



2012 GENERAL PLAN UPDATE

Town of Carefree

MAG POPTAC Meeting

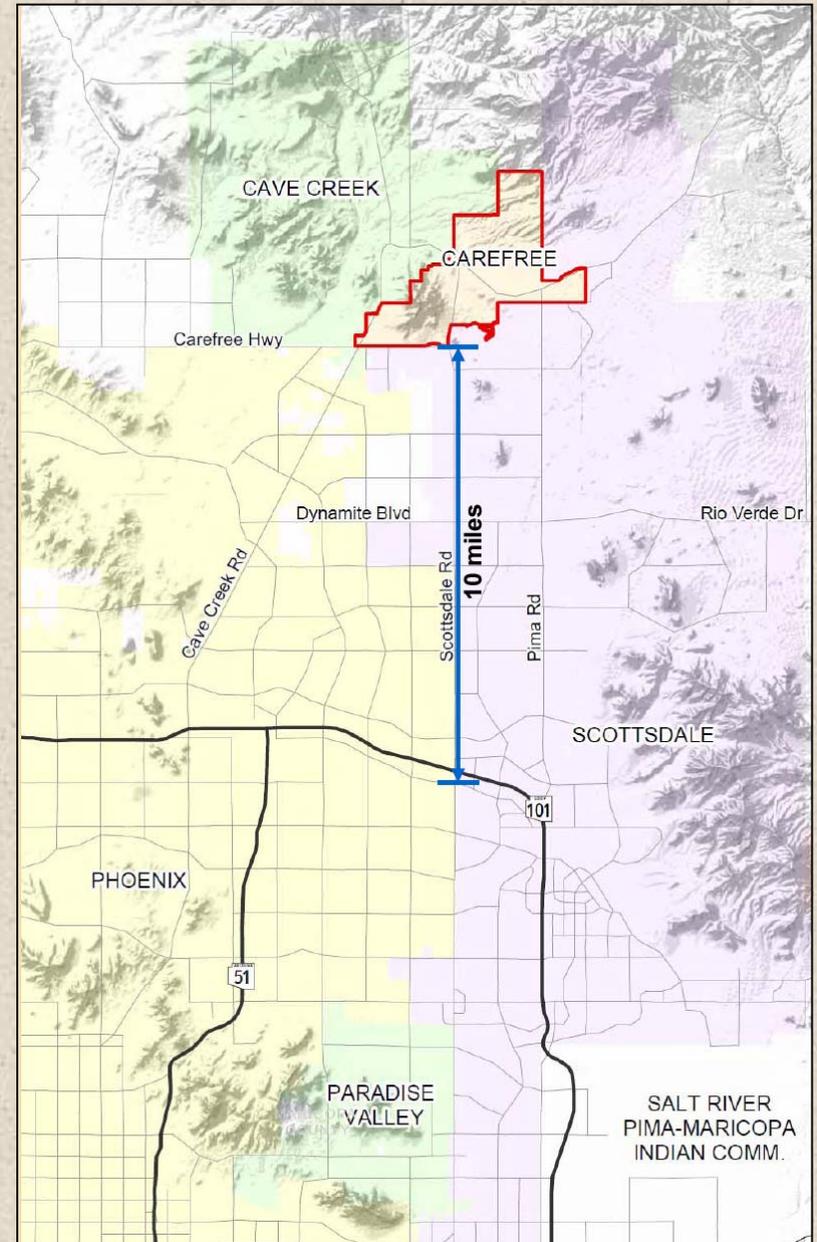
Tuesday, February 28, 2012



Town of Carefree

Census Data	Data
Population 2010	3,363
Pop. Incr. 2000-2010	15%
Median age 2010	60.2 yrs.
Median age 2000	55.2 yrs.
Age <18, 2010	10%
Housing Units	2251
Seasonal	15.8%
Unoccupied	26.5%

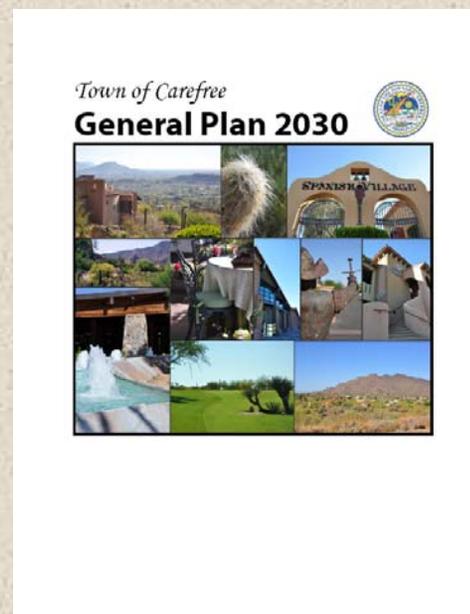
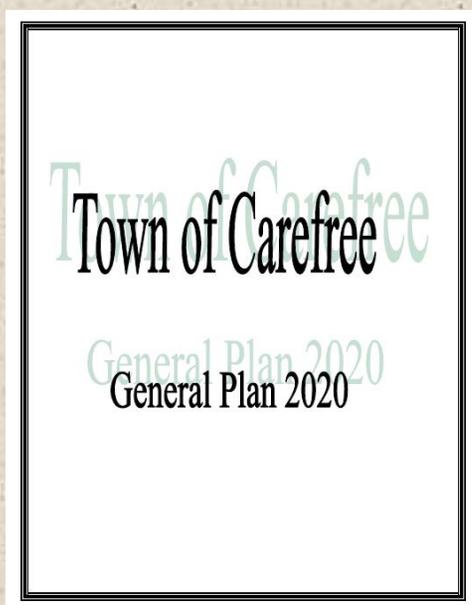
Land Uses	Data
Residential	87%
Nonresidential	4%
Open Space/Golf Courses	9%
Total Area (sq.mi.)	8.5





2012 Carefree General Plan Update

- ❑ **Audience:** Local community, region, future interests
- ❑ **Update:** Not a rewrite; an update completed in-house
- ❑ **Input:** Incorporate direction from visioning sessions and public input throughout the process





GP Update Process



- Establish process
- Visioning sessions
- Obtain direction from public for the update

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- Complete studies
 - Evaluate general plan and existing conditions
 - Coordinate with agencies
 - Prepare draft general plan based on visioning process

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- 60-day public review
 - Adopt plan
 - Voter ratification



GP Update Process

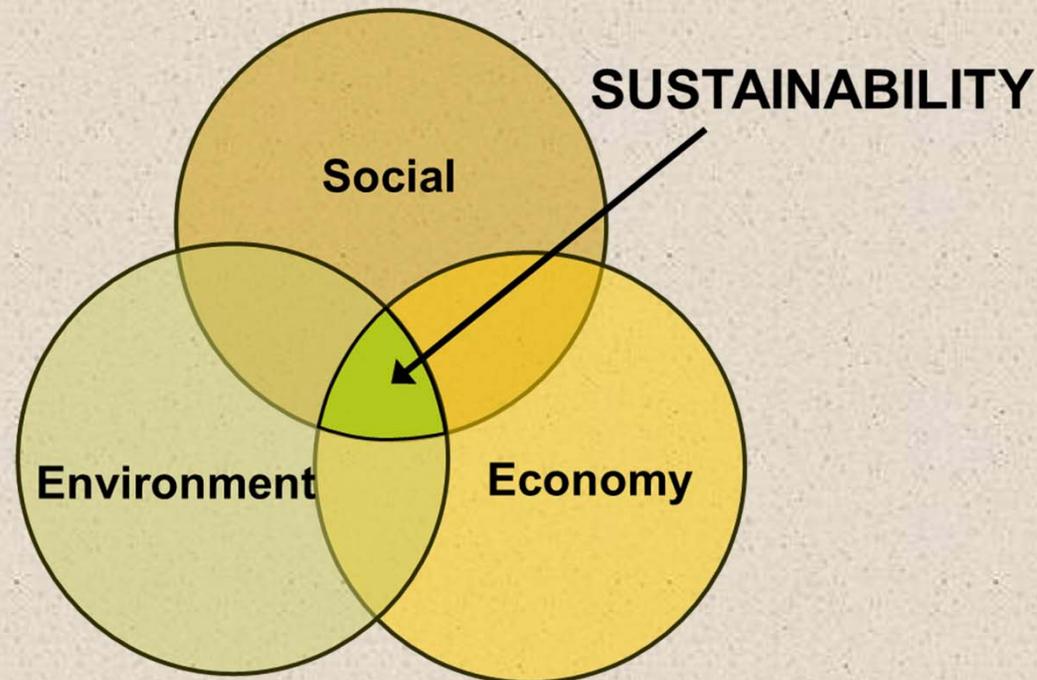
Phase 3 Tentative Schedule

Mtg. Date	Description
Jan. 9, 2012	P&Z Approval of Draft General Plan
Jan. - March	60-day Public Agency Review
April 9	P&Z Commission Public Hearing
May 1	Town Council Public Hearing
June - Nov.	Maricopa County Elections process
November 6	Election – General Plan ratification by voters



Overview of Revisions

1. Apply sustainability triangle throughout Plan
2. Reorganize sections
3. Update studies and maps
4. Reflect trends in Town and surrounding jurisdictions





Overview of Revisions

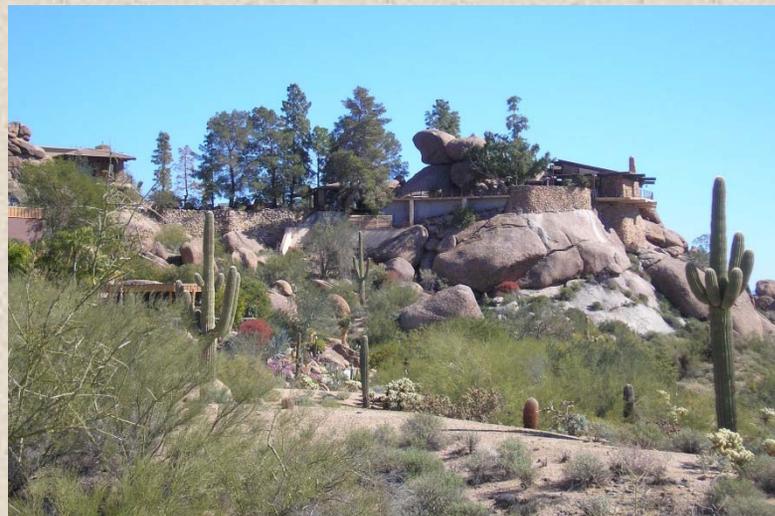
5. Additional land use analysis
6. Wider range of environmental policies
7. Add economic development component
8. Expand vision for Town Center as a viable place with diverse activities.
9. Increase opportunities for bicycle and pedestrian activity





Status Quo or Different Direction?

- **Uphold and enhance original vision**
 - Distinct, tranquil lifestyle
 - Integrity of natural environment
 - Protect low density uses
 - High quality architecture that compliments natural features.
 - Focus intensity and services in Town Center
 - Support special uses: resorts, airport, golf courses





Status Quo or Different Direction?

□ Changes:

- Promote more activity in Town Center.
- Expand market area beyond Town limits
- Make economic development a higher priority.
- Additional mixed uses within Town Center.
- More pedestrian/bicycle connections.
- Changes to future land use map.





Challenges and Responses

□ Encouraging public participation

- Online surveys: www.surveymonkey.com
- Use of email notices and website
- Outreach to HOAs and agencies
- Greater involvement by the Town Council to learn and discuss stakeholder viewpoints
- Preliminary capital improvement proposals in conjunction with general plan:
 - Manage and improve upon infrastructure
 - Proposed amenities
 - Prioritize projects
 - Funding strategies – financial planning



Challenges and Responses

- **Balance development with preserving neighborhood quality**
 - Policy of establishing open space and natural buffers between differing land uses.
 - Maintain existing semi-rural low density nature of Town.
 - Leverage the Town Center as an attraction for local region.
 - Limit additional nonresidential growth to Town Center or only specified secondary commercial centers.



Challenges and Responses

- **Town Center to become more visible and a greater attraction**
 - More festivals
 - New amenities for residents and visitors (Wi-Fi, splash pad, botanical gardens renovation).
 - Expand mixed uses
 - Shift toward more retail vs. office
 - Promote projects that improve visibility into the Town Center



Challenges and Responses

- ❑ **Operations planning and specifics vs. General Plan long range planning**
 - General Plan to give direction and vision.
 - "30,000 ft. level" future planning.
 - Leave specifics to transportation plan, zoning ordinance, CIP, financial plan, utility plan, etc.
 - Avoid unnecessary General Plan updates or legal challenges.
 - Provide clarity where needed to protect long-term interests (i.e. defining major amendments and specifying secondary commercial centers).



For more information: www.carefree.org





Supplemental Information...



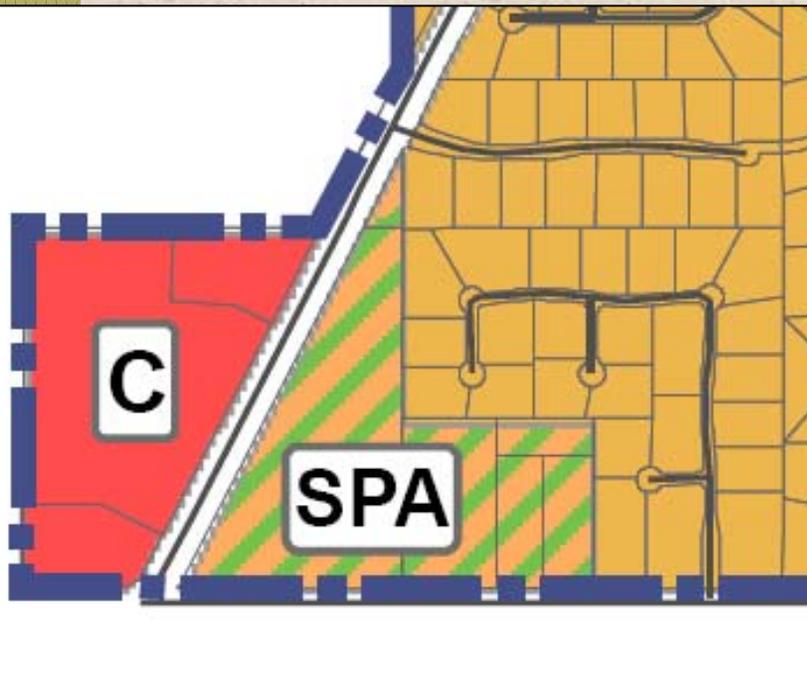
Revised Major Amendment Requirements

- Definition more clear:
 - Changes in specified future land use categories (5 acres or greater).
 - Any expansion of sensitive land use categories (TC, SPA, Air).
 - Creating a new category changing densities/intensities
- Application criteria is provided



Future Land Use Map Change

Change from LDR, 1-acre to Special Planning Area





Future Land Use Map

FUTURE LAND USE MAP Town of Carefree General Plan



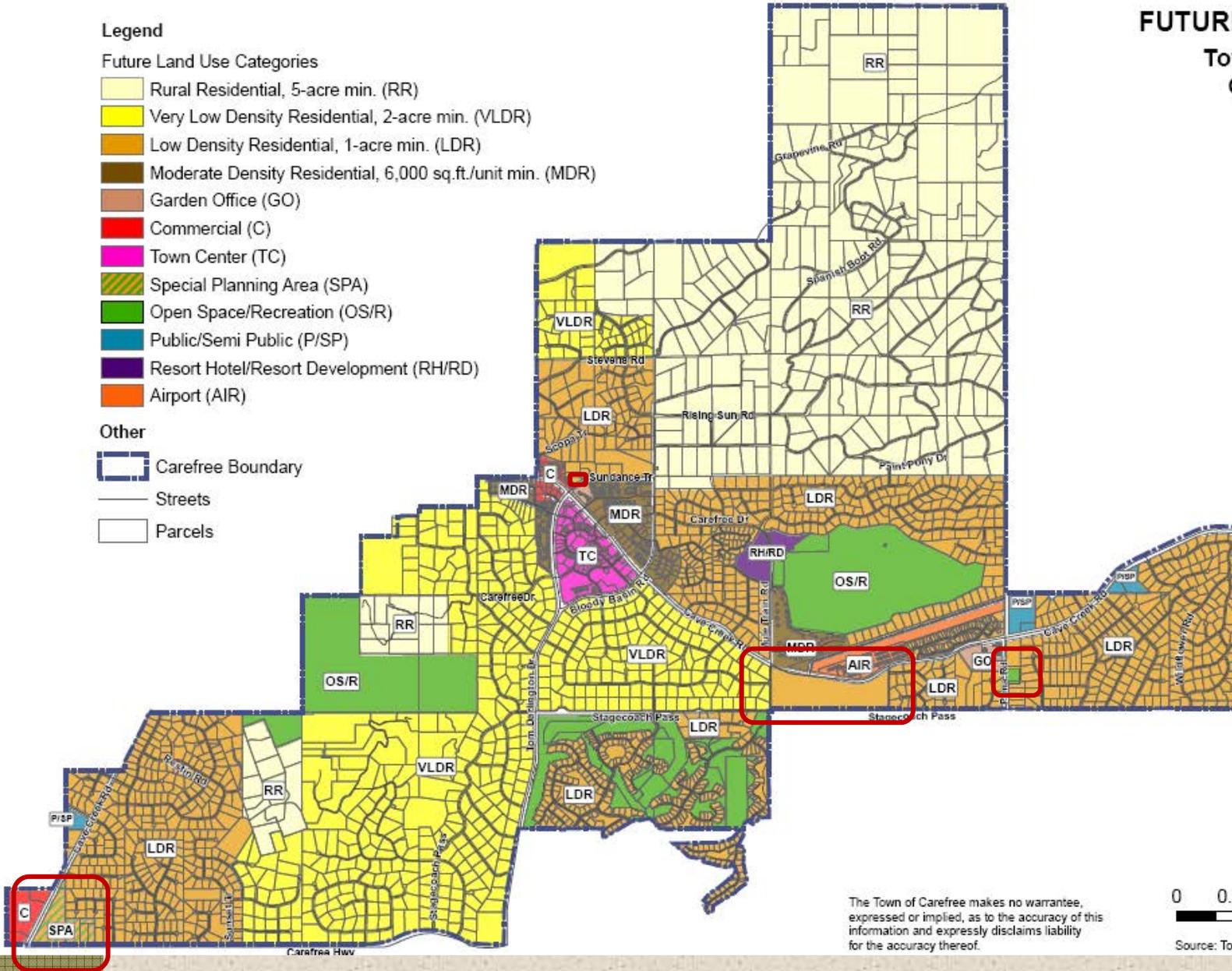
Legend

Future Land Use Categories

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

Other

- Carefree Boundary
- Streets
- Parcels



0 0.25 0.5 1 Miles

The Town of Carefree makes no warranty, expressed or implied, as to the accuracy of this information and expressly disclaims liability for the accuracy thereof.

Source: Town of Carefree, 2011



Pedestrian/Bike Plan

-  Planned Bicycle Route
-  Planned Pedestrian Path
-  Non-Town Streets
-  Non-Residential Uses
-  Multi-Family Residential Uses



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serve



New Section: Economic Development

Existing Conditions/Trends:

- ❑ Total businesses, employees (NAICS)
- ❑ Total sq.ft.
- ❑ Vacant sq.ft.
- ❑ Retail/Office ratio
- ❑ Growth trends
- ❑ Employment-population ratios

Projections:

- ❑ Target 50-50 Retail-Office ratio
- ❑ Jobs
- ❑ Sq.ft.
- ❑ Employment-population ratios



Wider Range of Environmental Policies

- ❑ Sustainable building practices where possible
- ❑ Renewable energy where feasible
- ❑ Dark skies
- ❑ Preserve floodplains in natural state
- ❑ Education and outreach on best practices
- ❑ Air quality
- ❑ Alternative modes of transportation
- ❑ Water conservation