

Arizona's State Trust Lands and the North Scottsdale Rezoning Proposal

***Presentation to the
Legend Trail Homeowners Association
January 27, 2015***

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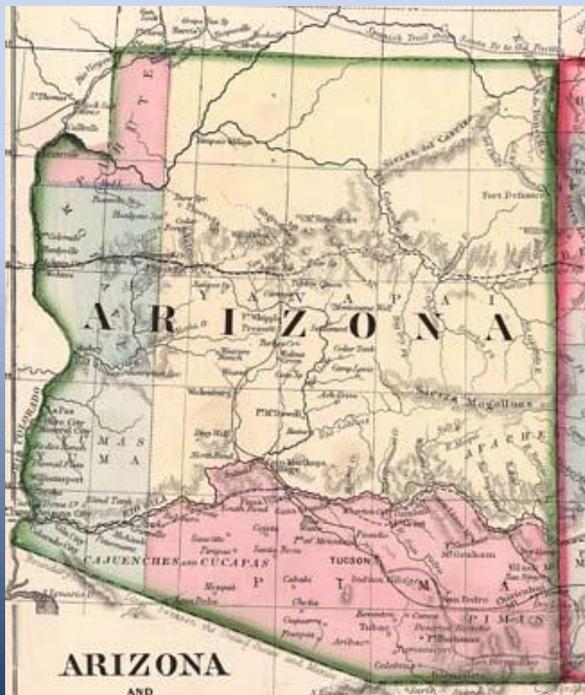
- ***What is State Trust Land?***
- ***The Arizona Preserve Initiative***
 - ***Our Current Request***



What is State Trust Land?

State Trust land is:

Land that was granted to Arizona by the federal government in preparation for Arizona's statehood.



1912-13 Arizona Land Commission Survey Team



What is State Trust Land?

State Trust land is:

Held in trust and managed by the Arizona State Land Department for the sole purpose of generating revenues for Arizona's K-12 public schools and 12 other institutional beneficiaries.



NORTHERN
ARIZONA
UNIVERSITY



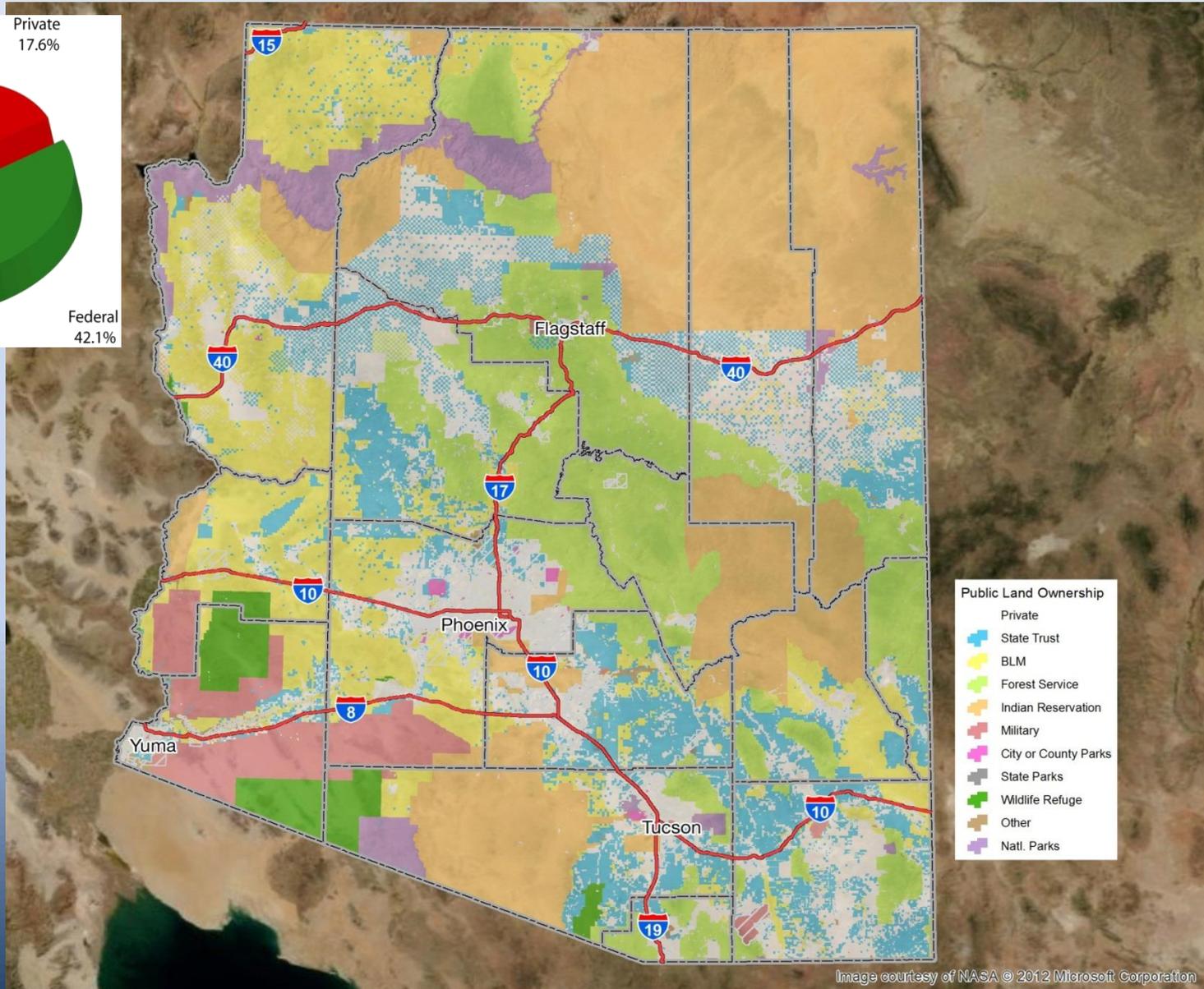
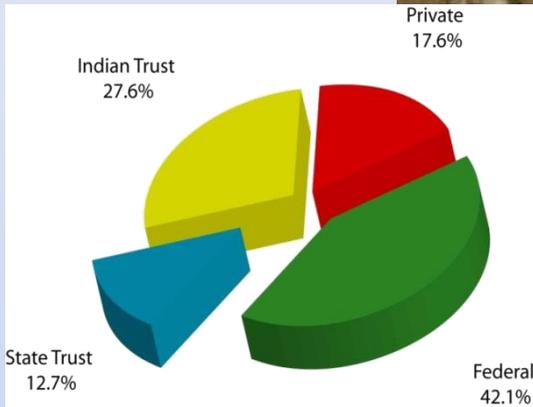
Image Source: Utah School and Institutional Trust Land Administration

State Trust land is not public land!

***Because these lands are held in trust,
they differ greatly from public lands
such as the McDowell Sonoran
Preserve or US Forest Service land,
and are more akin to private land.***



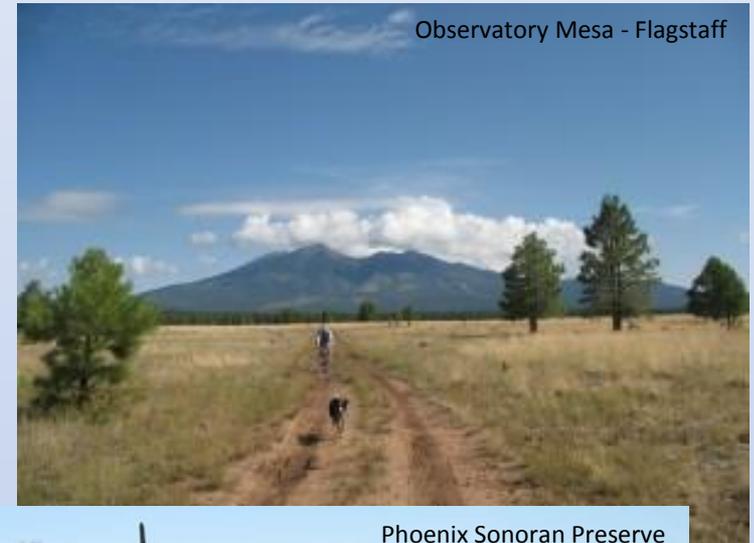
Arizona's State Trust Land



The Arizona Preserve Initiative



Image Source: Scottsdale Convention & Visitors Bureau



The Arizona Preserve Initiative Concept: “Keeping the Trust Whole”

State Trust Land



“Suitable for Conservation”

=

Reduced Entitlements and Appraised Value,
Reduced Return to Trust at Auction

State Trust Land



“Not Suitable for Conservation”

=

Increased Entitlements and Appraised Value,
Increased Return to Trust at Auction

“Suitable for Conservation”

=

Reduced Entitlements and Appraised Value,
Reduced Return to Trust at Auction

State Trust Land



“Not Suitable for Conservation”

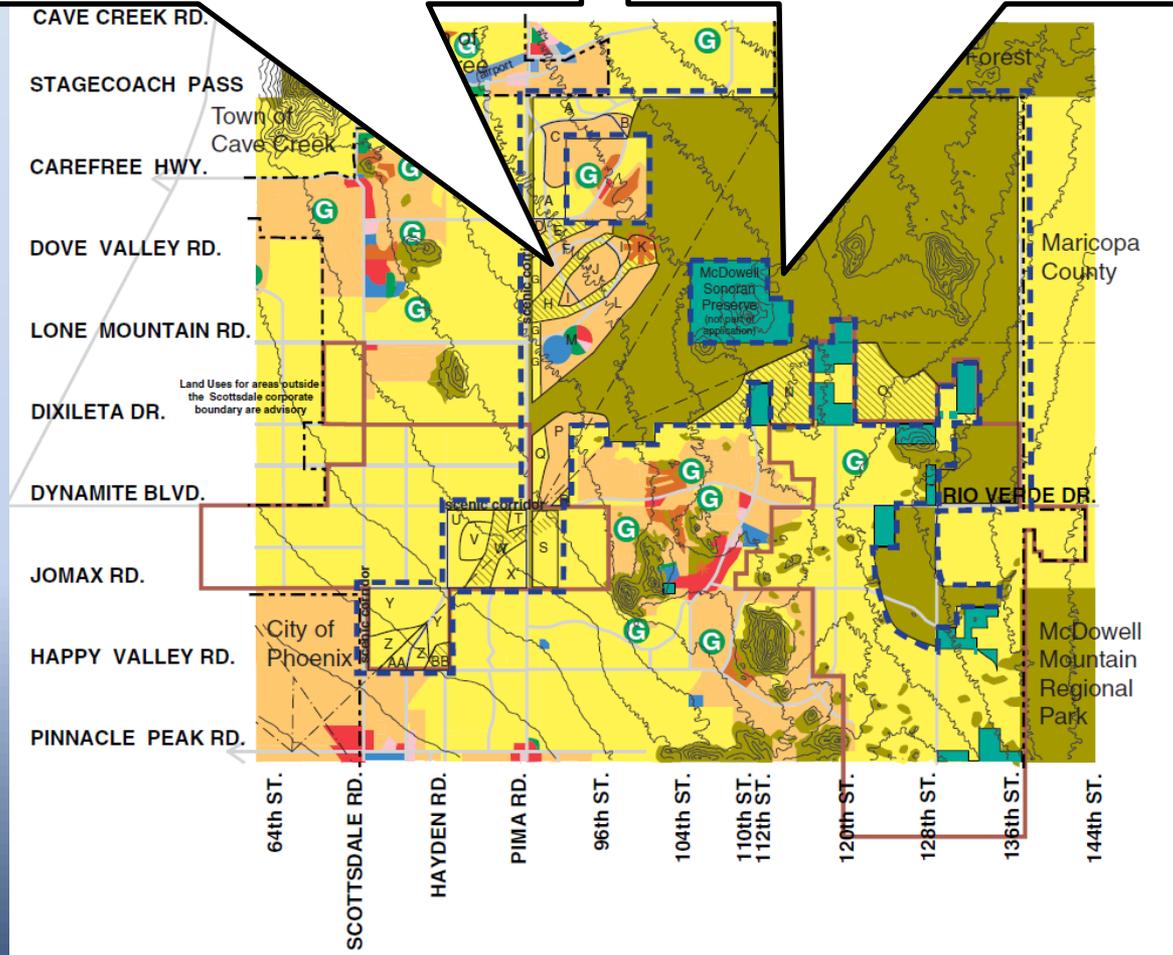
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Increased Entitlements and Appraised Value,
Increased Return to Trust at Auction

“Suitable for Conservation”

=

Reduced Entitlements and Appraised Value,
Reduced Return to Trust at Auction



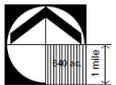
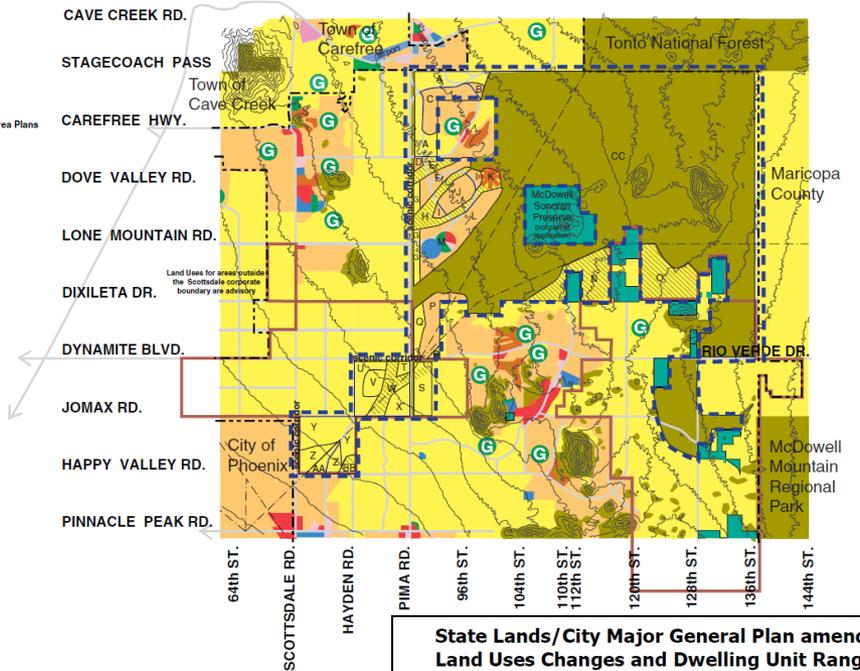
4-GP-2002

State Land Department/
City of Scottsdale
Joint Planning Effort

-  General Plan Amendment area
(State Trust Lands under State Land Commissioner's Order 8078-2003/0002)
-  Desert Foothills and Dynamite Foothills Character Area Plans
Rural Desert Character guidelines apply

Proposed Land Use and Parcels

- du/ac = dwelling unit(s) per acre
-  Rural Neighborhoods
 -  Suburban Neighborhoods
 -  Urban Neighborhoods
 -  Mixed-Use Neighborhoods
 -  Resorts/Tourism
 -  Commercial
 -  Office
 -  Employment
 -  Natural Open Space
 -  Developed Open Space (Parks)
 -  Developed Open Space (Golf Courses)
 -  Cultural/Institutional or Public Use
 -  Low Intensity Resort site to be determined
 -  Neighborhood Center (park, retail, office) site to be determined
 -  School/Educational Facilities site to be determined
 -  State Trust Land Classified as Open Space, but not limited to Open Space
 -  McDowell Sonoran Preserve (as of 4/2002)
 -  City Boundary

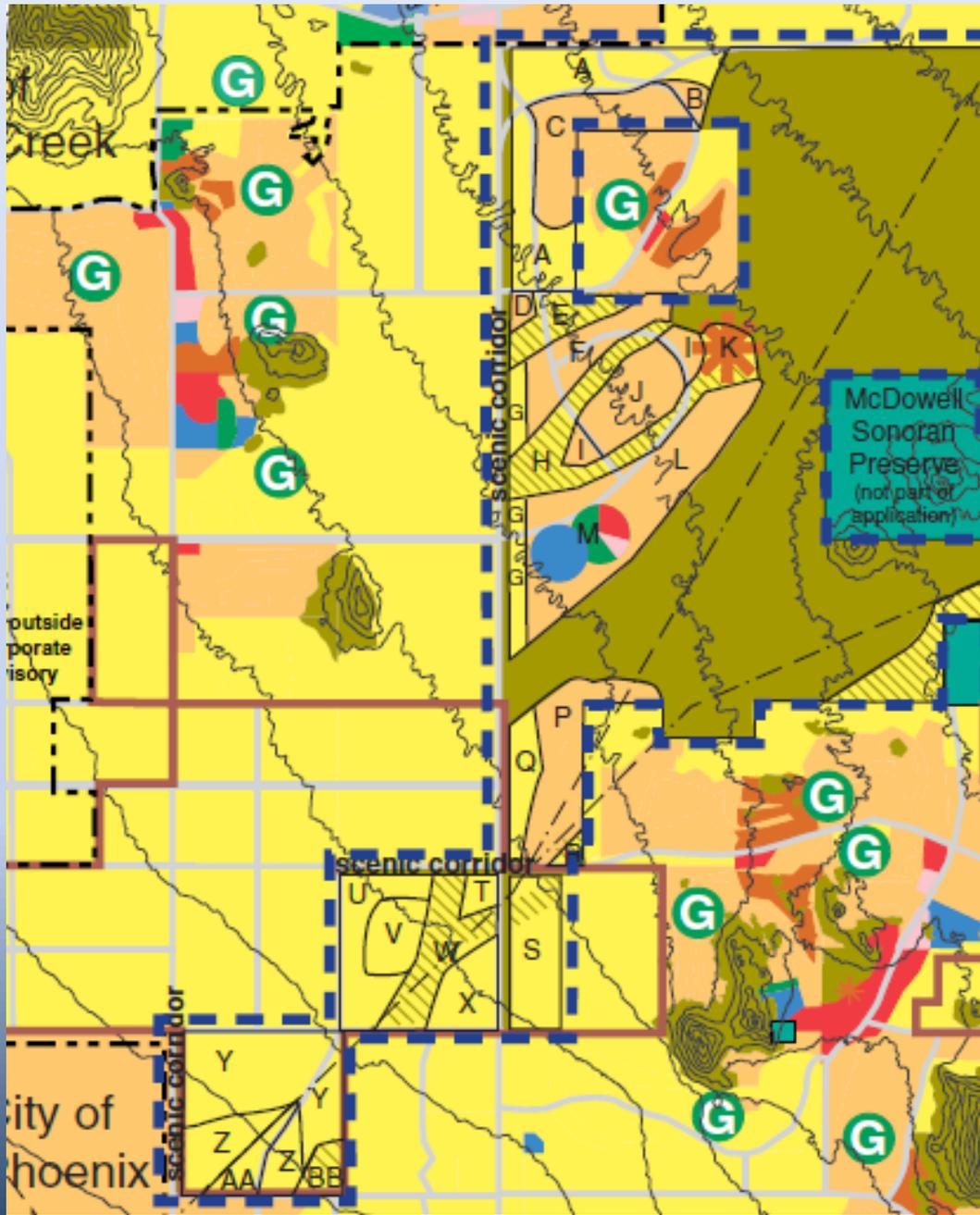


October 29, 2002

State Lands/City Major General Plan amendment (4-GP-2002) Land Uses Changes and Dwelling Unit Ranges (see October 29 Land Uses and Parcels map)

Parcel	Acres	Current GP Category From	Current GP Estimated Dwelling Units	GP Category To	Estimated Dwelling Units*
A	470	Commercial, Suburban, and Rural	642 du & 35 acres Commercial	Rural (1/2-1 du/ac.)	390
B	35	Suburban	65	Suburban (1-2 du/ac.)	65
C	195	Suburban and Rural	318	Suburban (2-4 du/ac.)	608
D	28	Rural	23	Suburban (1-2 du/ac.)	52
E	118	Open Space – Limited Use	25	Rural and Open Space (1/5 du/ac.)	25
F	208	Rural	138	Suburban (1-2 du/ac.)	389
G	84	Rural	37	Rural (1/2-1 du/ac.)	70





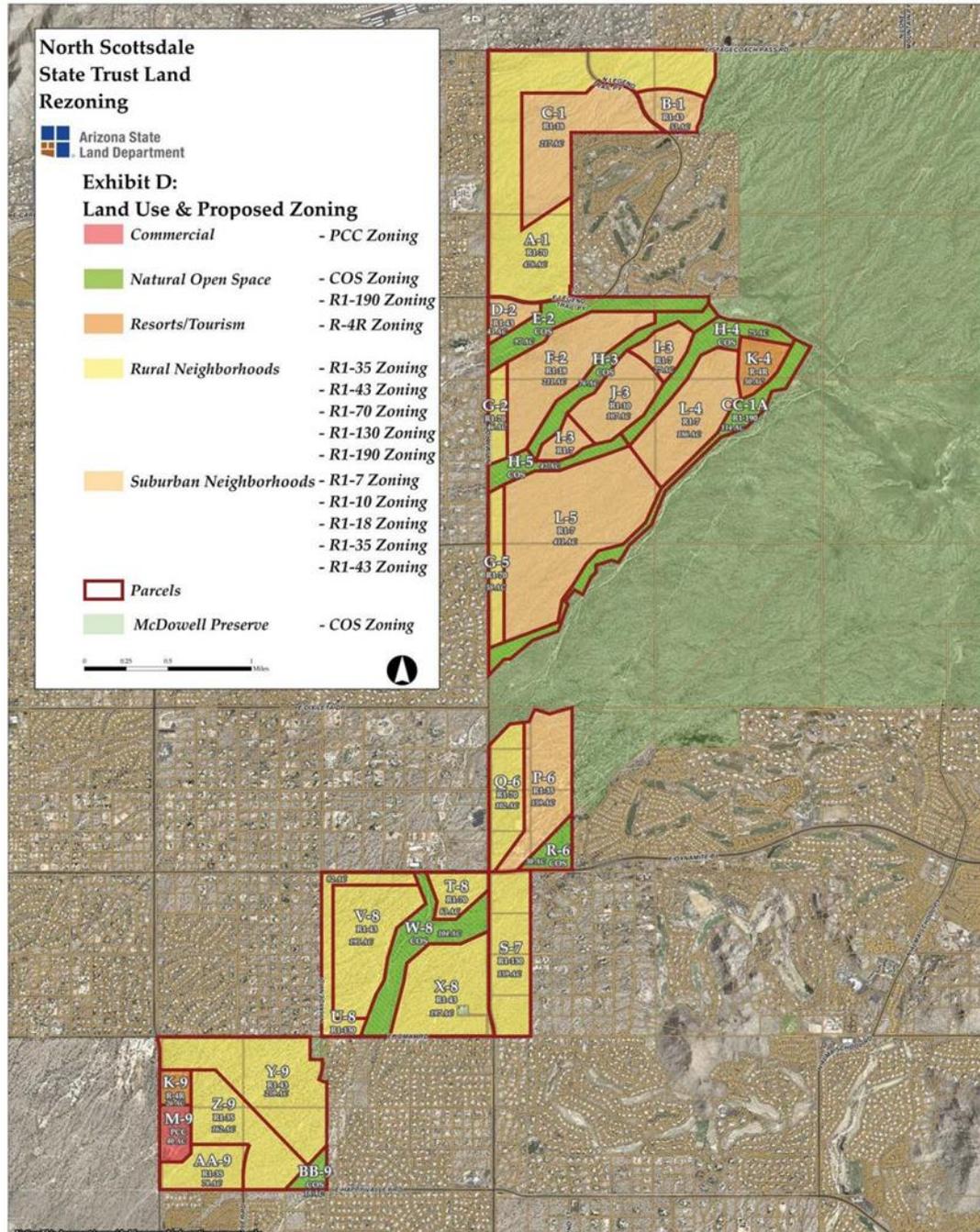
**North Scottsdale
State Trust Land
Rezoning**

Arizona State
Land Department

**Exhibit D:
Land Use & Proposed Zoning**

- Commercial - PCC Zoning
- Natural Open Space - COS Zoning
- Resorts/Tourism - R-4R Zoning
- Rural Neighborhoods - R1-35 Zoning
- R1-43 Zoning
- R1-70 Zoning
- R1-130 Zoning
- R1-190 Zoning
- Suburban Neighborhoods - R1-7 Zoning
- R1-10 Zoning
- R1-18 Zoning
- R1-35 Zoning
- R1-43 Zoning
- Parcels
- McDowell Preserve - COS Zoning

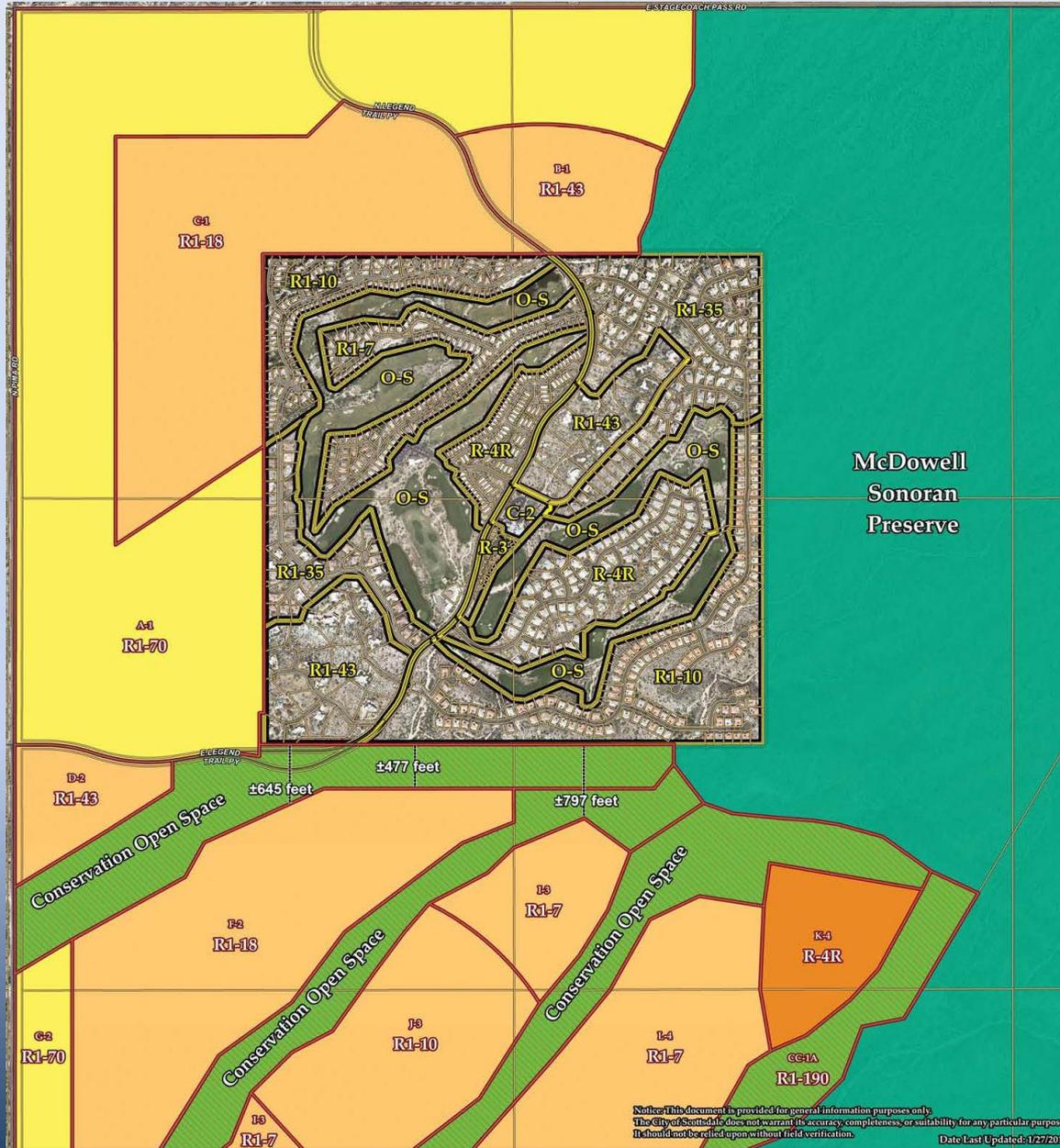
0 0.25 0.5 1 Miles



Notice: This document is provided for general informational purposes only. The State Land Department does not warrant the accuracy, completeness, or timeliness of any information provided herein. It should not be used as a basis for any legal or financial decision.



Legend Trail detail



McDowell
Sonoran
Preserve



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Timing?

- *Rezoning process will take several months;*
 - *ASLD is application-driven;*
- *The City of Scottsdale is currently the only applicant for land within the rezoning area.*



Thank You!

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