

TOWN OF CAVE CREEK



SETTLED 1870 · INCORPORATED 1986

CAREFREE HIGHWAY SPECIFIC AREA PLAN

Adopted by Resolution R2020-22 - October 5, 2020

RESOLUTION NO. R2020-22

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CAVE CREEK, MARICOPA COUNTY, ARIZONA, FINDING CERTAIN FACTS AND AMENDING ADOPTED TEXT CONTAINED WITHIN THE CAREFREE HIGHWAY SPECIFIC AREA PLAN AS REFERENCED IN THE ADOPTED GENERAL PLAN OF TOWN OF CAVE CREEK, ARIZONA.

WHEREAS, A.R.S. §9-461.08 & §9-461.09 provides for the Authority and Scope of Specific Plans and the procedure for adoption of Specific Plans by resolution of the Town Council after appropriate notice. The Town Council desires to adopt and endorse the following amendments to the Carefree Highway Specific Area Plan described herein; and

WHEREAS, the Town has consulted with, advised and provided an opportunity for official comment by public officials and agencies, the county, appropriate school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public service corporations, civic, educational, professional and other organizations, together with property owners and citizens within a half mile of the proposed area; and

WHEREAS, the Planning Commission of the Town having held a public hearing and provided notice of such hearing by publication of Notice in the Sonoran News at least fifteen (15) days and not more than thirty (30) days prior to the hearing; and

WHEREAS, the Mayor and Town Council held a public hearing on the proposed amendment to the General Plan and notice of such hearing was published in the Sonoran News at least fifteen (15) days and not more than thirty (30) days prior to the hearing; and

WHEREAS, the proposed amendment would have the effect of amending the adopted Carefree Highway Specific Area Plan.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CAVE CREEK, ARIZONA AS FOLLOWS:

Section 1. Required Notice and Hearings Given and Held

The Mayor and Council of the Town of Cave Creek, Arizona find and determine that Notice has been given in the manner required by A.R.S. § 9-461.09 of the proposal of the Town to amend the Carefree Highway Specific Area Plan by reference in the General Plan of the Town of Cave Creek and that each of the required publications have been made in the Sonoran News, a newspaper of general circulation in the Town.

Section 2. Date of Adoption

The proposed Specific Area Plan of the Town of Cave Creek, Arizona shall be deemed to have been adopted as of the date of this Resolution.

Section 3. Approval Process

The proposed Carefree Highway Specific Area Plan of the Town of Cave Creek, Arizona, as depicted in Exhibit 1, and as adopted by this Council is hereby approved and adopted as required by the Specific Area Plan Adoption Process as outlined in A.R.S. §9-461.09.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Cave Creek, Arizona, this 5TH day of October, 2020.

ATTESTED TO:



Jane Fuller, Town Clerk

FOR THE TOWN OF CAVE
CREEK



Ernie Bunch, Mayor

APPROVED AS TO FORM:

William N. Sims, Town Attorney

Section 1. Required Notice and Hearings Given and Held

The Mayor and Council of the Town of Cave Creek, Arizona find and determine that Notice has been given in the manner required by A.R.S. § 9-461.09 of the proposal of the Town to amend the Carefree Highway Specific Area Plan by reference in the General Plan of the Town of Cave Creek and that each of the required publications have been made in the Sonoran News, a newspaper of general circulation in the Town.

Section 2. Date of Adoption

The proposed Specific Area Plan of the Town of Cave Creek, Arizona shall be deemed to have been adopted as of the date of this Resolution.

Section 3. Approval Process

The proposed Carefree Highway Specific Area Plan of the Town of Cave Creek, Arizona, as depicted in Exhibit 1, and as adopted by this Council is hereby approved and adopted as required by the Specific Area Plan Adoption Process as outlined in A.R.S. §9-461.09.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Cave Creek, Arizona, this 5th day of October, 2020.

ATTESTED TO:

FOR THE TOWN OF CAVE
CREEK

Jane Fuller, Town Clerk

Ernie Bunch, Mayor

APPROVED AS TO FORM:



William N. Sims, Town Attorney

SPECIFIC AREA PLAN (Name to be selected by a "naming contest") – (LOCATED BETWEEN 48TH ST. AND 54TH ST. ON THE NORTH SIDE OF CAREFREE HIGHWAY)

Purpose and Intent: The purpose of this district is to plan for specific uses that would be appropriately located and integrated into this area.

Architectural Character

- ***Maximum building height of twenty-two feet (22') from original natural grade, unless noted.***
- ***Non-occupied architectural enhancements of up to an additional five feet (5') in height may be provided in accordance with Section 3.4.D.1 of the Town Zoning Ordinance.***
- ***Maximum lot coverage percentage not exceeding 18% of net lot area exclusive of covered entries, porte-cocheres; awnings, roof overhangs up to 3' wide, shaded pedestrian gathering areas, parking canopies and similar shade structures.***
- ***In the area from 54th Street to 300' west of 54th Street, allow uses of up to three stories/thirty-three feet (33') in height two to three parcels deep to transition from existing commercial building in Carefree.***
- ***Passive-solar design will be encouraged through building orientation, covered porches, entries and pedestrian areas, landscaping and other design features.***
- ***Materials for buildings and site walls will be predominately stone, wood and metal, and reflect a Western design theme.***

Site Design

- ***Setback of sixty feet (60') from north property boundary between 48th and 53rd Streets.***
- ***Except along the east side of 48th Street, building setback of thirty feet (30') from the north/south rights-of-way, of which, a minimum of ten feet (10') shall be landscaped. Along the east side of 48th Street, building setback of sixty feet (60') from the 48th Street right-of-way, of which, a minimum of 16' shall be landscaped.***
- ***Building setback of zero feet (0') from interior property lines that are not a perimeter boundary of this SAP (except as required by the Town's Building Code for building separation, fire safety or similar health-safety requirements).***
- ***The setback from the property lines along the Carefree Highway will be a minimum of thirty feet (30') representing a natural landscape buffer.***
- ***Buildings, retention basins, loading areas, driveways and parking will be designed with consideration given to developing previously disturbed land and preserving existing stands of native vegetation.***
- ***Non-motorized trail access will be provided around perimeter of each two-parcel block of commercial development. Non-motorized access will be maintained at the southern boundary of the charter school site, between 51st and 52nd Streets.***
- ***General Commercial Zone Sign Regulations shall apply.***

Zoning

- ***Recognize Existing General Commercial Zoning between 53rd and 54th Streets, one parcel deep.***
- ***Allow Commercial Buffer Zoning between 48th and 53rd Streets, one parcel deep.***
- ***Allow Commercial Buffer Zoning between 53rd to 54th Streets, two to four parcels deep.***
- ***Prohibit General Commercial Zoning.***

Uses

- ***Offices, neighborhood services and retail sales will be the only allowed uses between 48th and 49th Streets; no drive through establishments allowed; hours of operation shall be limited to 6am to 11pm.***
- ***There shall be no drive through uses for fast food restaurants where the primary business is the sale of quick service food.***

EXHIBIT A

Access

- Access to commercial development between 48th and 53rd Streets will be taken from north/south streets ~~only~~ and up to one access point from Carefree Highway, except for properties where direct access to/from the Carefree Highway already exists before the adoption of this Specific Area Plan and ~~except~~ where direct access is determined appropriate by the Town through the Rezoning or Site Plan process.
- Access points to commercial development will be located a minimum of ~~100'~~ 65' north of Carefree Highway right-of-way to center line of drives with the exception of 48th Street at 48th and 49th Streets.
- Turn lanes to/from commercial development will be provided to allow uninterrupted access to/from residential neighborhoods.
- A single access point to/from 48th Street shall be permitted 100' feet north of Carefree Highway to the center line of the drive. A single ~~no more than two (2)~~ access points to/from each of the ~~remaining~~ north/south public streets (48th, 49th, 50th, 51st and 53rd Streets) ~~will~~ may be provided by each abutting property subject to approval of a Site Plan. Onsite circulation between adjacent properties shall occur through reciprocal cross-access easements for properties bounded by north/south public streets that are one block apart (e.g.: 48th-49th, 49th-50th, 50th-51st, etc.). The purpose of reciprocal easements is to provide a generally centralized private access drive(s) with parking accessible to each side that will meander through the commercial developments, ~~excluding the charter school site~~. The private access drive(s) will be in a location mutually acceptable to adjacent property owners. In the event the adjacent property owners cannot agree on a location where the vehicular connection will be made between the two properties' common property line, the first property owner to develop its property (subject to approval by the Town through the normal process) will determine the location.

Lighting

- Lighting standards for the commercial development shall comply with the Commercial Buffer (CB) Zoning regulations, be no taller than ten (10) feet.

CAREFREE HIGHWAY SPECIFIC AREA PLAN

CAREFREE HIGHWAY SPECIFIC AREA PLAN – (LOCATED BETWEEN 48TH ST. AND 54TH ST. ON THE NORTH SIDE OF CAREFREE HIGHWAY)

Purpose and Intent: The purpose of this district is to plan for specific uses that would be appropriately located and integrated into this area.

Architectural Character

- *Maximum building height of 22 feet from original natural grade, unless noted.*
- *Non-occupied architectural enhancements of up to an additional five feet in height may be provided in accordance with Section 3.4.D.1 of the Town Zoning Ordinance.*
- *Maximum lot coverage percentage not exceeding 18% of net lot area exclusive of covered entries, porte-cocheres, awnings, roof overhangs up to 3 feet wide, shaded pedestrian gathering areas, parking canopies and similar shade structures.*
- *In the area from 54th Street to 300 feet west of 54th Street, allow uses of up to three stories / 33 feet in height two to three parcels deep to transition from existing commercial building in Carefree.*
- *Passive-solar design will be encouraged through building orientation, covered porches, entries and pedestrian areas, landscaping and other design features.*
- *Materials for buildings and site walls will be predominately stone, wood and metal, and reflect a Western design theme.*

Site Design

- *Setback of 60 feet from north property boundary between 48th and 53rd Streets.*
- *Except along the east side of 48th Street, building setback of 30 feet from the north/south rights-of-way, of which, a minimum of ten feet shall be landscaped. Along the east side of 48th Street, building setback of 60 feet from the 48th Street right-of-way, of which, a minimum of 16' shall be landscaped.*
- *Building setback of zero feet from interior property lines that are not a perimeter boundary of this SAP (except as required by the Town's Building Code for building separation, fire safety or similar health-safety requirements).*



- *The setback from the property lines along the Carefree Highway will be a minimum of 30 feet representing a natural landscape buffer.*
- *Buildings, retention basins, loading areas, driveways and parking will be designed with consideration given to developing previously disturbed land and preserving existing stands of native vegetation.*
- *Non-motorized trail access will be provided around perimeter of each two-parcel block of commercial development. Non-motorized access will be maintained at the southern boundary of the charter school site, between 51st and 52nd Streets.*
- *General Commercial Zone Sign Regulations shall apply.*

Zoning

- *Recognize Existing General Commercial Zoning between 53rd and 54th Streets, one parcel deep.*
- *Allow Commercial Buffer Zoning between 48th and 53rd Streets, one parcel deep.*
- *Allow Commercial Buffer Zoning between 53rd to 54th Streets, two to four parcels deep.*
- *Prohibit General Commercial Zoning.*

Uses

- *Offices, neighborhood services and retail sales will be the only allowed uses between 48th and 49th Streets; no drive through establishments allowed; hours of operation shall be limited to 6am to 11pm.*
- *There shall be no drive through uses for fast food restaurants where the primary business is the sale of quick service food.*

Access

- *Access to commercial development between 48th and 53rd Streets will be taken from north/south streets and up to one access point from Carefree Highway except for properties where direct access to/from the Carefree Highway already exists before the adoption of this Specific Area Plan and where direct access is determined appropriate by the Town through the Rezoning or Site Plan process.*
- *Access points to commercial development will be located a minimum of 65 feet north of Carefree Highway right-of-way to center line of drives with the exception of 48th Street.*



- *Turn lanes to/from commercial development will be provided to allow uninterrupted access to/from residential neighborhoods.*

- *A single access point to/from 48th Street shall be permitted 100 feet north of Carefree Highway to the center line of the drive. No more than two (2) access points to/from each of the remaining north/south public streets (49th, 50th, 51st and 53rd Streets) may be provided by each abutting property, subject to approval of a Site Plan. Onsite circulation between adjacent properties shall occur through reciprocal cross-access easements for properties bounded by north/south public streets that are one block apart (e.g.: 48th-49th, 49th-50th, 50th-51st, etc.). The purpose of reciprocal easements is to provide a generally centralized private access drive(s) with parking accessible to each side that will meander through the commercial developments. The private access drive(s) will be in a location mutually acceptable to adjacent property owners. In the event the adjacent property owners cannot agree on a location where the vehicular connection will be made between the two properties' common property line, the first property owner to develop its property (subject to approval by the Town through the normal process) will determine the location.*

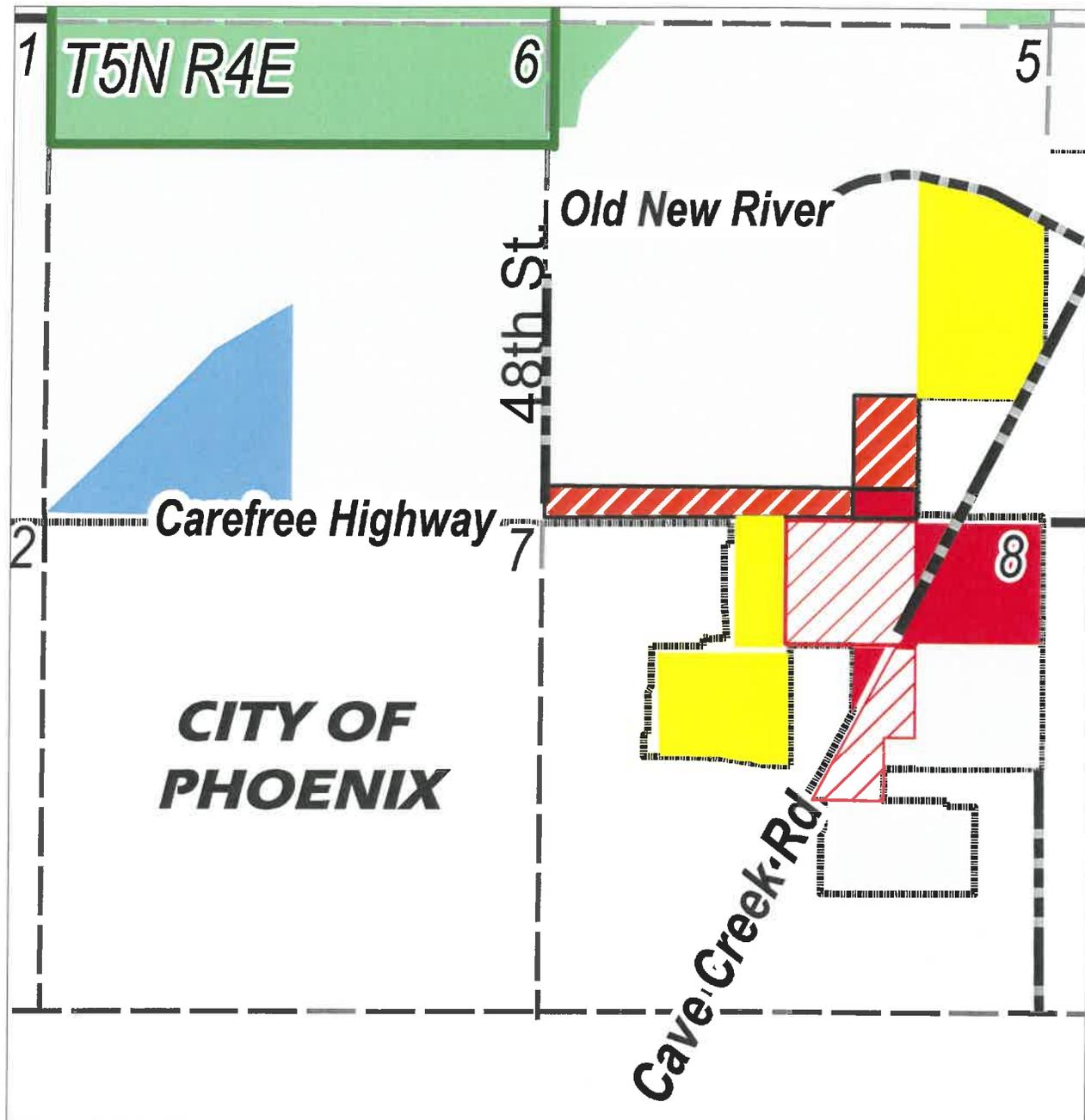
Lighting

- *Lighting standards for the commercial development shall comply with the Commercial Buffer (CB) Zoning regulations.*

Adopted by Resolution No. R2020-22 on October 5, 2020



SETTLED 1870 • INCORPORATED 1966



- | | | | | | |
|---|----------------------------|---|-------------------|---|-------------------------------------|
|  | OPEN SPACE |  | MIXED USE |  | CAREFREE HIGHWAY SPECIFIC AREA PLAN |
|  | DESERT RURAL |  | COMMERCIAL USE |  | JURISDICTIONAL BOUNDARY |
|  | MEDIUM DENSITY RESIDENTIAL |  | PUBLIC FACILITIES |  | SECTION LINES |
|  | HIGH DENSITY RESIDENTIAL |  | TOWN CORE |  | POTENTIAL RESORT LOCATION |

Printing Date July 7, 2015

TOWN OF CAVE CREEK
Carefree Highway - Specific Area Plan 