

GENERAL PLAN AMENDMENT CRITERIA[‡]

The community recognizes that a proposed change of land uses within any given part of the city may have a great impact on the citywide balance of land uses. The General Plan Land Use Element was written with full consideration of the appropriate character and balance of land uses throughout the city. This leads to a land use pattern that reflects the community’s vision, aspirations, values, and goals.

Arizona Revised Statutes require each city to establish criteria to determine if a proposed change to the General Plan Land Use Element qualifies as a ‘Major’ Amendment. Per State Statute, a ‘Major’ Amendment is defined as a “substantial alteration of the municipality’s land use mixture or balance, as established in the municipality’s existing General Plan Land Use Element.” For Scottsdale, an amendment to the General Plan shall be defined as a Major Amendment if it meets any one of the following criteria[‡]:

1) Change in General Plan Land Use Category Criteria

A change in General Plan Land Use Category on the General Plan Future Land Use Map from one Category to another, as delineated in the following table:

CHANGE IN LAND USE CATEGORY									
From Category:		To Category:							
		A	B	C	D	E	F	G	
		Natural Open Space	Developed Open Space	Rural Neighborhoods	Suburban Neighborhoods	Cultural/Institutional or Public Use	Urban Neighborhoods	Resorts/Tourism	Commercial Employment Mixed-Use Neighborhoods
A	Natural Open Space	-	Major	Major	Major	Major	Major	Major	Major
B	Developed Open Space	Minor	-	Major	Major	Major	Major	Major	Major
C	Rural Neighborhoods	Minor	Major	-	Major	Major	Major	Major	Major
D	Suburban Neighborhoods	Minor	Minor	Minor	Minor	Major	Major	Major	Major
	Cultural/Institutional or Public Use								
E	Urban Neighborhoods	Major	Minor	Major	Minor	-	Minor	Major	Major
F	Resorts/Tourism	Major	Minor	Major	Minor	Major	-	Major	Major
G	Commercial								
	Employment	Major	Major	Major	Major	Minor	Minor	Minor	Minor
	Mixed-Use Neighborhoods								

[‡ = State-required]

2) Area of Change Criteria

A change in General Plan Land Use Category that includes the following gross acreages:

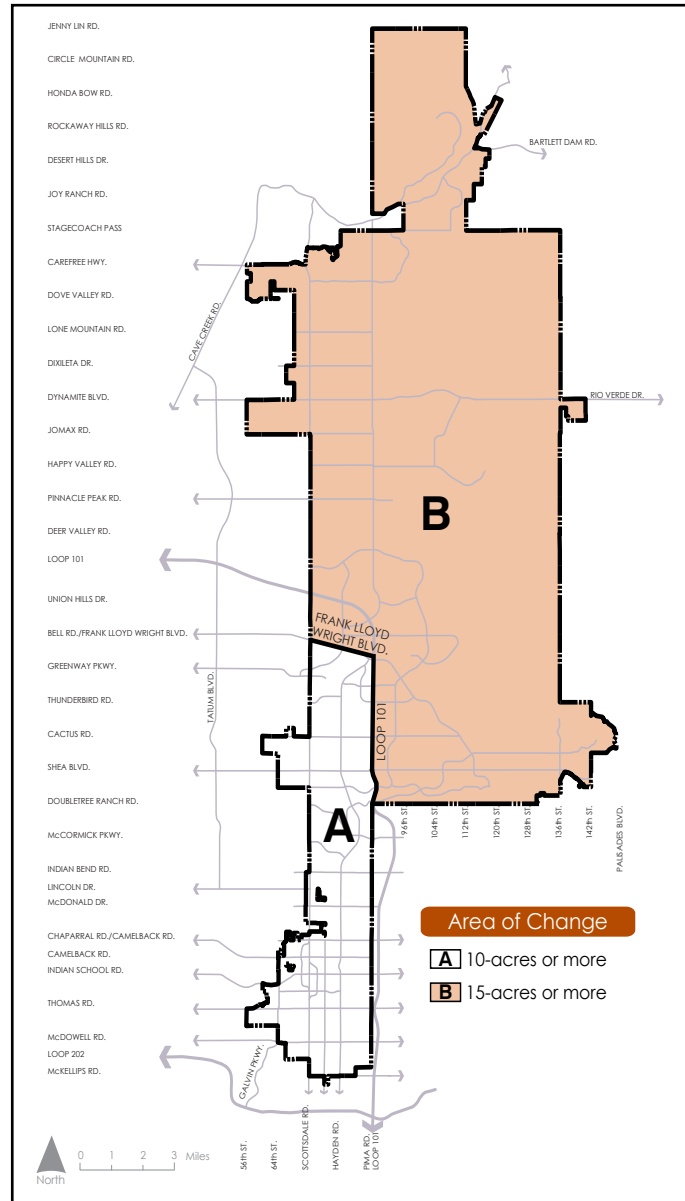
That portion of the community identified by A - 10 acres or more

That portion of the community identified by B - 15 acres or more

3) Character Area Criteria

A change in General Plan Land Use Category that does not clearly meet the goals, policies, and strategies embodied within an adopted Character Area Plan or that changes an existing character area or boundary.

Character Areas recognize and maintain the unique physical, visual, and functional conditions that occur in distinct areas across the community. The city recognizes that Character Areas form a context that is important to the lifestyle, economic well-being, and long-term viability of the community. The Character & Design Element identifies adopted Character Area Plans.



4) Water/Wastewater Infrastructure Criteria

A change in General Plan Land Use Category that results in the premature increase in the size of a master planned water transmission or sewer collection facility and that also requires public/community: a) investment for such facilities or b) physical provision of such facilities.

5) Change to the Amendment Criteria and/or Land Use Category Definitions Criteria

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-58) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

6) **Growth Area Criteria**

A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

7) **General Plan Land Use Overlay Criteria**

The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

8) **Exceptions to the General Plan Amendment Criteria**

Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. The following exceptions to the General Plan Amendment Criteria will apply:

- An area designated by the Circle Land Use Category on the General Plan Future Land Use Map is determined to already be planned for the land use categories within the Circle Designation, per cases 4-GP-2002 (State Land) and 54-ZN-1989 et al. (DC Ranch), and will be processed as a minor amendment.
- Regional uses [see Regional Use Overlay Category description] within the Regional Use Overlay area on the General Plan Future Land Use Map are determined as already planned land uses for that area and will be processed as a minor amendment.
- Proposed land use changes within the Shea Corridor Overlay and/or Mayo Support District Overlay areas that fully meet the goals, policies, and guidelines of the East Shea Area Plan/Shea Area Plan (1987/1993) will be processed as minor amendments.
- If a project applicant wishes to appeal the determination of a major General Plan amendment, the City Manager, or designee, will evaluate the appeal and make a final major amendment process determination.
- The following are exceptions to Criteria #2 - Area of Change - only:
 - A change greater than ten (10) gross acres from one General Plan Residential Land Use Category to another General Plan Residential Land Use Category of lesser density will be processed as a minor amendment.
 - A change greater than ten (10) gross acres in General Plan Land Use Category to Cultural/Institutional or Public Use with a municipal or non-profit cultural facility that is not adjacent to a Rural or Suburban Neighborhoods General Plan Land Use Category, and it does not share direct access to any street having single-family residential driveway access within one-half (1/2) mile of the proposal will be processed as a minor amendment.

General Plan Amendment Process[‡]

All General Plan amendment proposals will be determined as major or minor according to Criteria 1-8. Both major and minor General Plan amendment processes include Planning Agency review, analysis, findings, and recommendations to the Planning Commission and City Council. If the proposal is located within the boundaries of an adopted Character Area Plan and/or Neighborhood Plan, the Planning Agency will conduct an analysis to see if the proposal supports the goals and policies within those plans. Both major and minor amendments observe procedures that provide effective, early, and continuous public participation. In addition, major amendments require the City of Scottsdale to provide opportunity for official comment by public officials and agencies; Maricopa County; school districts; Maricopa Association of Governments (MAG); public land management agencies; public utility companies; civic, educational, and professional organizations; citizens; and property owners.

MAJOR AMENDMENT[‡]

The City of Scottsdale processes major amendments pursuant to Arizona state law (ARS 9-461.06) as may be amended from time to time. Major Amendments require that, 60-days before notice of the Planning Commission Remote Hearing, the Planning Agency shall transmit all Major Amendment proposals to the Planning Commission, City Council, Maricopa County, all contiguous municipalities to Scottsdale, Maricopa Association of Governments (MAG), Arizona Commerce Authority or designated State agency, State water resources department, and any person who requests copies of the proposals.

Major amendments to the General Plan require at least two (2) public hearings of the Planning Commission, a remote hearing and a regular hearing. The Planning Commission receives public comment, but does not take action at the remote hearing. Any Planning Commission recommendations made at the regular hearing will be transmitted to the City Council for consideration.

Approval of a Major Amendment requires an affirmative vote of at least two-thirds of the members of the City Council.

MINOR AMENDMENT

Minor amendment applications are processed as they are received and can be heard any time during the year. Minor amendments require at least one (1) public hearing of the Planning Commission and one (1) public hearing of the City Council. Approval of a minor amendment requires a simple majority vote of the City Council.

[[‡] = State-required]