter and safety through allowing the minimum signs needed/required, a preference for ground plane signs over vertical signs, and the selection of materials, colors, sign spacing, or other aspects that best fits into the context and character of the area.



OPEN SPACE

INTRODUCTION

The Town of Paradise Valley is nestled around Camelback Mountain, Mummy Mountain and the Phoenix Mountain Preserve which offer residents and visitors unparalleled mountain views, an extensive wash system, and low impact recreation opportunities in between. This panoramic natural setting in which Paradise Valley rests sets the Town apart. The quality of these resources – the integrity of the area’s hillsides and view corridors, and the accessibility to trails and lush landscaping – play an important role in shaping Paradise Valley’s sense of place.

The Open Space Element encourages private and public efforts to acquire, maintain, and preserve valuable open space, mountain views, washes, select recreational access, vegetation, and wildlife for their intrinsic value and for their contribution in creating positive resident and visitor experiences. This section contains existing conditions, current trends, provisions for necessary improvements, and goals and policies to celebrate and maintain the spectacular visual character of the Towns Sonoran Desert setting.

EXISTING CONDITIONS

The Town has two main categories of open space: 1) PUBLIC OPEN SPACE and 2) PRIVATE OPEN SPACE. These open spaces provide some of the most significant views, wash areas, and wildlife habitat in the county. These public and private areas further define the community and are fundamental to the Town’s high quality of life.

PUBLIC OPEN SPACE

Public open space applies to all Town rights-of-ways and designated open spaces as described below:

OPEN SPACE PRESERVE - PUBLIC

Open Space Preserve – Public: are areas within the Town that are publicly owned, part of a trust or are provided through a recorded easement as further described below:

Mummy Mountain

Located in the center of Paradise Valley, and surrounded by residential development, this public open space has been actively preserved by the Town and the Paradise Valley Mountain Preserve Trust. There is no public access for Mummy Mountain.



RELATIONSHIP TO OTHER ELEMENTS

The Open Space Element is integral to the preservation of the natural landscape of Paradise Valley and the health of Town residents. However, not all aspects of open space planning are discussed in this element, because they have equal or stronger relationships with other elements within this General Plan. For example, open space for habitat preservation is discussed in the Environmental Planning and Water Resources Element.



Photo Source: Maria Lanigan

PARADISE VALLEY MOUNTAIN PRESERVE TRUST

To acquire more open space, the Paradise Valley Mountain Preserve Trust works to preserve and protect land within the various mountain areas of Paradise Valley. The ultimate goal of the trust, formed in November 1997 and originally named the Mummy Mountain Preserve Trust, is to perpetuate the natural landscape, desert plants, wildlife and scenic beauty of the mountain areas of the Town. Residents who take special pride in the distinctive scenic panoramas can continue to enjoy them and visitors from within the state as well as abroad can continue to share in this beauty. Native desert plants and wildlife within the Open Space Reserve can flourish without disruption. The Town desires to maintain and protect the mountain views and natural features by acquiring, maintaining, preserving and protecting undeveloped real property and developed real property that can be returned to its natural state on and around the mountains.

Phoenix Mountain Preserve

Located along the western border of the Town limits, the Phoenix Mountain Preserve is over 41,000 acres surrounded by urban development. With over 200 miles of trails, it is a popular area for hiking, mountain biking, and equestrian use.

Trail 100 Trailhead - This trail access consists of a small parking lot located on the west side of Tatum Boulevard at East Tomahawk Trail. The trail leads westbound into the Phoenix Mountain Preserve and provides connection to the rest of the trail system therein.

Quartz Ridge Trailhead - This trail access consists of a small parking lot located on the northeast corner of Lincoln Drive and 32nd Street. The trail leads northbound into the Phoenix Mountain Preserve and provides connection to the rest of the trail system therein.



Photo Source: Maria Lanigan



Photo Source: Michael Baker International



Photo Source: Maria Lanigan

Camelback Mountain

Located along the southern border of the Town limits, Camelback Mountain is an iconic landmark within the Valley and a popular outdoor attraction that brings tourists from all over the world. It is surrounded by residential and resort development therefore access is limited, and unauthorized access can be problematic.

Echo Canyon Recreation Area Trailhead - Echo Canyon Trailhead at Camelback Mountain is located in a quiet residential area within the City of Phoenix. In 2015, trailhead access was redesigned including enhanced parking, restrooms, and waste bins. This redesign increased the cleanliness of the park and resulted in fewer overall issues, however, there are still some challenges such as continued overflow parking in nearby residential areas and traffic congestion along McDonald near the trailhead. With the advent of car-sharing services, circumstances have continued to improve as trail users are dropped off and picked up further reducing negative impacts to the neighbors of the park entrance. Visitors also face fewer lines and shorter wait times for access resulting in a more positive park experience.

Cholla Trailhead - In 2021, the City of Phoenix closed the trail to relocate access from Cholla Lane to Invergordon Road within the City of Phoenix. Access to this trailhead at Camelback Mountain had been a point of contention in the community for years. On-street parking, noise and trash had been a continuous concern of residents. With development of a new trailhead, the Town desires to mitigate congestion and pedestrian/vehicular conflicts and improve overall safety through approaches such as signage & striping and the creation of a drop-off/pick-up zone in the City of Phoenix for rideshare services.

Barry M. Goldwater Memorial

This memorial is located at the northeast corner of Tatum Boulevard and Lincoln Drive and is approximately 1 acre in size. The Barry Goldwater Memorial is located here to honor the former Republican Senator and Presidential candidate from Arizona. As a former resident of Paradise Valley, a statue of him was erected here in 2004, along with a pedestrian path highlighting some of his famous quotes.

Public Right-of-Way

The Town considers the (unpaved and undeveloped) portions of right-of-way in Paradise Valley to be public open space. In total, there is approximately 1,143 acres of right-of-way within the Town limits. The Town considers public right of way as open space given that the general public can enjoy viewsheds of the nearby mountains and engage in passive recreational activity that connects neighborhoods where residents individually enjoy their own private open space due to the typical large lots within the Town.

Access to Arizona Canal Trail - The Arizona Canal located adjacent to Paradise Valley connects numerous communities from the City of Peoria to the City of Mesa. Users can enjoy jogging, cycling, and riding horses on both paved and unpaved surfaces along its nearly 50 miles. While the Arizona Canal Trail is not within the municipal boundaries of Paradise Valley, residents have three direct access points via Jackrabbit Road (east of Scottsdale Road), 32nd Street, and 36th Street (south of Stanford Drive). Jackrabbit Road access connects to a paved portion of the Arizona Canal, while the 32nd Street and 36th Street access points connect to unpaved portions of the Arizona Canal, all of which are bicycle, pedestrian, and equestrian-friendly. The Arizona Canal Trail also provides connection to the Indian Bend Wash in Scottsdale.





Photo Source: Town of Paradise Valley

PRIVATE OPEN SPACE

Private open space is applied to Kiva Field, Camelback Cemetery, select open space preserve areas, turf areas at the Town's three private golf courses, private roadway right-of-ways, and dedicated open space areas in certain subdivisions within the Town as described below:

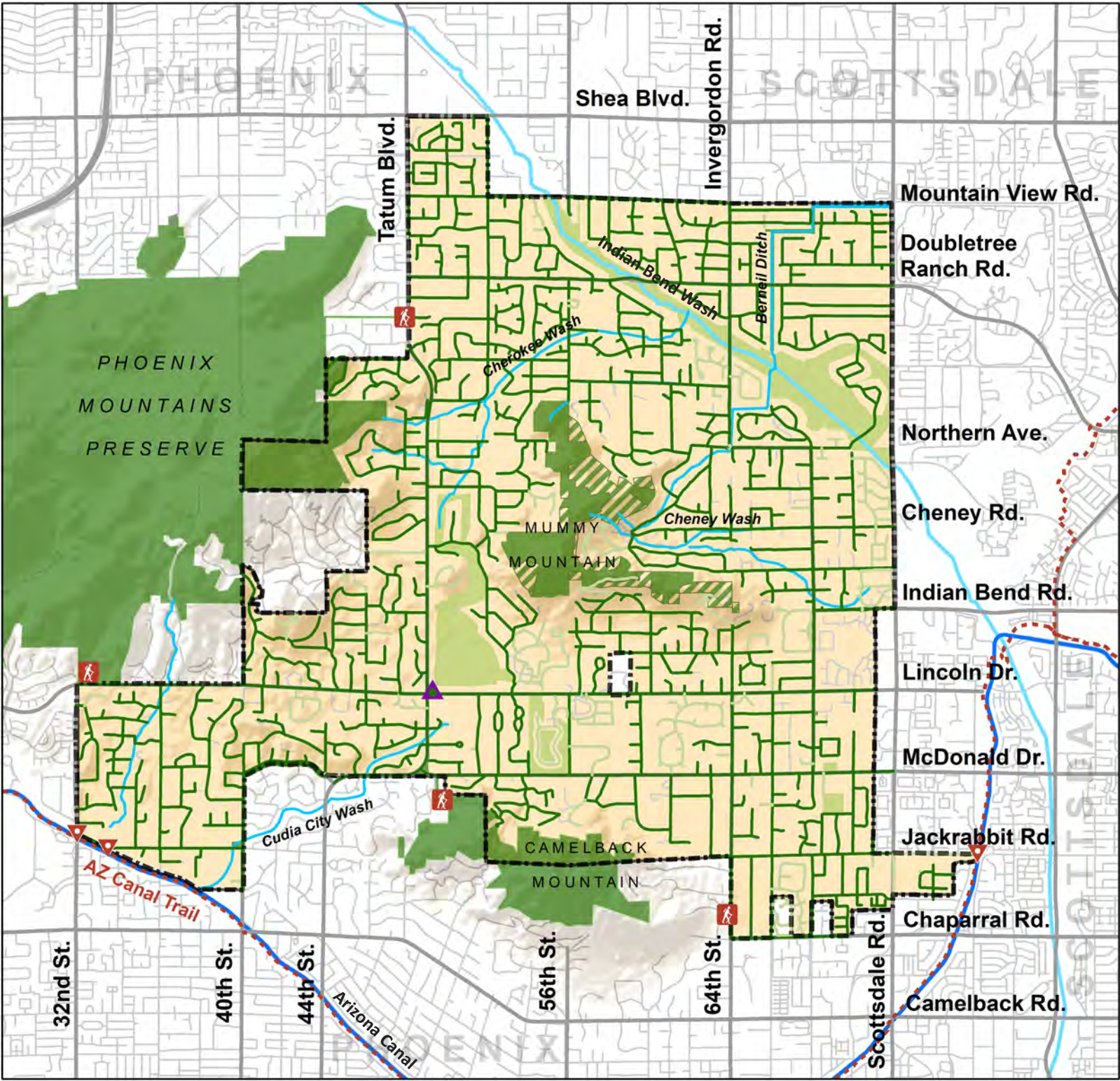
OPEN SPACE PRESERVE - PRIVATE
Open Space Preserve – Private: are areas within the Town that are privately-owned areas that are within the boundaries of a designated preserve area but not protected from development through a trust or easement.

PRIVATE GOLF COURSES

The Town of Paradise Valley is home to championship, luxury golf courses, and an award-winning short-course.

- *Paradise Valley Country Club: 18-hole parkland-style golf course; invitation/members only*
- *Camelback Golf Club: 36-holes across two courses in the Indian Bend Wash; both public use courses*
- *Mountain Shadows Golf Club: 18-hole short-course with a view of the north side of Camelback Mountain; public use course*

Figure 12: Open Space Plan



Legend

- | | | |
|------------------|-------------------------------|--------------|
| Planning Area | Open Space Preserve - Public | Canal Access |
| Municipal Limits | Open Space Preserve - Private | Trailhead |
| Roads | Private Open Space | |
| Indian Bend Wash | Public Open Space | |
| Arizona Canal | Regional Trail System | |
| Major Washes | Barry Goldwater Memorial Park | |

Source:
US Census Bureau,
Town of Paradise
Valley, City of Phoenix,
Maricopa County

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125'

EXISTING RECREATION CONDITIONS

Since the Town's inception in 1961, the Town of Paradise Valley has been known for ensuring limited government and services and thus, has traditionally not offered conventional recreational opportunities such as parks and other public open spaces. Instead, the Town has historically encouraged new residential subdivisions to incorporate open space preservation features in order to maintain visual openness throughout the Town. Given that high impact recreation activities are largely supported within private residential lots, resorts, and existing public facilities such as places of worship and schools, emphasis has historically been placed on creating more low impact recreational opportunities in existing rights-of-way. Low impact recreational activities include walking, hiking, biking, and horseback riding. High impact recreation is prohibited in open space preserve areas. High impact recreation includes activities such as tennis, basketball, playing fields (i.e. soccer, football, baseball, softball, frisbee golf, etc.) and any other activity that may harm or impact the fragile ecosystems in the open space preserve areas. High impact recreation may be allowed on private open space tracts.

CURRENT TRENDS

Preserving natural open space was one of the highest-ranking core values identified during the 2022 General Plan Public Outreach process. Further, the aesthetic beauty of the natural environment was identified as one of the main reasons most residents originally moved to Town. These qualities help maintain the unique character and semi-rural atmosphere of Paradise Valley and provide important balance to the more densely urbanized areas of the surrounding Phoenix Metropolitan area.

While some residents have expressed a desire for additional recreational opportunities and gathering spaces throughout Town, the majority of residents recognize the unique recreational value Paradise Valley's large lot residential developments and world class resorts afford and thus do not desire to develop public playgrounds and neighborhood parks. Rather, residents support a greater emphasis be placed on existing public facilities such as places of worship, schools and surrounding trailheads as well as private resorts.

FUTURE OPEN SPACE

The Open Space Map for the General Plan identifies how the Town desires to maintain and protect mountain views and natural features by acquiring, preserving and protecting undeveloped real property and developed real property that can be restored to a more natural state on and around the mountains. In addition, these areas provide significant opportunities for the enjoyment of outdoor recreation.

Although open space views from private property are not regulated by the Town, this plan also encourages the preservation of these corridors wherever possible.

GOALS & POLICIES

The goals and policies set forth below support and encourage the preservation of open space, access, mountain views, and natural features for the benefit of Town residents and visitors today and tomorrow. This framework has been structured to place residential quality of life at the forefront of all open space access and mountain view considerations, while also considering resort tourism needs and partnerships with neighboring jurisdictions.

OPEN SPACE

GOAL OS.1 - PROTECT OPEN SPACE & MOUNTAIN VIEWS. Protect and expand open spaces, mountain views and natural features throughout the Town and responsibly enhance their physical or visual accessibility by Town residents, their guests and resort visitors.

Policies

OS 1.1 - The Town shall receive gifts of land or conservation easements for the purpose of expanding, preserving and restoring public open spaces and mountain views, and to encourage adjacent jurisdictions to accomplish similar objectives.

OS 1.2 - The Town shall seek to provide additional open space through acquisition, incentives, dedication, rezoning or “set aside” to protect natural open spaces and mountain views from public rights-of-way.

OS 1.3 - The Town shall continue to support the mission and efforts of the Paradise Valley Mountain Preserve Trust in preserving the steep slopes and natural landscape, desert plants, wildlife corridors and scenic beauty of the mountain areas of the Town.

OS 1.4 - Limit public access to open space areas when public access will significantly impact the sensitivity of the habitat within the open space area

and/or will create safety or other negative impacts to adjacent neighborhoods.

OS 1.5 - The Town shall require the preservation and encourage the restoration of the area’s natural washes to provide storm water drainage, aesthetic view corridors, wildlife habitat and travel corridors, and natural open spaces.

OS 1.6 - The Town shall utilize existing street rights-of-way to provide more public open space and increase mountain views.

OS 1.7 - The Town shall continue to monitor the effect of, and adjust where necessary and possible, Special Use Permit guidelines and Town Codes intended to minimize the impact of new development on mountain views from both the public rights-of-way and neighboring properties, recognizing that those mountain views are both a community and an individual asset.

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.

OS 1.9 - The Town shall require the dedication of land or easements during new, intermediate, or major SUP amendments for the purpose of connectivity and accessibility when the property to be developed is adjacent to an existing open space or area otherwise identified as high priority for open space.



Photo Source: Julie Pace

GOAL OS.2 - OPEN SPACE MANAGEMENT.

Manage open space to be sensitive to natural systems and responsive to public need so as to maintain a high quality of life for residents, their guests and resort visitors.

Policies

OS 2.1 - The Town shall support and encourage active resident involvement in the development and management of open space.

OS 2.2 - The Town shall provide and/or distribute consistent and effective operations and maintenance for all public open space and facilities in a manner that minimizes cost and promotes safety.

OS 2.3 - The Town shall seek to establish partnerships with organizations to support and maintain public open spaces.

OS 2.4 - The Town shall support resort tourism in the community by preserving, restoring, creating and maintaining public open space, mountain views from public rights-of-way, and low impact recreational facilities and opportunities.

GOAL OS.3 - HEALTHY LIFESTYLE.

Support and encourage an open space system that provides a healthy physical, social, and natural environment to improve the wellness and well-being of all residents and visitors.

Policies

OS 3.1 - The Town shall continue to develop partnerships and joint use agreements with local school districts and community organizations to promote and provide for recreation programs, activities, and facilities.

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.

OS 3.4 - The Town shall strive for resident involvement in all phases of the planning, delivery, and use of recreational programs, services, and amenities.

OS 3.5 - The Town shall continue to evaluate opportunities to minimize the impacts of recreational user parking in residential neighborhoods in the vicinity of all trailheads located within or adjacent to the Town.

OS 3.6 - The Town shall maintain the linkage of open space and recreational resources within the community and with adjacent municipalities/ regional networks where such connections benefit Town residents or neighborhoods and uphold Town values and standards.



ENVIRONMENTAL PLANNING & WATER RESOURCES

INTRODUCTION

Paradise Valley is a community that has a history of protecting its natural resources. Today, the various mountain preserves and passive recreational amenities that exist within and around the Town contribute to the health and wellbeing of residents and draw visitors to Paradise Valley. Thus, the Town recognizes that the well-being of its human and natural communities are inseparable. Providing a safe and healthy community is paramount to meeting resident's needs, while conserving natural communities must equally be considered to protect their ecological value.

This Element is intended to lay out how Paradise Valley will preserve, provide, and restore natural features, vegetation, and air quality, as they relate to the Town. Because water resources are a component of the natural environment, the General Plan also combines these two elements into one. Combining the State-mandated Environmental Planning and Water Resources Elements avoids redundancy by allowing the similar and often overlapping aspects of these two elements to be explored in a single place in the Plan.

EXISTING CONDITIONS

Inclusive of the Mummy Mountain Preserve conserved through the Paradise Valley Mountain Preserve Trust and surrounded by Camelback Mountain and the Phoenix Mountain Preserve conserved through the City of Phoenix, Paradise Valley supports an environmentally rich planning area. These open space preserves along with the Town's predominant large lot, semi-rural residential development pattern provides important habitat for many flora and fauna species. The built and topographic composition of the Town's

planning area also encompasses six different watersheds. While Paradise Valley is benefited by an exceptional context, it is recognized that this rich, natural and built environment does not come without threats, Paradise Valley is exposed to issues related to flooding and fire as well as light pollution and urban heat island effects.

Water resources, and more specifically water supply within Paradise Valley is controlled by four local water providers, consisting of Berneil Water Company, City of Phoenix Water Service, City of Scottsdale Water Service, and EPCOR Water Company. Where residents live within the Town determines their water provider. These independent public agencies or private companies' manage their water supplies and future demand allocations to ensure adequate water resources for existing and projected Town demand.

Because water moves easily across geographic boundaries, most water quality regulations are managed at the regional, State and Federal levels. However, because Paradise Valley has legal authority over development and land use, the Town does actively monitor how development affects the movement and quality of stormwater within the municipal limits.

RELATIONSHIP TO OTHER ELEMENTS

The Environmental Planning and Water Resources Element is concerned with the conservation of natural resources, including plants, animal wildlife, air quality, water supply and watersheds. However, to truly integrate these components into the future planning of Paradise Valley, this element is further coordinated with and reinforces the policies of the Land Use and Growth, Sustainability, and Public Facilities/Services & Cost of Development Elements.

CURRENT TRENDS

The public is highly aware of the sensitivity and importance of Paradise Valley's natural beauty and environmental context. Many comments received throughout the public engagement process identified strong support for the preservation of mountain ridges and open space. Residents also expressed a need to preserve and maintain wash corridors and monitor water providers and flooding concerns.



FUTURE CONDITIONS

Proper management and protection of Paradise Valley's natural environment is essential to sustain these resources for present and future generations. It is important to continue to monitor the environmental health of the community as well as preserve and maintain the environmental systems, such as wash corridors, that are integral to that health. This presents a challenge for the Town as it works to protect its small-Town history and its desirability as a place to live in proximity to a continuously growing Phoenix metropolitan region. Although, this reality also places the community in an advantageous position: the Town can be selective about how and where it grows, and deploy the tools and resources at its disposal to achieve the community's vision of a carefully-planned semi-rural Town.

Achieving this vision requires a comprehensive and coordinated approach to balancing conservation and growth, one that guides decisions and actions in historically significant natural areas and where infill development can enhance the Town's special built fabric. The goals and policies below list the environmental planning and water resources associated with this endeavor.

GOALS & POLICIES

This section addresses goals and policies related to environmental and water resources. Paradise Valley highly values the Town's natural setting and strives to conserve and protect its resources. Additionally, the community recognizes the challenges that come with balancing planned growth within our desert climate and desire to establish goals and policies that are long term and focus on ensuring a safe natural and man-made environment enjoyable for all.

ENVIRONMENTAL PLANNING & WATER RESOURCES

GOAL EPW.1 - NATURAL RESOURCE CONSERVATION.
Support the conservation of the Town's natural resources to preserve sensitive environmental and important habitat areas.

Policies

EPW 1.1 - Conserve undeveloped natural land and wildlife habitat through protection of contiguous areas and corridors that mitigate habitat fragmentation.

EPW 1.2 - The Town shall preserve and encourage drought tolerant native landscaping on all Town projects and in public right of way in a manner that is consistent with the Arizona Department of Water Resources (ADWR) low water use plant list.

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 1.4 - The Town shall require new development and redevelopment to preserve mature natural, native, and compatible landscaping on-site when it is determined to be healthy and appropriate for preservation.

EPW 1.5 - The Town shall encourage new development to preserve on-site natural elements to minimize impacts to wildlife habitat and scenic resources.

EPW 1.6 - The Town shall strongly encourage the restoration of drought tolerant native landscaping in areas that have been disturbed or scarred by development, neglect, or improper use, especially on hillsides or in washes. The Town shall promote restoration practices that minimize potential wildfire hazards and invasive species propagation.

EPW 1.7 - The Town shall encourage community volunteerism and stewardship to help identify, protect, rehabilitate, and maintain the area's natural resources.

EPW 1.8 - The Town shall maintain an active relationship with adjacent communities and government agencies to encourage cooperative management of natural resources and wildlife habitat.



Photo Source: Michael Baker International

GOAL EPW.2 - TREE CANOPY.

Manage and maintain the Town's inventory of trees as an environmental, economic, and aesthetic resource to improve residents' quality of life.

Policies

EPW 2.1 - The Town shall continue to participate in the Tree City USA program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters.

EPW 2.2 - The Town shall continue to plant new native and drought tolerant trees, ensure new developments have sufficient rights-of-way width for tree plantings; manage and care for all Town-owned trees including training, maintenance, removal and replacement.

EPW 2.3 - The Town shall encourage property owners and builders to dedicate surplus trees from their properties that they cannot accommodate on site for use on Town-owned property.

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.

EPW 2.5 - The Town shall continue to provide drought tolerant native and compatible trees along major and minor arterials within the Town as part of right-of-way improvement projects.

GOAL EPW.3 - VISUAL RESOURCE PRESERVATION.

Maintain and protect significant visual resources and aesthetics that define the Town of Paradise Valley.

Policies

EPW 3.1 - The Town shall continue to seek to protect views from public places to Camelback Mountain, Mummy Mountain and Phoenix Mountain Preserve consistent with private property rights.

EPW 3.2 - The Town shall require that Special Use Permit developments not create major adverse impacts on the Town's natural landscapes and semi-urban development patterns.

EPW 3.3 - The Town, through its Outdoor Lighting and Illumination and Hillside Development zoning

regulations, shall minimize outdoor lighting pollution and uses that are inappropriately directed or excessive illuminated, or found to be unnecessary.

EPW 3.4 - The Town, through its Hillside Development zoning regulations, shall require new development and remodel/additions to avoid the creation of excessive glare that makes seeing difficult due to the presence of reflected sunlight from material types and paint color or artificial light from outdoor lighting fixtures and landscape floodlights.

GOAL EPW.4 - AIR AND NOISE QUALITY.

Reduce noise pollution, air pollution, and improve air quality within the Town and across the region.

Policies

EPW 4.1 - The Town shall prohibit burning refuse.

EPW 4.2 - The Town shall continue to evaluate the purchase of low-emission vehicles for the Town's fleet and the use of available clean fuel sources for trucks and heavy equipment for the provision of Town services based on operating requirements and financial feasibility.

EPW 4.3 - Continue to promote strategies aimed at lowering the Town's operation emissions and localized points of concentrated emissions, or "hot spots".

EPW 4.4 - The Town shall continue to be proactive in the protection of its airspace from noise and air pollution caused by commercial and private air traffic over the Town.

EPW 4.5 - Cooperate with the Maricopa Association of Governments (MAG), and other agencies to coordinate air quality planning and management.

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.

GOAL EPW.5 - WATER SUPPLY.

Ensure the adequacy of the Town's water supply and to support improvements to the water supply.

Policies

EPW 5.1 - The Town shall encourage the water service providers to regularly undertake assessments of currently available and forecasted water supplies for their service areas and customers.

EPW 5.2 - The Town shall encourage and share data with water service providers to analyze how future growth will be adequately served by the legally and physically available water supply and/or to plan to obtain additional water supplies, while ensuring that new or expanded services do not adversely affect existing water users.

EPW 5.3 - The Town shall encourage water providers to continually maintain adequate water pressure for direct customer use and for fire suppression.

EPW 5.4 - The Town shall work with the Arizona Corporation Commission and/or water service providers to encourage local water providers to use renewable water resources, other than groundwater, to supply water to the Town's residents.

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 5.6 - The Town shall continue to pursue documentation and understanding of water pressure and delivery, working with the Town's providers. The documentation should also identify future demand, available water sources, state of delivery system, and fire safety concerns.

GOAL EPW.6 – WATER QUALITY.

Promote a high-quality and safe water supply that meets or exceeds federal and state regulatory requirements.

Policies

EPW 6.1 - The Town shall coordinate with water service providers to undertake improvements to the pressure and quality of water where necessary.

EPW 6.2 - The Town shall continue to cooperate with the Maricopa County Department of Environmental Services to ensure that new on-site septic systems do not jeopardize the local groundwater supply.

EPW 6.3 - The Town shall encourage the preservation and restoration of the area's washes to assist in natural groundwater recharge.

EPW 6.4 - The Town shall participate in Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater program and require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from construction and operational activities.

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.

GOAL EPW.7 - FLOOD CONTROL/DRAINAGE.

Minimize risk of damage or injury from known flood hazards.

Policies

EPW 7.1 - Continue to manage and maintain Town-owned flood control and drainage facilities to have minimal impact on property, natural flows and associated habitats.

EPW 7.2 - The Town shall encourage the preservation and restoration of the area's washes to ensure that their natural drainage and stormwater retention functions are maintained.

EPW 7.3 - The Town shall require Town property owners to properly maintain wash corridors on privately-owned land and shall require appropriate easements for such purposes as a condition of development.

EPW 7.4 - The Town shall encourage property owners to restore or improve washes on their property to a natural state.

EPW 7.5 - The Town shall cooperate with the flood control efforts and regulations of neighboring municipalities and to coordinate with regional, state, and national flood control authorities.

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.

EPW 7.7 - As maintenance requires, the Town shall consider roadway improvements that reduce the impact of stormwater on traffic and adjacent properties.

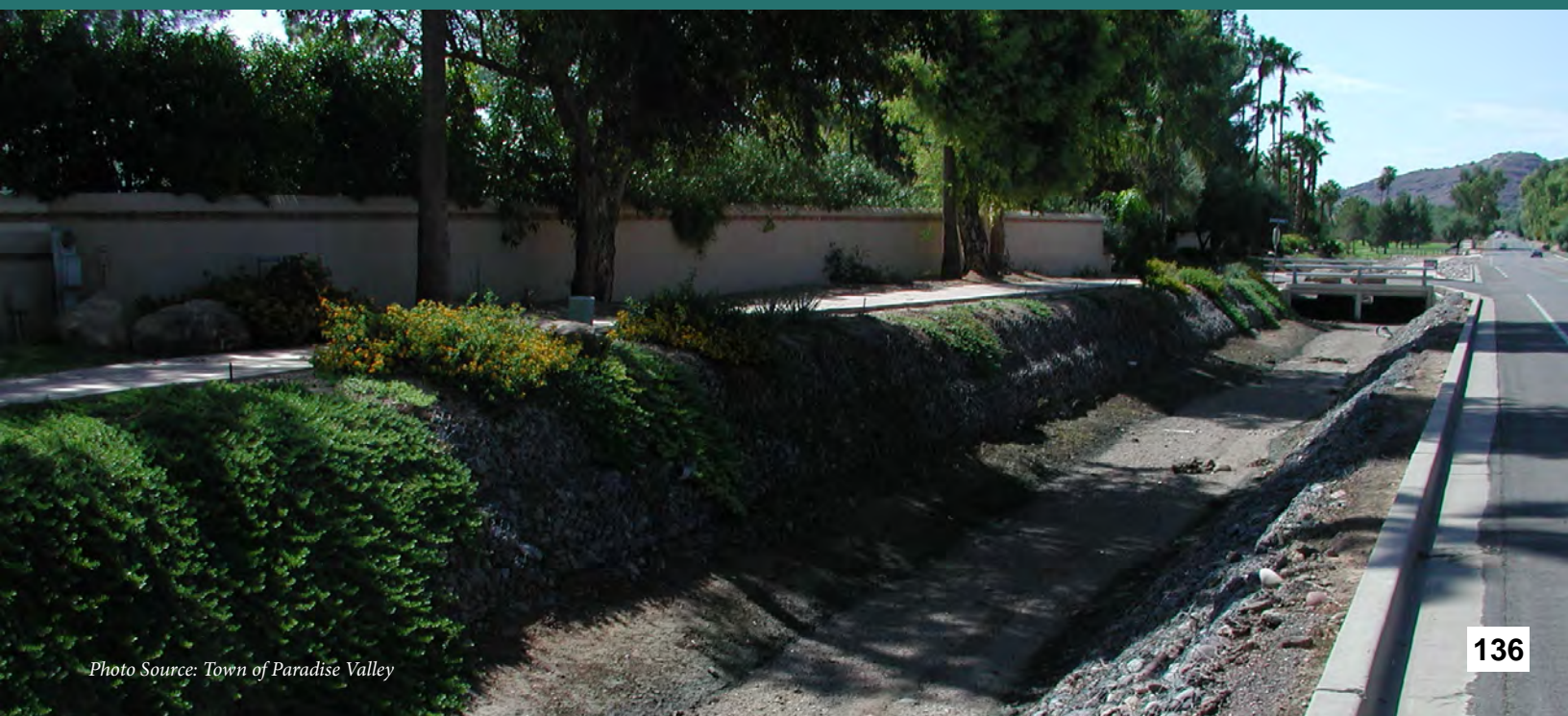
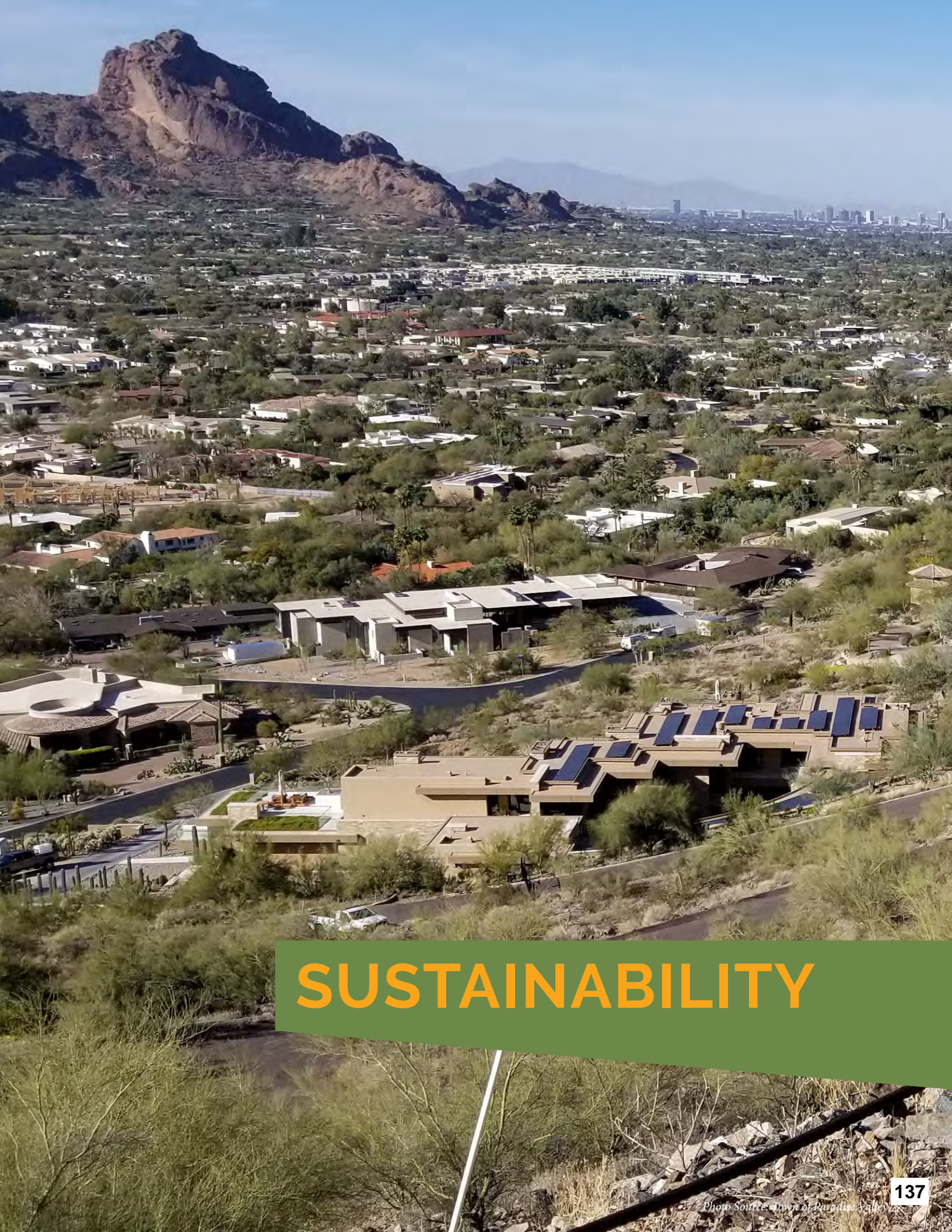


Photo Source: Town of Paradise Valley



SUSTAINABILITY

INTRODUCTION

The term “sustainability” has become widely used across various applications within society today, resulting in a broad range of potential definitions and interpretations. For Paradise Valley, sustainability is focused not only on protecting natural resources, but also on ensuring a high quality of life for all residents. Ultimately, sustainability in Paradise Valley involves continued and expanded efforts to preserve resident’s quality of life and meet their needs without compromising the ability of future generations to do the same, and to maintain Town service levels while maintaining reasonable municipal costs.

The Sustainability Element is an optional element of the General Plan and is not mandated by the State of Arizona. Its inclusion in the General Plan demonstrates the Town of Paradise Valley’s commitment to the long-term health and viability of the community. The challenge is to incorporate the three components of sustainability – the environment, the economy, and the social community – into Town efforts and actions. Therefore, the purpose of this chapter is to describe through goals and policies how the Town is committed to this challenge.

EXISTING CONDITIONS

Historically, given the Town of Paradise Valley’s smaller size, landlocked location, primarily large residential lots, and minor quantity of commercial properties, sustainability efforts have largely focused on enhancement opportunities for the established community development pattern. The Town of Paradise Valley has carried out this focus through development of a comprehensive inventory of current policies, ordinances, and programs that support the

Town’s commitment to sustainability. The Town already has many sustainable measures in place, including the application of low water-use landscaping, a hybrid vehicle fleet, audio/video conferencing, and two “green” fire stations.



Photo Source: Michael Baker International

RELATIONSHIP TO OTHER ELEMENTS

All Elements of the General Plan contribute policies and actions that either directly or indirectly further the Town’s sustainability goals; there is therefore some amount of repetition across several other chapters of this Plan. For example, the Land Use Element includes policies to promote development that is in harmony with the natural environment, the Mobility Element promotes a sustainable multimodal circulation system, the Environmental Planning and Water Resources Element supports preservation of natural features and vegetation, air quality, and water quality, and the Public Facilities/ Services and Cost of Development Element includes policies to provide high-quality services to all residents while exercising fiscal responsibility.

CURRENT TRENDS

Through public outreach efforts a great deal about what Paradise Valley residents support and oppose in relation to sustainability were identified and are in part covered throughout this Plan, but most specifically, residents expressed a desire to ensure the local social, environmental and economic systems that make up the Town are providing a healthy, productive and meaningful life for residents and visitors alike. Residents shared that they expect future growth to reflect the semi-rural feel that they cherish, to be mindful of enhancing short- and long-term economic interests of the Town; and to further a Town that is welcoming and inclusive of all people.

FUTURE CONDITIONS

The Town is committed to the social, environmental, and economic stewardship of Town operations and the Town of Paradise Valley community overall. The Town will not grow for the sake of growth, but instead will grow and change intentionally and create new special places — both natural and built — for current generations and the many that will follow.

To this end, many of the goals and policies expressed in this Element require the Town to adhere to certain sustainable practices. By imposing sustainable measures on itself, the Town desires to lead the community by example. More precisely, growth areas will be facilitated through the Special



Photo Source: Maria Lanigan

Use Permit planning process and will be required to adhere to a higher sustainable standard as part of their legislative approval. The Town's residents, through education and awareness, shall then be encouraged to follow these sustainable practices, recognizing that doing so furthers the Town's vision of a healthy desert environment.

GOALS & POLICIES

The following goals and policies support the principle of sustainability and resiliency. Creating and maintaining a social, environmental, and economic sustainable community requires integrating sustainable principles into the Town's everyday actions and decisions, adapting positively to changing conditions and technologies, and staying informed of innovations and current best practices. Therefore, decisions that are consistent with the goals and policies identified in this element of the General Plan will be made through a holistic approach that balances varying needs and applications to live and thrive in a way that does not compromise future generations' ability to also live and thrive and in doing so achieves a desired sustainable outcome.

SOCIAL SUSTAINABILITY

GOAL S.1 - COMMUNITY EDUCATION AND INVOLVEMENT. Cultivate broad community participation in programs to promote sustainability and provide the information people need to live in a sustainable way.

Policies

S1.1 - The Town shall promote Town programs to inform the community about sustainability and measures they can take to make sustainable choices and be informed on potential financial incentives and rebates.

S1.2 - The Town shall encourage and support local public and private school educational programs about sustainability.

S1.3 - The Town shall pursue recognized best practices for sustainability and resiliency in Town-developed projects and internal policies and practices.

S1.4 - The Town shall promote, where feasible, avenues to link interested residents with sustainable products and practices such as energy efficient products, water conservation measures, and waste reduction practices such as composting so that people have the tools they need to implement sustainable lifestyles.

S1.5 - The Town shall involve the community in shaping sustainability policies and in determining which measures are essential, which are desirable, and which are possible to further sustainability within our Town.

S1.6 - The Town will work cooperatively with the public and agencies to align local sustainability efforts with regional plans and strategies.

SUSTAINABLE ENVIRONMENT

GOAL 5.2 - BUILDING PRACTICES.

Support increased use of renewable energy and sustainable building practices and remove obstacles to their application.

Policies

S2.1 - The Town shall implement organizational improvements that will better enable the Town to provide its residents and development community with the most up-to-date information on energy saving and green building technologies using a variety of methods.

S2.2 - The Town shall conduct energy audits for all public facilities and develop adaptation strategies for long-term resiliency and vitality.

S2.3 - Provide, a streamlined process to encourage energy-efficiency upgrades and green building standards in new and existing buildings.

S2.4 - The Town shall design and construct Town buildings and facilities that demonstrate excellence in architectural design and showcase the Town's leadership in sustainability.

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.

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.

S2.8 - Where economically feasible, the Town shall install energy-efficient lighting retrofits and occupancy sensors on public facilities and encourage Special Use Permit properties to do the same.

S2.9 - The Town shall explore opportunities for Town installation of renewable energy and clean generation technologies.

GOAL 5.3 - GREENHOUSE GAS EMISSIONS.

Transition Town operations to operations that reduce greenhouse gas emissions and work with surrounding municipalities to reduce their greenhouse gas emissions produced by services provided in our community.

Policies

S3.1 - The Town shall manage civic operations to be as pollution free as economically feasible; including landscape maintenance equipment, maintenance at Town buildings, and Town use of chemicals for pest management.

S3.2 - The Town shall transition the various departments to the use of energy efficient low or zero emission vehicles where operationally and economically feasible.



Photo Source: Town of Paradise Valley

GOAL S.4 - WATER CONSERVATION.

Encourage the responsible consumption and recycling of water through a variety of conservation and low impact development (LID) practices.

Policies

S4.1 - The Town shall encourage the reduced consumption of water for municipal operations through water-efficient landscaping, bioswales/retention, maintenance of irrigation equipment, replacement of inefficient plumbing fixtures, and using recycled water where available and practical.

S4.2 - Work with water providers and other regional and state organizations to promote water conservation programs and incentives.

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.

GOAL S.5 - SOLID & HAZARDOUS WASTE.

Require efforts designed to reduce the amount of solid waste generated and ensure that generated waste is recycled or efficiently disposed of in an environmentally safe manner.

Policies

S5.1 - The Town shall support efficient and responsible methods of trash collection for the Town that results in reduced solid waste production and reduced impacts on the Town's streets and air quality.

S5.2 - Work with solid waste providers to ensure that recycling is available and convenient for residential and non-residential users.

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

S5.4 - Work with local solid waste providers, private business, adjacent municipalities and the county to provide for locally held annual events such as neighborhood clean-up days, household hazardous waste collection, recycling and document shredding events.

SUSTAINABLE ECONOMICS

GOAL S.6 - FINANCES.

Require efforts to ensure the Town's short- and long-term economic interests are sustained over time.

Policies

S6.1 - The Town shall support responsible operating expenditures by ongoing, stable revenue sources and will not be funded by debt issuance.

S6.2 - The Town shall prepare a 5-year capital improvement plan and update it each year. The plan shall be developed within the constraints of the Town's ability to finance improvements.

S6.3 - The Town shall maintain an adequate reserve of the annual general governmental (General and HURF funds) operating expenditures for unforeseen emergencies, such as significant loss of revenues or catastrophic impacts on the Town.

S6.4 - The Town shall evaluate all fund designations and reserves periodically for long-term adequacy and financial sustainability.

S6.5 - The Town shall seek additional grant funding to support Town efforts, programs and projects.



Photo Source: Town of Paradise Valley



Photo Source: Donna Velcio



PUBLIC FACILITIES/SERVICES & COST OF DEVELOPMENT

INTRODUCTION

The Public Facilities and Services element highlights the Town's commitment to the design and delivery of services, the physical facilities required to meet the needs of the community, and the cost of development required to ensure a sustainable future for Paradise Valley. These systems are necessary to support and maintain the high quality of social, physical, and economic health, safety, comfort, and general wellbeing expected by Town residents and visitors. This section contains existing conditions of Public Facilities and Services current trends, provisions for necessary improvements, and goals and policies to ensure ample provisions for the Town and potential development therein.

EXISTING CONDITIONS

This section discusses the public facilities, services and partners that currently exist to meet the public infrastructure needs of the community. The Town's investments along with investment from their strategic partners in public facilities and services are designed to respond to the identified needs of both the existing population and those who are expected to be here in the future.

INFRASTRUCTURE

UTILITIES

Electric & Gas

Electric providers include Salt River Project Power (SRP) and Arizona Public Service (APS). Gas is exclusively provided by Southwest Gas.

Water

The following water providers operate within the Town of Paradise Valley. Service areas are determined by property location. These public or private companies have specific service areas, and user rates that are determined & regulated by the Arizona Corporation Commission.

- Berneil Water Company
- City of Phoenix Water Services
- EPCOR Water Company
- City of Scottsdale Water Services

RELATIONSHIP TO OTHER ELEMENTS

Public facility and service decisions have widespread impact on safety, housing, development, investment patterns, and overall quality of life. Consequently, it is imperative that harmony exists between the primary topics of this element and the areas they influence or impact within all other Elements of this General Plan. For example, land use development must align with infrastructure and public utility capacity, so demands are adequately met. At the same time, the economic impacts associated with building and maintaining infrastructure must be balanced with other Town services to ensure all desired levels of service can be maintained for residents with limited government.

Sewer/Wastewater

The Town of Paradise Valley has two wastewater service providers. Paradise Valley generally provides the eastern portions of the community with sewer services while the City of Phoenix provides sewer services to the western portions of the Town. Many homes however continue to remain on individual septic systems due to the predominately large lot sizes in the community. These public or private companies also have specific service areas, and user rates that are determined and regulated by the Arizona Corporation Commission.

- City of Phoenix
- Paradise Valley, operated and maintained by the City of Scottsdale (facilitated by an Inter-Governmental Agreement (IGA))

Solid Waste/Recycling

The Town of Paradise Valley made a conscious decision not to establish a Town Sanitation Department. Rather the Town leaves the solid waste and recycling services to private companies that operate under a Town Ordinance. These companies are required to adhere to Ordinance 2016-12 which consists of detailed noise restrictions and ensures low emissions. Individual property owners are free to contract with the Town approved provider of their choice.

The Town is divided into two collection areas with separate dates and times to prevent sporadic collection cycles which can result in increased noise and traffic impediments. All residents are required to store collection containers behind screens away from the street.

Cellular Communications

As of 2021, there are six Macro Cell Sites and 42 Micro Cell sites within the Town of Paradise Valley with another seven micro cell sites on the outskirts of the Town. Due in part to the mountainous surroundings and the resident's dislike of large cellular towers, cellular coverage is a challenge for some residents and visitors.



Photo Source: Michael Baker International

PUBLIC SAFETY

POLICE SERVICES

Crime in Paradise Valley should not be compared to the surrounding communities due to the large variances in economic makeup and population. That said, the community consistently experiences very low crime. The Police Department has committed to crime prevention by preparing annual reports and updating its PVPD Strategic Plan (2021-2026), which has the following goals:

- Reduce Crime and the Fear of Crimes
- Encourage Community Empowerment
- Develop and Empower Department Personnel
- Incorporate Technology into the Department
- Review and Improve Work Product

FIRE SERVICES

The City of Phoenix provides fire service to the Town of Paradise Valley facilitated by an Inter-Governmental Agreement (IGA); however, the Town creates its fire regulations, handles investigations internally, and inspects buildings for fire code compliance. Emergency Medical Services are provided by PMT Ambulance and Rural Metro through a contract administered by the Town.



Photo Source: Michael Baker International

COMMUNITY SERVICES

SCHOOLS

Educational facilities within the Town of Paradise Valley fall within three public school districts as well as include four private schools:

Creighton Elementary School District

- Biltmore Preparatory Academy

Phoenix Union High School District

- Camelback High School

Scottsdale Unified School District

- Cherokee Elementary School*
- Kiva Elementary School*
- Cocopah Middle School
- Mohave Middle School
- Chaparral High School
- Saguaro High School

Private K-12 Schools

- Phoenix Country Day School*
- Desert View Learning Center*
- The Jones Gordon School*
- Montessori Academy*

*School physically located within Paradise Valley

PLACES OF WORSHIP

There are fourteen places of worship within the Town that provide faith-based community services for residents of Paradise Valley. These places of worship function as gathering places within the community and provide recreational facilities and programs for many residents. The placement of places of worship are regulated under Special Use Permits to address resident input regarding the surrounding neighborhoods in which they are located.

MEDICAL FACILITIES

As of 2021, there are four medical centers within the Town; Mountain View Medical Center at Shea Boulevard and Tatum Boulevard, Paradise Valley Medical Plaza at Jackrabbit Road and Scottsdale Road, Lincoln Plaza Medical Center at Lincoln Drive west of Scottsdale Road, and Van Dyke Aesthetics on Scottsdale Road north of Vista Drive. These facilities are mostly general practice physician offices for family physicians, dental clinics, veterinary clinics, cosmetic surgery places or specialty facilities like cancer treatment centers or dialysis centers. Due to its central location within the east valley, Paradise Valley is in close proximity to a wide variety of advanced and emergency level medical services that meet the needs of residents.

CURRENT TRENDS

During outreach efforts Town residents widely agreed that some of the most positive trends that have occurred during the recent past included the undergrounding of overhead utilities, public safety services, and continued Town fiscal sustainability. While residents captured several areas of success, they also expressed areas that require continued improvement. There is strong support within the community to further promote improvement of telecommunications and mobile networks. There is further desire to review and assess Town-owned property. There is also recognition for the need to monitor sewer providers and support the integration of smart technologies into Town and Town provider services.

FUTURE CONDITIONS

In the future, the Town will continue to provide high-quality services to all residents while exercising fiscal responsibility. By taking the specific steps outlined below, the Town can ensure facilities will be available for the next generation.

Quality police, fire and emergency services will continue to be provided to serve and protect the long-term health, safety, and well-being of all areas of the Town. Cooperative programs with adjoining jurisdictions and State and Federal agencies will also continue to be implemented to facilitate prompt response for a major emergency or event.

Town-owned property will be reviewed and evaluated within an ongoing public process to ensure proper management of these holdings.



Photo Source: Town of Paradise Valley



Photo Source: Town of Paradise Valley

Further, it is understood possible new public infrastructure will be required to accommodate new development, redevelopment, or new technologies within the Town in the future. Also, the need for ongoing maintenance and upgrading of existing infrastructure will continue. Infrastructure maintenance and upgrading is financially feasible through the combined efforts of the Town, private developers and private suppliers of services to Town residents. This growth will be managed in a manner that ensures new development will not have a negative fiscal impact and will contribute to Town resources so broader development objectives and the future envisioned by the residents of Paradise Valley can be achieved.

COST OF DEVELOPMENT

Providing quality municipal services to the residents and businesses of the Town of Paradise Valley is of critical importance. As growth occurs, resources need to be allocated to maintain existing systems and services, while simultaneously making necessary increases to accommodate new demand. The Town has historically favored growth in a manner that is congruent with the semi-rural character of the Town and that requires little or no extension of services. Development that occurs within or directly adjacent to existing infrastructure or service areas is the most cost-effective since much of the investment in providing those services has already been made. Building outside of existing service areas is very expensive to the community unless the vast majority of costs are borne by the development entity that prompts the need for expansion.

State law requires municipalities to identify within the General Plan various funding and financing mechanisms that may be used to finance additional public services and infrastructure necessary, beneficial, and useful to serve new development. The following items outline several options commonly used for funding public

projects (i.e. Capital Improvement Projects), as well as mechanisms to ensure any private developer whose project shares in the benefit of such improvement would be responsible for repayment of a determined proportionate amount of the overall cost. Additionally, the Town has flexibility to adjust funding strategies as alternative methods become available or legislative changes occur. Currently available funding options include: Pay-As-You-Go Out Of Current Revenues, In Lieu Of Fees, General Obligation Bonds, Revenue Bonds, Improvement Districts, Certificates Of Participation/ Municipal Property Corporations, Special Tax Districts, and Loans.



GOALS & POLICIES

Policies in this section provide for high quality public facilities and services to serve the needs of Town residents and visitors including quality police services, cooperative programs with adjoining jurisdictions and State and Federal agencies, fire protection and emergency medical services, and the effective delivery of other services by the Town, other agencies, businesses or with the support from Town residents.

PUBLIC FACILITIES/ SERVICES & COST OF DEVELOPMENT

GOAL PFS.1 - PUBLIC FACILITIES.

Provide safe, accessible, and sustainable public buildings and facilities to meet the needs of the community.

Policies

PFS 1.1 - The Town shall focus primary community activities, Town government, and administrative services in the Town Hall Campus complex, the “heart” of the Town of Paradise Valley.

PFS 1.2 - The Town shall provide accessible public buildings and facilities to all community members.

PFS 1.3 - The Town shall design Town buildings and facilities to complement and showcase the character and context of the surrounding area in particular the Sonoran Desert environment.

GOAL PFS.2 - CRIME AND LAW ENFORCEMENT.

Work cooperatively with the community, regional law enforcement agencies, local government and other entities to provide quality police service that protects the long-term health, safety, and wellbeing of our Town, reduces current and future criminal activity, and incorporates design strategies into new development.

Policies

PFS 2.1 - The Town shall maintain sufficient staffing levels for both sworn police officers and civilian support staff in order to provide quality police services to the community.

PFS 2.2 - The Town shall strive to achieve and maintain appropriate response times for all call priority levels to provide adequate police services for the safety of all Town residents and visitors.

PFS 2.3 - The Town shall work in partnership with appropriate agencies to incorporate technology in public and private development to increase public and personal safety.

PFS 2.4 - The Town shall coordinate with the public safety service providers in neighboring municipalities to provide additional public safety services when necessary.



Photo Source: Michael Baker International

PFS 2.5 - The Town shall monitor data for the delivery of police services in the Town.

PFS 2.6 - The Town shall maintain communication with the community to improve relationships and customer satisfaction, while continually exploring innovative means of communication.

GOAL PFS.3 - FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES. Provide coordinated fire protection and emergency medical services that support the needs of residents and visitors and maintains a safe and healthy community.

Policies

PFS 3.1 - The Town shall require its service providers to maintain appropriate emergency response times to provide optimum fire protection and emergency medical services to the community.

PFS 3.2 - The Town shall invest in, and incorporate, future technological advances that enhance the Town's ability to deliver emergency medical response, fire rescue, and fire prevention services more efficiently and cost effectively.

PFS 3.3 - The Town shall work with other agencies to promote regional cooperative delivery of fire protection and emergency medical services.

PFS 3.4 - The Town shall continue to pursue opportunities to ensure an adequate water supply for fire suppression by encouraging annual testing for adequate water pressure and staying vigilant and engaged in the regulatory process and with water providers.

PFS 3.5 - The Town shall continue to require private property owners to remove overgrown/dead vegetation (e.g., trees, shrubs, weeds) and rubbish and shall promote awareness of Firewise defensible space and home-ignition zones to prevent and minimize fire risks to residents' homes and surrounding properties.

PFS 3.6 - The Town shall monitor data for the delivery of fire and emergency services in the Town.

PFS 3.7 - The Town shall maintain communication with the community to improve relationships and customer satisfaction, while continually exploring innovative means of communication.



Photo Source: Michael Baker International

GOAL PFS.4 - COMPLIANCE WITH HEALTH AND SAFETY CODES. Improve the health, safety, and visual quality of the community by ensuring compliance with health, safety and zoning codes.

Policies

PFS 4.1 - The Town shall provide facilities and staffing to maintain an effective and visible code enforcement program.

PFS 4.2 - The Town shall enforce code requirements to ensure that existing properties meet health and safety standards.

PF 4.3 - The Town shall require properties with identified public nuisance violations to eliminate or remove the conditions.

PFS 4.4 - The Town shall require that properties be maintained to ensure a safe and healthy living environment, preventing blight and deterioration resulting from extensive deferred maintenance.

PFS 4.5 - The Town shall work with residents, businesses, community organizations and news outlets in conducting public outreach and educational programs to promote voluntary compliance with Town ordinances.

GOAL PFS.5 - OTHER FACILITIES AND SERVICES. Ensure that other public facilities and services are adequate to meet the needs of Town residents and businesses.

Policies

PFS 5.1 - The Town shall plan for, and continue monitoring, the provision by other public service agencies or businesses for gas, water, electricity, telecommunications, cable, fire protection, and trash disposal. The Town shall intervene, when necessary, to ensure that such services are provided in a manner that is consistent with this General Plan and for the benefit of Town residents.

PFS 5.2 - The Town shall promote the undergrounding of utility lines by encouraging residents to continue participating in cost sharing for underground utility conversion districts.

PFS 5.3 - The Town shall pursue and support targeted telecommunication facilities that improve specific infrastructure and/or service deficits in a manner that preserves views and minimizes impact to surrounding properties.

PFS 5.4 - The Town shall continue to host and promote community events for Town residents included, but not limited to, art, culture, and public safety events.

PFS 5.5 - The Town shall continue to recruit and rely on volunteers to serve on the Town Council, various boards, commissions, and committees and as judges for the municipal court to reduce the cost of government and to keep in close touch with the needs of the community.

GOAL PSF.6 – COST OF DEVELOPMENT.

Ensure the provision of high-quality public services and infrastructure while maintaining the Town's fiscal sustainability.

Policies

PFS 6.1 - The Town shall identify and evaluate funding mechanisms for the provision of new public facilities and services for the improvement of existing Town facilities and services.

PFS 6.2 - The Town shall ensure that capital improvement and infrastructure funding mechanisms adopted by the Town are legal and reasonable to new and/or existing development.

PFS 6.3 - The Town shall investigate the need and potential to adopt development impact fees covering the cost of additional Town facilities and services required to meet the needs of new development.





IMPLEMENTATION

IMPLEMENTATION

Paradise Valley will realize its long-term Vision through a coordinated and continuous program of Plan implementation, evaluation, and update. The following subsections provide guidance relative to the comprehensive application of these three components.

All three components work cohesively together to ensure the Town is able to prioritize implementation efforts while maintaining fiscal responsibility.

Ultimately, the purpose of this Chapter is to:

1. Identify high-priority action steps that align with and advance Plan Goals
2. Ensure that annual budget and capital improvement plan expenditures address current community priorities and needs as expressed in this Plan
3. Describe the criteria for subsequent amendments to the General Plan.

ACTIONS

The following detailed implementation table provides a list of major actions to further implement this Plan. Each action is identified by the General Plan goal or goals it aligns with, followed by an indication of whether the action is a one-time Project Specific effort or a continuous Ongoing Effort. These three indicators shall be used to assist the Town in evaluating and prioritizing individual actions for the General Plan's ultimate implementation.

While this table helps to promote achieving the desired vision of the Town, these actions should not be treated as a static checklist but as "recommendations" for implementation that identify strategies and projects that, under current conditions, represent a high degree of conformance between community needs and values. As such, as conditions change, so too should the timing and slate of actions.

PURPOSE:

The General Plan outlines a series of comprehensive goals and policies targeted at achieving a desired vision or future for the Town of Paradise Valley. While broad in nature, these goals and policies are further supported with intentional actions and tactful strategies outlined in this chapter. Collectively, the following actions provide a more specific framework with steps for the Town to take while the strategies act as a series of tools to initiate the actions. The progression of Goals, Policies, Actions, and Strategies outlines a clear path for implementation that allows flexibility to adjust and adapt to the Town's needs and priorities over the next 10 years and beyond.

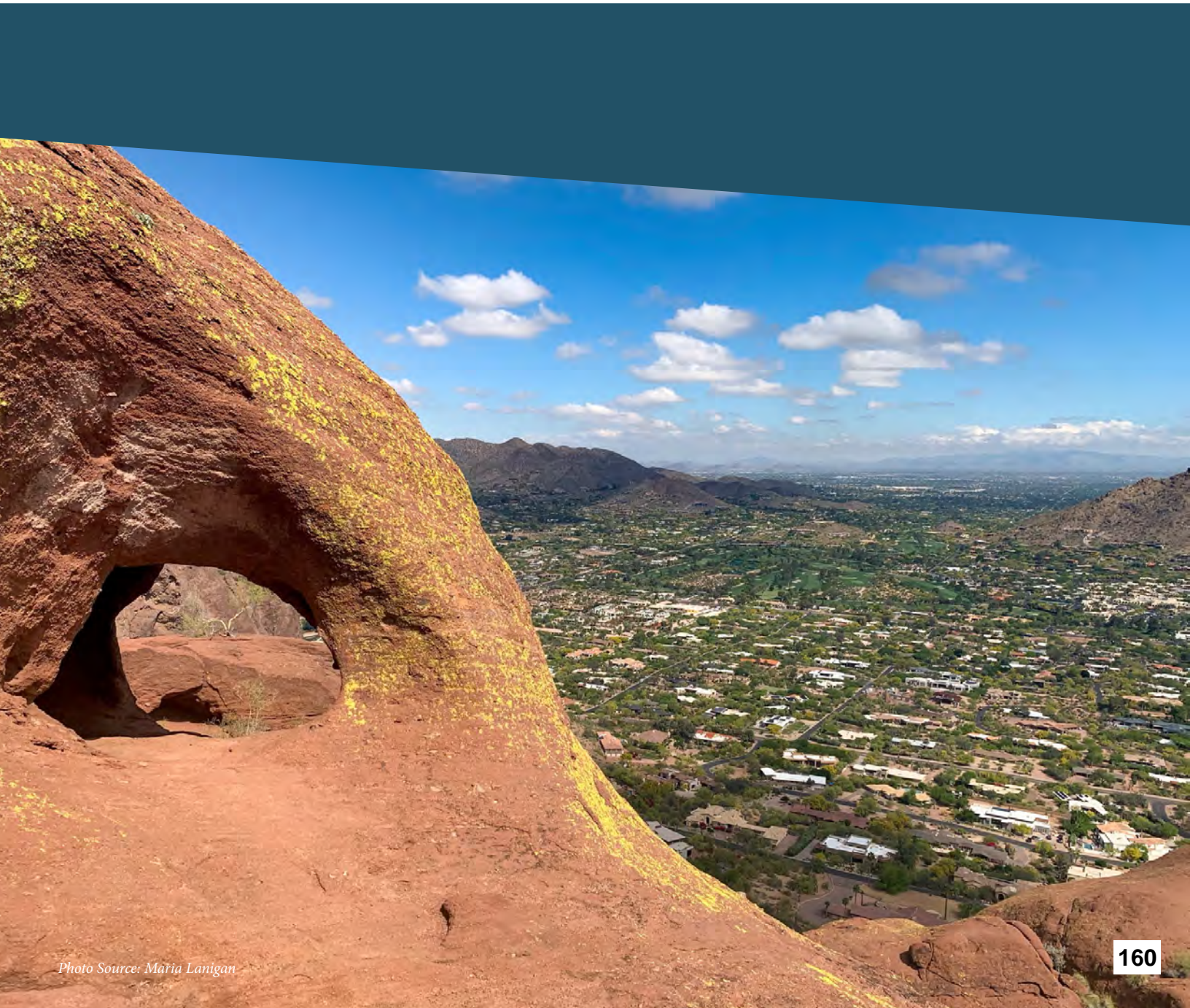
Table 7: Implementation Actions

Actions		Implementing Goal(s)	Specific Project	Ongoing Effort or Program
1	Update the SUP Guidelines, as necessary, to encourage SUP property revitalization and as long as such improvements do not adversely affect the integrity and enjoyment of adjacent residential areas and natural and semi-urban landscapes. Require community impact assessments that demonstrate both the positive and adverse impacts of proposed SUP projects and utilize context appropriate and responsive building and site design to ensure compatibility with adjoining uses, views and open space.	LU.3, LU.6, CC&H.1, CC&H.2		X
2	Routinely evaluate, amend, and codify code enforcement resources to establish clear nuisance and maintenance measures to further require property owners to remedy identified public nuisance violations and require properties be maintained to ensure health and safety.	LU.1, LU.2, CC&H.1, EPW.1, PFS.4		X
3	Continue to monitor land use and development conditions within the Town to ensure all Codes and regulations are effectively addressing and/or mitigating identified issues of community concern.	LU.1, LU.2, CC&H.1, CC&H.5		X
4	Continue to initiate, monitor, and support legislation that will help to address the unique conditions and trends that negatively impact the community (e.g., short-term rentals).	CC&H.5		X
5	Continue to enforce and refine the Town's Hillside Development Regulations through periodic code assessments and updates to ensure the Town's prominent mountain peaks, ridges, and hillsides are minimally impacted by development.	EPW.1, EPW.3, PFS.4		X
6	Encourage residents to continue participating in the cost sharing for undergrounding utilities, hosting informational meetings and facilitating discussions between residents and the utility companies.	CC&H.3, PFS.5		X
7	Assess the subdivision ordinance and identify measures to encourage new residential subdivisions to incorporate native, drought tolerant, low water use landscaping in common open space areas.	LU.1, LU.2, CC&H.1, CC&H.2, OS.2	X	
8	Utilize the Visually Significant Corridor Master Plan to identify key gateways and roadways to the Town and apply a comprehensive and consistent design plan that differentiates the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life.	M.2, M.4, M.5		X
9	Implement neighborhood outreach efforts to improve notification to residents and for neighborhoods to provide input to the Town (e.g., continue neighborhood association inventory, Town-sponsored HOA forums, use of website/social media, Town Reporter newsletter and Resident Guide).	CC&H.1, M.1		X
10	Routinely evaluate and amend the Town lighting regulations as necessary to protect the Town's night skies.	CC&H.1, CC&H.3, LU.6		X
11	Continue Town Administration and Task Force efforts to increase opportunities for new technologies in telecommunications and broadband services in the community by identifying community needs and suitable providers as well as assessing suitable locations for infrastructure in a manner that minimizes the visual impact on the Town and private property.	CC&H.3, PFS.5		X

Actions		Implementing Goal(s)	Specific Project	Ongoing Effort or Program
12	Create a Town Engineering Standards Manual to address roadway design specifications, street cross sections that promotes the Town character and reduces adverse environmental impacts, emergency vehicle and non-emergency service providers accommodations, and consolidate accepted Town engineering regulations.	M.1, M.2	X	
13	Continue coordinating with adjacent communities (i.e., Scottsdale and Phoenix) and regional agencies (i.e., MAG) to coordinate improvements, ensure safe and efficient linkages, and review and comment on planning or active projects that affect the Town. Specific focus should be given to coordinating regional congestion and local cut through traffic mitigation, non-vehicular mobility routes, and identification of potential funding sources.	M.1, M.2, M.3		X
14	Conduct roadway safety assessments by maintaining an inventory of traffic counts for all mobility types on Major Arterial, Minor Arterial, and Collector roadways in the Town. This inventory will assist the Town in monitoring the performance of the roadway network, including tracking levels of service (LOS). The Town should work cooperatively with the Cities of Scottsdale and Phoenix and Maricopa Association of Governments to assemble this information.	M.1, PFS.5		X
15	Continuously maintain the Town's GIS mapping inventory that includes all aspects of land use, mobility, open space, public services and facilities, hillside, and environmental areas to assist in determining priorities for ongoing management, as well as prioritizing maintenance needs.	LU.1, M.1, OS.1, PFS.1		X
16	Establish a Neighborhood Traffic Management Program (NTMP) to provide a comprehensive, thoughtful, and systematic program to address neighborhood traffic concerns (i.e., traffic calming and traffic control measures), improve pedestrian and bicycle safety, and maintain the scenic and quiet semi-rural character of Paradise Valley neighborhoods.	M.1, M.2	X	
17	Create and implement a Safe Routes to School Plan.	M.1, M.2	X	
18	Use tools such as partnerships, donations, easements, and the purchase of development rights to preserve open space and visually significant ridgelines and peaks.	OS.1, EPW.3		X
19	Continue to preserve and encourage the restoration of the Town's washes through periodic fire and code enforcement inspections.	EPW.1, EPW.7		X
20	Periodically evaluate current measures to alleviate parking problems related to regional trailheads, to ensure effectiveness and amend as necessary.	CC&H.1, M.2		X
21	Continue to work with Scottsdale Unified School District to promote the joint use of educational facilities.	OS.3		X
22	Evaluate and amend as necessary the Native Plant Preservation Ordinance to ensure it preserves and protects natural vegetation and wildlife areas, mature trees and landscaping, and promotes the restoration of indigenous Sonoran Desert vegetation that has been disturbed or scarred by new developments. In addition, such review shall include any process changes in how the Town monitors new development and redevelopment to ensure the maximum feasible protection of native plants.	CC&H.3, EPW.1	X	

Actions		Implementing Goal(s)	Specific Project	Ongoing Effort or Program
23	Evaluate and amend as necessary the Landscape Design Guidelines to address public landscape design along our public rights-of-way and associated open spaces, integrate applicable components of the Visually Significant Corridor Master Plan, and incorporate a native, drought tolerant, low water use plant list. In addition, consider incorporation of the key provisions of the Landscape Guidelines into the Zoning Ordinance.	OS.2, EPW.1, EPW.3	X	
24	Update the Zoning Ordinance, evaluate current best practices for organization, remove conflicting language, and incorporate provisions to be consistent with Town, State and Federal regulations.	LU.1, M.1, OS.1, PFS.1	X	
25	Continue to apply for the Tree City USA designation on an annual basis. Support exceeding Tree City USA requirements by initiating efforts such as promoting a tree dedication program that encourages property owners and builders to donate surplus trees from their properties that they cannot accommodate for use on Town owned property.	EPW.2		X
26	Continue to require on-site retention for applicable new development and redevelopment and require the provision of adequately sized facilities to retain and transport storm water. In addition, promote low impact development (LID) methods during the site design review process.	EPW.5, EPW.6, EPW.7, S.4, S.2		X
27	Continue to utilize the Town's budgeting and CIP processes to effectively monitor and maintain Town-controlled washes and/or Town-owned flood control and drainage facilities.	OS.1, EPW.7		X
28	Examine opportunities to provide or promote technology upgrades (i.e., smart meters, smart traffic signals, smart lighting, conduit, etc.) that can improve the efficiency and efficacy of public or private facilities and services within the Town.	S.6, PFS.1, M.1, PSF.6		X
29	Evaluate environmentally sustainable efforts, incentives, and outreach programs such as, staff training, Green Building measures/codes, demonstration projects, award programs, reduced permit fees and minor variations from certain development standards.	S.1, S.2		X
30	Establish and implement a public process to review and evaluate Town-owned property to further the effective management of these Town resources.	PFS.1, S.6		X
31	Continue to coordinate with Town public safety service providers, including police, fire and emergency services, along with neighboring municipalities, and other state and federal agencies to identify ways to enhance the Town's ability to deliver public safety services more efficiently and cost effectively.	PFS.2, PFS.3		X
32	Continue to monitor and publish public safety, fire and emergency, and public utility data including but not limited to: response rates to service calls, types of service calls, number of arrests, number of moving violations, traffic fatalities, number of DUIs, civilian complaints received against members in service, fire incident outcomes, critical incident response standard, workforce safety, satisfaction rating, and financial management.	PFS.2, PFS.3		X

	Actions	Implementing Goal(s)	Specific Project	Ongoing Effort or Program
33	Continue to promote volunteering for the Council, various boards, commissions and committees, or Town services and programs and judges for the municipal court.	S.1		X
34	Monitor grant funding opportunities, particularly those applicable to health and safety improvements.	LU.1, M.1, OS.1, PFS.1		X
35	Continue to promote resident communication and engagement utilizing contemporary best practices & technology to provide residents with current and relevant information and timely updates.	PFS.5, S.1		X



STRATEGIES

The preceding Action measures will be prioritized by the Town over the next several years. The following implementation strategies act as a toolbox available for the Town Manager, Town Staff, and Town Council to initiate and execute the Actions that effectively implement the General Plan:

REGULATORY ACTIONS

Regulations rely on government's police power to control what people can and cannot do in the interest of the public's health, safety, or welfare. The Town administers and enforces various regulations to control land use. These regulations include the zoning code, subdivision code, flood control code, grading code, sign code, and building code. The Town also administers requirements imposed by the Federal and State governments.

INCENTIVE MEASURES

Where regulatory controls are the government's "sticks", incentives are the "carrots" to encourage certain actions. Too often, regulation is the solution. Regulation can be restrictive, reactive, and divisive. Incentive measures, on the other hand, can invite creative "win-win" solutions. Examples of incentive measures include rear yard property set-back modifications for properties that front on Major Arterials, expedited permit processing, density bonuses, and discounted permit fees.

ACQUISITION MEASURES

Where significant resources are located on private property, it may be more appropriate for government to purchase the development rights or fee simple title rather than to severely regulate the owner's use of the property. Obviously, purchasing in reaction to development proposals is expensive.



CAPITAL BUDGET ACTIONS

The Town annually prepares a capital improvements budget where public facility projects (new construction or major repairs) are identified. The budget is accompanied by a five-year Capital Improvement Program (CIP). The CIP process is explained in more detail below.

PROGRAMS

Certain community needs do not necessarily require land or a new facility, but rather a focused commitment of time and money towards achieving specific objectives. These operational projects are referred to as programs. Too often, resources are diverted to studies that could be more effectively used for pilot programs that actually try to achieve results and provide lessons through action.

DEVELOPMENT/REDEVELOPMENT

In very special situations, it may be appropriate for government to take the lead and act as developer either singly or as a public/private partnership. These situations arise when the private market fails to address certain needs or when the situation is quite large-scale or complex.



MAJOR AMENDMENTS

This section of the General Plan addresses the State's Growing Smarter/Plus statutory requirements for addressing "major amendments" to the plan. The statute provides the following definition of a "major amendment" to a general plan:

ARIZONA REVISED STATUTES

For purposes of this subsection [9-461.06.H], "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

Once a proposed amendment is defined as major, it is subject to a higher standard of procedural review and public scrutiny than would be required of any other plan amendment. Specifically, major amendments are subject to the same review requirements outlined for the adoption of a general plan, with the exception that they are not subject to ratification by popular election, as is the case with initial general plan adoption.

Changes that are not considered major amendments will be processed as minor amendments in accordance with State and Town regulations concerning timing, notice, public hearing, and action.

GENERAL PLAN AMENDMENT PROCESS

The Town shall identify and implement a transparent application process for the consideration of General Plan amendments.

DEFINITION

The Town is unique in terms of the factors that influence the way that a major amendment is defined, as cited above. It is a small community, both in terms of physical size and population; the existing mix/balance of uses is homogeneous, with most of the community being designated for low-density residential uses; and it is a mature community with little developable land remaining. All of these factors combine to indicate that the Town is likely to be more sensitive to land use changes than other communities might be and that relatively small changes would have greater effects on the overall land use balance. Also, because traffic is such an important issue in the Town, changes in the way the roadway network operates are likely to have a more pronounced effect than they would in larger communities.

Based on the factors described above, an amendment of this plan will be major if it meets either of the following criteria:

1. Land Use Map

Typically, a change in the land use designation on the General Plan Land Use Map from one classification to an increased density classification shall be considered a major amendment. Table 7 illustrates changes that would be considered major amendments. The size of the area proposed for change is immaterial.

2. Circulation Map

A change in the functional classification of a roadway to higher capacity classification on the General Plan Circulation Map shall be considered a major amendment. This would include changing any street to a higher level in the hierarchy (e.g., Local to any other class, Collector to Minor or Major Arterial).



Photo Source: Michael Baker International

Table 7: Major Amendment Definition

Major Amendment Definition Land Use Map Changes								
Existing Map Designation	Proposed Map Designation Change							
	VLDR	LDR	MDR	R/CC	MO	PQP	OS Pub	OS Priv
Very Low Density Residential (VLDR)	X							
Low Density Residential (LDR)		X						
Medium Density Residential (MDR)			X					
Resort/Country Club (R/CC)				X				
Medical Office (MO)					X			
Public/Quasi-Public (PQP)						X		
Public Open Space (OS Pub)							X	
Private Open Space (OS Priv)								X

Major Amendment

Minor Amendment

No Change





GLOSSARY

GLOSSARY OF TERMS

Americans with Disability Act (ADA): Signed into law on July 26, 1990, the ADA is a wide-ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability. It affords similar protections against discrimination to Americans with disabilities as the Civil Rights Act of 1964, which made discrimination based on race, religion, sex, national origin, and other characteristics illegal.

Arizona Department of Water Resources (ADWR): The agency with regulatory responsibility for managing surface water and groundwater resources in Arizona.

Arizona Revised Statutes (ARS): Laws adopted by the Arizona State Legislature

Capital Improvements Program (CIP): An annually updated document that describes transportation, flood control, equipment purchases and other capital projects and expenditures that are programmed for a set period, usually 5 years.

Cluster Developments: A development technique in accordance with Article IX, Cluster Plan District, of the Town's Zoning Ordinance that retains the same one house per acre ratio but permits reduced lot sizes in order to allow the remaining land to be permanently preserved which have natural features of scenic beauty of significance to the general public, to provide greater than normal setbacks from heavily traveled thoroughfares, or allow flexibility for development of parcels on the perimeter of the Town which lack physical access to Town streets and which meet certain criteria.

Dark/Night Skies: Limited and efficient use of exterior lighting to maintain minimal night-time lighting levels and preservation of the dark sky through Town lighting regulations and guidelines which may or may not fully meet all the standards to be an International Dark Sky Community designation.

Gathering Space: Means a limited area, such as a courtyard or plaza, allocated and designed for the purpose of accommodating the assembly of small groups of people in association with Town Hall campus, resorts, Barry Goldwater Memorial, houses of worship and schools.

Highway User Revenue Funds (HURF): Means monies used by the State of Arizona and also distributed to cities, towns, and counties for transportation projects which are collected from taxes on motor fuels and a variety of fees and charges relating to the registration and operation of motor vehicles.

International Dark Sky Community: A town, city, municipality, or other legally organized community that has shown exceptional dedication to the preservation of the night sky in accordance with specific guidelines and nomination criteria established by the International Dark-Sky Association.

Leadership in Energy and Environmental Design (LEED): A widely used green building rating system and certification standards program for virtually all building types. LEED provides a framework for healthy, highly efficient, and cost-saving green buildings.

Low-Impact Development (LID): A sustainable approach to stormwater management that utilizes the landscape to absorb storm runoff, reducing flows that can contribute to flooding and increase infrastructure costs as fully described in the Town's Storm Drainage Design Manual.

Maricopa Association of Governments (MAG): An association of towns, cities, native nations, Maricopa County, and the Arizona Department of Transportation for the greater Phoenix region for addressing long range planning and policy development on a regional scale.

Multi-Modal: A general term in planning and transportation that takes a holistic view of options and impacts on all modes of circulation for a community (e.g. walking, driving) that considers aspects such as safety, efficient movement, the needs of the persons for each mode of travel, impact to the environment, and impact to quality of life.

Regional Transit: Refers to the Valley Metro passenger service provided to the public along the established and approved routes with fixed or variable schedules at published fares.

Resiliency: The ability to anticipate risk, limit impact, and bounce back rapidly through survival, adaptability, evolution, and growth in the face of turbulent change.

Streetscape: Landscaping, lighting, signage and street furniture (e.g. bench, seating wall, trash can) located within and adjacent to public streets and their rights-of-way; including sidewalks or pathways.

Sustainability: Being focused not only on protecting natural resources, but also on ensuring a high quality of life for all residents. Ultimately, sustainability in Paradise Valley involves continued and expanded efforts to preserve resident's quality of life and meet their needs without compromising the ability of future generations to do the same, and to maintain Town service levels while maintaining reasonable municipal costs.

Valley Metro: A regional public transportation agency providing coordinated transit services to residents of metro Phoenix.

Visually Significant Corridors Master Plan: A 2018 Town-adopted plan of guidelines for the design of Streetscapes along Lincoln Drive and Tatum Boulevard.



Photo Source: Michael Baker International