

# **TOWN** *Of* **PARADISE VALLEY**



---

## **STAFF REPORT**

---

**TO:** Chair and Planning Commissioners

**FROM:** Lisa Collins, Community Development Director  
Paul Michaud, Planning Manager  
Loras Rauch, Special Projects Planner

**DATE:** August 31, 2021

**DEPARTMENT:** Community Development Department, Planning Division  
Loras Rauch, 480-348-3595

**AGENDA TITLE:**

**Discussion on the 2022 General Plan Land Use Map, Circulation Map and Classification Standards, Open Space Map, and review of the public comments received by the Town during the summer Work Sessions and Special Work Sessions of the Planning Commission.**

**ADDITIONAL CHANGES BEING PROPOSED:**

The *initial draft* of the Goals & Policies of the 7 Elements of the 2022 General Plan have now been reviewed by the Planning Commission. Each of the Elements are interconnected and no one Element is without impact on another Element. The project team will be editing the Goals & Policies of the elements based on the general guidance provided by the Commission. In addition to the Goals & Policies, the project team identified several other aspects within the 2012 General Plan that need to, or should be, either removed, updated or added to the 2022 General Plan. These additions and changes involve updates to several of the maps and clarification of some design specific aspects.

The Land Use Map remains essentially the same from the 2012 General Plan. However, there are a few minor changes. One edit is the removal of the mixed land use categories of "Low Density Residential or Resort/Country Club" and "Private Open Space OR Resort/Country Club" within the Development Areas because the Town completed the Special Use Permit zoning at Mountain Shadows Resort and Five Star Development (Ritz Carlton) which was unknown during the 2012 General Plan update process. Another edit are the local streets (both private and public) are shown on the Land Use Map as roads since this is their main function, moving the designation of its open space to a new Open Space map as described below. The other edits added in the General Plan Map are changes the Town Council approved since adoption of the 2012 General Plan. These include the Public/Quasi Public designation on the western portion of the Franciscan Renewal Center located within the Town, the designation of

five acres owned by the Andaz Resort, the change of the former Kachina School to Low Density Residential, and the designation of Low Density Residential to a one-acre portion of the Ascension Lutheran Church. The Development Area Map has also been removed.

The Circulation Map, which shows the functional classifications of the roadways, remains relatively the same as the 2012 General Plan. The edits to this map include the designation of Lincoln Drive and Tatum Boulevard as a Visually Significant Corridor to reflect the 2018 adopted Visually Significant Corridors Master Plan. The Major Arterial dashed line, indicating non-Paradise Valley street classifications, has been removed and replaced with the solid Major Arterial line as these streets are still classified as being Major Arterials no matter which jurisdiction they are technically located in or which jurisdiction maintains them. The local streets, as shown in the 2012 General Plan, have been drawn in a lighter weight for reference purposes on the Land Use Map. The Land Use Map emphasis is on non-local streets, with local streets addressed in the text of the Mobility Element. Another proposed change is the removal of the cross-section information in the existing Mobility Element (this will come out with the *Public Draft*). Staff and the project team believe that this “design specific information” is better served when located in a design type guideline/manual rather than in the General Plan. Finally, Table 4.1 within the General Plan has been updated for consistency as it describes the facilities that exist within each roadway classification (this will also come out with the *Public Draft*).

The Open Space Map is a new map to better define the different types and location of existing open space that Paradise Valley residents enjoy, particularly the mountain preserve areas that are more for visual enjoyment than active enjoyment like the golf courses in town. For this map the local street GIS Layer has been “turned on” to better indicate that both public and private local streets as well as all other classification of streets are considered as open space.

#### **PUBLIC COMMENTS:**

Not all aspects of a specific Element are discussed solely within that one Element, because they have equal or stronger relationships with other Elements within the General Plan. Because of this interconnectivity or overlap of the Elements, the approach taken was for Planning Commission to go through their initial review and then consider each of the comments and different viewpoints we have received during this review period in a holistic fashion, across all Elements, at one time in the most appropriate manner. **Attachment E** is a combined running account of the public emails staff has received from June 7, 2021 through August 16, 2021.

#### **TIMELINE/SCHEDULE ADJUSTMENT DISCUSSION:**

The project team is suggesting that at the (9/7) Regular Planning Commission meeting the Commission review the Implementation Element/Action Items Element. Then at the (9/21) Regular Planning Commission meeting review the full *Public Draft*. Below is a more comprehensive timeline of future dates.

The Town Council would then have the months of September and October to review, discuss and fully vet the *Public Draft* of the plan. The community would have opportunities for comment during the Town Council review. After the Town Council finishes its review and their recommendations have been crafted into the plan a 2<sup>nd</sup> Community Workshop would be held. Again, community input and comments would be encouraged. The project team is suggesting that the 2<sup>nd</sup> Community Workshop occur in late October and/or likely no later than early November just after the start and/or during the mandatory 60-day review period.

It remains very important that the mandatory 60-day review period begin on November 1, 2021 if the target of the August 2022 Primary Election (voter ratification) is to be achieved. Again, opportunities for the public to comment will continue throughout, up to and including, at the Public Hearing process during February and March 2022.

Possible Future Action/Dates:

- 9/7: Planning Commission Regular Meeting (review Implementation Element)
- 9/21: Planning Commission Regular Meeting (review of *Public Draft*).
- Month of September: Town Council Work Session Review (9/9 and 9/23)
- Month of October: Council Work Sessions &/or Special Sessions.
- Month of October: Complete all final 60-Day review draft edits
- Early in November: Conduct 2nd Community Workshop (date TBD)
- **November 1, 2021 – December 31, 2021: 60-Day Review Period**
- Month of January: Complete Edits from 60-Day Review
- Month of January: Planning Commission 1/4 and Council 1/13 Work Sessions
- 2/1/2022: Planning Commission Hearing (Commission Recommendation)
- 2/15/2022: Planning Commission Hearing (LAST DATE Council Recommendation)
- 3/10/2022: Town Council (Council Adoption)
- 3/24/2022: Town Council (Alternative Council Date if needed) *\*but would leave only 1 week to prepare material for election notification deadline, so best to avoid*
- 4/4/2022: 120-Day Election Notification Period
- 8/2/2022: Primary Election (Voter Ratification)

**ATTACHMENT(S):**

- A. Staff Report
- B. Land Use Map
- C. Circulation Map
- D. Open Space Map
- E. Public Comments received from June 2021 – August 2021