

# **Comprehensive Plan and Update**



**City of Las Cruces**  
**Community Development**  
**Memorandum**

---

To: Mayor and City Council

From: Paul Michaud, Senior Planner *PM*

Subject: Modification of 1999 City Comprehensive Plan

Date: October 22, 2012

File No.: M-12-227

---

In advance of the upcoming October 22 Council Work Session, I have outlined below the present status regarding the review process for modification of the 1999 City Comprehensive Plan. This memo goes over the purpose of the City Comprehensive Plan, the planning horizon, and other related activities. On the latter, this memo outlines some accomplishments since adoption of the present plan and a possible planning model-framework for its next iteration.

The City Comprehensive Plan serves many purposes. It includes planning for the long-term development within the incorporated limits and what land might be annexed. Both New Mexico State Statute and Article VI, Planning, of the City Municipal Code, state its role toward accomplishing a coordinated and harmonious development that best promotes the general health, safety, and welfare of the community today and in the future. Section 6.02 of the City Municipal Code states the Council shall adopt by resolution a comprehensive plan containing, in graphic and textual form, policies to guide the future physical development of the City.

Long-term development refers to the planning horizon for a comprehensive plan. Many plans have a 25 to 30-year planning horizon, with plans reviewed for any necessary updates every five years. Excluding various amendments between adoptions, the City has had three comprehensive plans since incorporation in 1907. These plans were adopted in 1968, 1985, and 1999. The planning horizon used ranged up to 30 years. These plans retained many of the same components of prior plans (e.g., vision, goals, policies), usually expanding upon the present known conditions and its effect on the future planning horizon. The next City Comprehensive Plan will likely carry over many similar components. To be consistent with the recently adopted MPO Transport 2040 and One Valley, One Vision 2040 (OVOV 2040), staff suggests the planning horizon for the next City Comprehensive Plan be 2040 (25-year planning horizon) and reviewed at least every five years. The Municipal Code presently has a ten year review period.

Review of the 1999 City Comprehensive Plan officially began in 2007 with the process of developing OVOV 2040. As discussed at the Council Work Session of April 15, 2010, staff put processing modification of the 1999 City Comprehensive Plan on hold to finish OVOV 2040. With adoption of OVOV 2040 complete in March 2012, this allows staff to focus more time on the City's

comprehensive plan. Attachment 'A' outlines the recent and some upcoming activities by staff regarding the City Comprehensive Plan.

Based on the OVOV 2040 process, direction was given that the 1999 City Comprehensive Plan needs modifications. Over the last several months, the City Community Development Department has internally continued its review of the existing plan. Attachment 'B' lists some of the staff reasons that warrant changes to the existing plan, along with some draft process principles that will help guide the plan process. Attachment 'C' lists some of the other comprehensive plans staff reviewed. Attachment 'D' provides a preliminary list of items from the 1999 City Comprehensive Plan accomplished already and not accomplished, input from others will be necessary to complete and verify this list.

Most comprehensive plans describe the framework of how the various plan processes and regulating documents relate to one another. For the City, it is referred to as different levels. Attachment 'E' is the present framework model. Some of the complaints about this existing framework is the graphic emphasizes a linear relationship between these levels, it does not consider recent and other existing regional plans, and it needs to add new plans like the Community Planning Blueprint. Attachment 'F' is a preliminary proposed framework model.

The present plan has a use-focused Future Concept Map based off generalized zoning districts as shown in Attachment 'G'. It has eight elements: land use, community facilities, urban design, utilities, economic development, housing, transportation, and environment. This model was common when the City adopted the present plan. Some of the complaints about this model include the confusion by some that the Future Concept Map is zoning and organizing by elements makes it more difficult to show the connection amongst the various elements. Staff suggests the addition of a context-focused Future Concept Map that builds off the planning area and activity center/corridor concept introduced in the present plan. This Map(s) would focus on the degree of growth and development, realizing different portions of the City will result in little redevelopment to varied type of development changes. As for the elements, the next plan will cover these topics but might not end up organized in the same way. Attachment 'H' provides one possible illustration of Future Concept Map categories. Any final Future Concept Map will require more detailed analysis and stakeholder input.

At a subsequent meeting, staff will provide for Council review a proposed schedule-scope for the modification process and proposed public participation of the City Comprehensive Plan. Attachment 'I' is an early list of items that may factor into the budgeting and staffing for the schedule-scope.

- cc: Robert Garza, City Manager
- Brian Denmark, Assistance City Manager/COO 
- David Weir, Community Development Director
- Vincent Banegas, Community Development Deputy Director 
- David Dollahon, Chief Planning Administrator 

Attachment A, Activities  
 Modification of 1999 City Comprehensive Plan  
 City Council Work Session  
 October 22, 2012

Community Development Activities – Comprehensive Plan

<b>Activities Completed or In Process</b>	<b>Dates</b>
Community Development staff met twice monthly to review other comp plans based on proximity to the City or in New Mexico, jurisdictions similar in size, or recent plans that received planning awards	Dec 2011 – Mar 2012
Community Development staff met twice monthly to review City 1999 Comprehensive Plan	Apr 2012 – Aug 2012
Community Development staff is meeting twice monthly to end up with a draft schedule-scope of work and public participation plan to present to Council by discussing principles, planning model, past accomplishments, plan topics, objectives-measures, possible data-research needs, and stakeholders	Aug 2012 – Present
Two NMSU co-ops were trained, with Senior Planner assisting to update and expand the existing land use inventory; staff to complete inventory and analyze data afterward	June 2012 – Present
<b>Preliminary List Activities To Be Started</b>	<b>Dates</b>
Meet with City departments to review past accomplishments	TBD
Evaluate other CLC plans and involve other departments	TBD
Determine branding of the plan	TBD
Use GIS to evaluate preliminary planning/activity areas	TBD
Evaluate non-city plans for consistency/reference (MPO, OVOV 2040)	TBD
Update-collect support/background data (e.g., demographic, utility)	TBD
Analysis of recent city surveys, assess need new survey focused on comp plan	TBD
Identify meetings-public outreach strategies with key staff-stakeholders (e.g., principles, vision, SWOT, scenarios, data, etc.)	TBD
Identify necessary educational workshop(s)	TBD
Present schedule-scope and public participation plan to Council	TBD

TBD: To Be Determined

Draft Reasons Modify City 1999 Comprehensive Plan

- Presently provides limited guidance for evaluating annexation, rezoning, and other development proposals as many of policies can equally support or deny such proposals
- General lack in connection of policies to future maps and other graphics
- Many parts of the plan read like a zoning ordinance and/or have resulted in changes to the City Municipal Code making plan out of date
- Plan has essentially reached its planning horizon
- The plan does not take into consideration more recent annexations (i.e., Metro Verde and prior Vista at Presidio)

Draft Process Principles

*(These will be used to help keep the planning process on track)*

- Facilitate meaningful opportunities for people to participate in the plan process
- Easily make available to the public project information in a manner that is ongoing, transparent, and up-to-date
- Create an open and respectful atmosphere
- Design and project the plan as a growth management tool through policy and maps
- Provide a plan that is easier to read and apply using visuals/graphics
- Remove items in plan completed and/or no longer applicable
- Add items plan does not address
- Use easily understood terms and define terms when meaning is unclear
- Base policies on reliable information
- Further compatibility to existing plans, especially regional plans

Attachment C, Other Comprehensive Plans Reviewed  
 Modification of 1999 City Comprehensive Plan  
 City Council Work Session  
 October 22, 2012

Other Plans Reviewed

Jurisdiction	Plan Name	Population*	Planning Horizon	Est. Completion	Consultant	Adopted	Notes
Albuquerque, NM	Albq-Bernalillo County CP	480,000	20 yrs	6 yrs	Unclear	Aug-88	8 major amendments, last in 2002; city-county CP
Anthony, NM	Master Plan for Anthony	9,360	20 yrs	1 yr	1	Jan-10	
Coppell, TX	Coppell 2030	40,000	25 yrs	2 yrs	3	Mar-11	Adopted vision in April 2009 prior to CP
El Paso, TX	Plan El Paso	650,000	25 yrs	2 yrs	17	Mar-12	
Fayetteville, AR	City Plan 2025	70,000	20 yrs	1 yr	1	Aug-06	Adopted 4-yr strategic plan and vision in Aug 2004 prior
Fort Collins, CO	City Plan Fort Collins City of Frisco, 2006 CP	140,000	25-50 yrs	1.5 yrs	8	Feb-11	Based on 2010 City Plan & Transportation Plan Update
Frisco, TX		74,000	20-30 yrs	1.75 yrs	3	Apr-06	
Hatch, NM	Village of Hatch CP	1,650	30 yrs	1 yr	2	Dec-03	
Horizon City, TX	Vision 2020	13,800	10 yrs	1.5 yrs	1	Jun-11	
League City, TX	League City CP 2035	83,500	25 yrs	1.5 yrs	Unclear	May-11	2009-2010 updated many lower level plans
Mesilla, NM	Town of Mesilla CP	2,180	20 yrs	1.5 yrs	2	2004	
Queen Creek, AZ	Queen Creek General Plan	26,000	Unclear	Unclear	4	May-08	
Rio Rancho, NM	Rio Rancho City of Vision	85,516	25 yrs	Unclear	Unclear	Nov-10	Based off 2009 5-year strategic plan and vision plan
Sunland Park, NM	Sunland Park Master Plan	13,309	20 yrs	1 yr	1	Feb-04	
Tyson's Corner, VA	Transforming Tysons	19,600	20 yrs	5 yrs	Unclear	Jun-10	

Prior Las Cruces  
CPS

1968	Las Cruces CP	38,500	30 yrs	2.5 yrs	1	Nov-68	Included future land use and annexation maps; series of amendments to map until 1988
1985	Las Cruces CP	50,000	Unclear	3.5 yrs	1	Nov-85	No maps in 1985 plan, included mixed use infill policy, regional land use, multi-centers, controlling growth via utility service boundaries; City on 11-13-88 adopted a future land use map
1999	City of Las Cruces CP	70,000	10-15 yrs	7 yrs	0	Mar-99	Added more elements, followed similar format

\* Estimated population at time plan adopted

Other CPS  
looked at  
included:

Flagstaff, AZ; San Diego, CA

Attachment D, Draft Accomplishments  
Modification of 1999 City Comprehensive Plan  
City Council Work Session  
October 22, 2012

*(The following is a preliminary draft list of accomplishments since or during the adoption process of the 1999 City Comprehensive Plan. This is not a complete list.)*

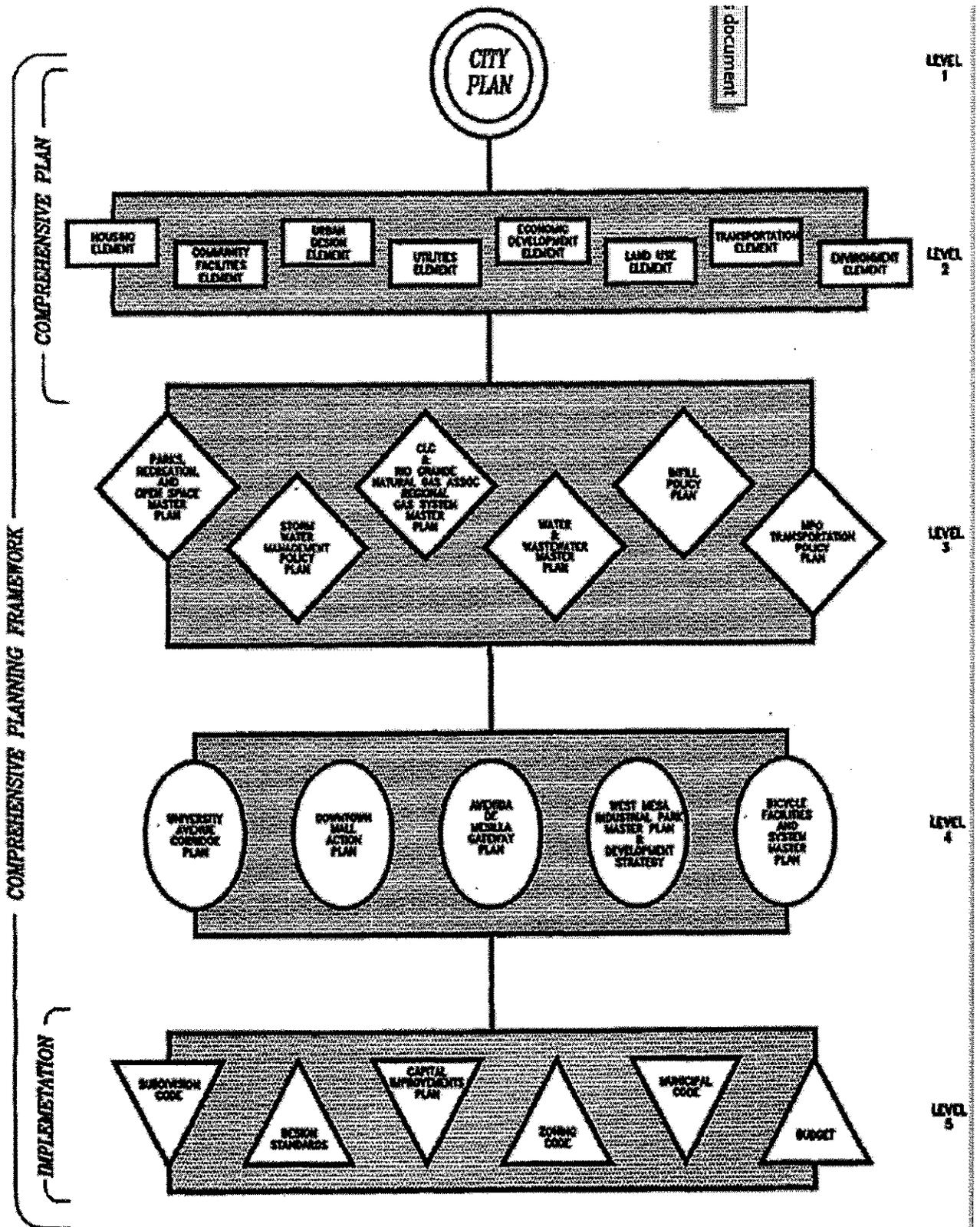
	<b>Accomplished</b>	<b>Source</b>
1	Adopted new Zoning Code in 2001	CP Implementation (1-67), (6-14)
2	Established neighborhood-gateway plans and/or overlays <ul style="list-style-type: none"> <li>• Airport Master Plan updated 2008; Overlay 2008</li> <li>• Alameda Depot: Plan 2009; Overlay 2010</li> <li>• Avenida de Mesilla: Plan 1996; Overlay 1997</li> <li>• CBD: Plan xxxx; Overlay 1997</li> <li>• Lohman: Plan 2000; Overlay 2000</li> <li>• N &amp; S Mesquite: SM Plan 2005; Overlays 2005</li> <li>• University Avenue: Plan rewritten 2010; Overlay replaced 2010</li> <li>• WMIP: Plan 1996; Overlay 1997-1999</li> </ul>	CP Implementation (1-67), (3-16), (5-21), (6-14)
3	Created & established an adopted Infill Plan & Ordinance in 1998	CP Implementation (1-67)
4	Amended subdivision regulations, design standards to grant engineering-related variances in 2006 and further other policies in CP	CP Implementation (1-67), (2-13), (4-13)
5	Updated the Parks Master Plan in 2005, (2012)	CP Implementation (2-13)
6	Amended impact fee regulations to further policies in 1995, 2011	CP Implementation (2-13)
7	Numerous new-remodeled community facilities (i.e., new parks, convention center, city hall, aquatics center)	CP (Community Facility Goal 1 & 2)
8	Create/expand new policing programs (i.e. Weed 'n Seed program 2004, Juvenile Probation Program 2003)	CP (Community Facility Goal 3.2.4)
9	Modified codes to reflect aesthetic-design issues (i.e., various sign code amendments, lighting code amendments)	CP Implementation (3-16)
10	Pursued additional water rights (i.e., Moongate in 2010)	CP (Utilities Goal 1.1.1)
11	Support measures to encourage water conservation (i.e., Water Conservation Ordinance-Program adopted in 1996, 2012)	CP (Utilities Goal 1.1.6) CP Implementation (8-41)
12	Provided curbside recycling in 2011	CP (Utilities Goal 4.8.3) CP Implementation (8-41)
13	Developed an Affordable Housing Strategic Plan in 2009	CP (Housing Goal 1.2.2)
14	Initiated Registered Neighborhood Association process initiated in 2005	CP (Housing Goal 2.4.1)
15	Various transportation actions that relate back to CP <ul style="list-style-type: none"> <li>• Adopted MPO Transport 2040 in 2010</li> <li>• Design Standards amended 2005 to address consistent road construction</li> <li>• ADA standards incorporated into Design Standards 2005</li> <li>• Fixed-route bidirectional, on-time schedule expanded 2008</li> <li>• Added bike racks on all buses</li> </ul>	CP (Transportation)

Attachment D, Draft Accomplishments  
 Modification of 1999 City Comprehensive Plan  
 City Council Work Session  
 October 22, 2012

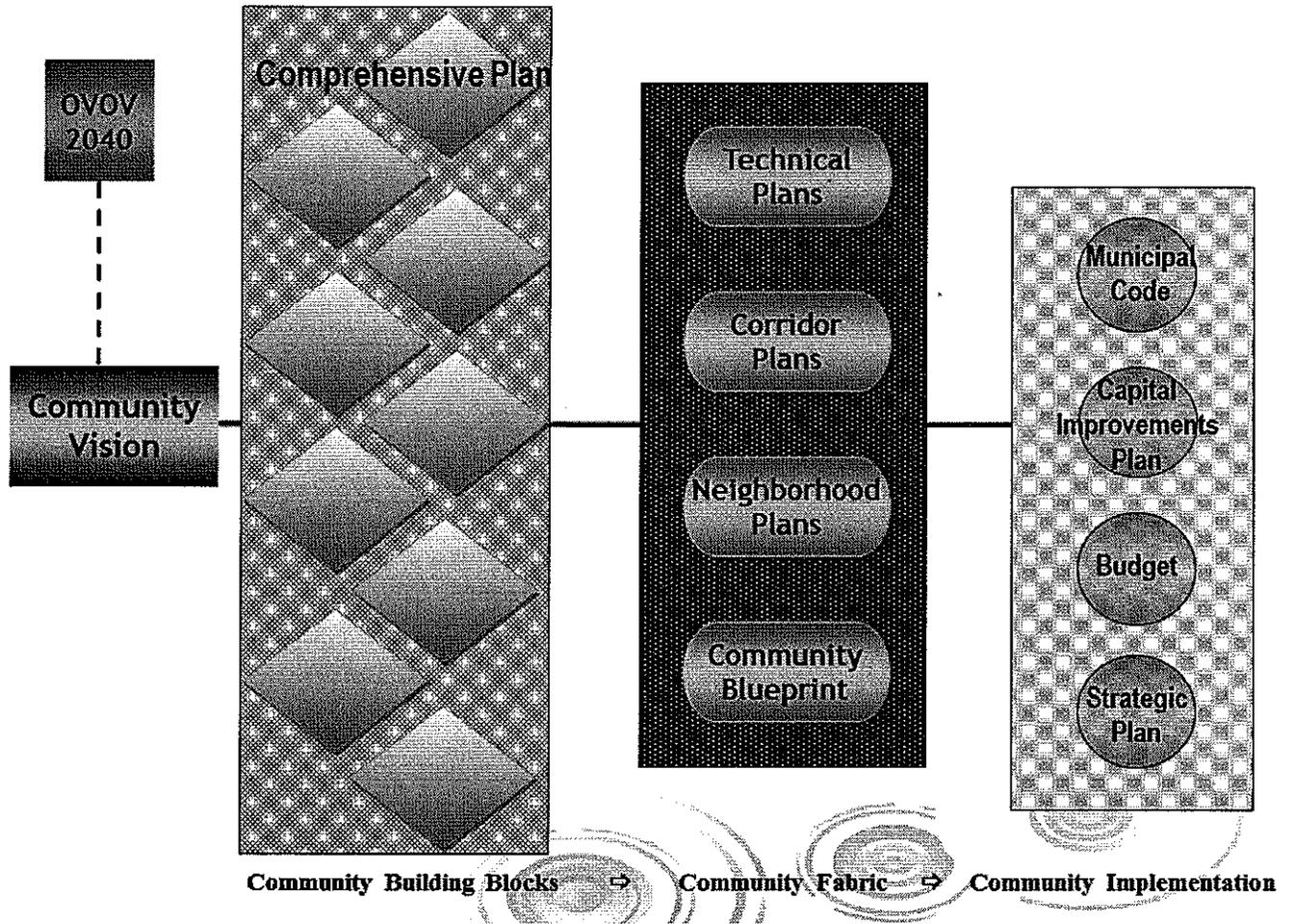
	<ul style="list-style-type: none"> <li>• Regional Transit District program initiated</li> <li>• Adopted Airport Overlay District in 2008</li> <li>• Approved MOU w/ EBID allows canals to be used as trails in 2010</li> <li>• Intermodal Transit Center underway in 2012</li> </ul>	
16	Developed a Natural Events Action Plan in 2000,2005	CP Implementation (8-41)
17	Adoption of Sustainability Action Plan in 2011, Farm to School Program in 2012	Link to CP (Environment Goal 1.10)
18	Adopted noise ordinance in 1999	CP Implementation (8-41)
19	Adopted lighting ordinance in 2000, update in 2012	CP Implementation (8-41)
20	Adopted erosion control (dust) ordinance in 2012	CP Implementation (8-41)
21	Established City composting program in 2004	CP Implementation (8-41)
22	One Valley One Vision 2040 completed 2012	Link to issues throughout CP: regional centers, trails, waste disposal, transportation, air quality

	<b>Not Accomplished</b>	<b>Source</b>
1	Establish Sector Plans for the planning areas on 1-61 (e.g., East Mesa, Airport)	CP Implementation (1-67)
2	Establish neighborhood plan for High Range (but operates under master plan)	CP Implementation (1-67)
3	Establish Open Space Authority to acquire land and plan	CP Implementation (1-67)
4	Establish a liaison with public safety/community service agencies (verify)	CP Implementation (2-13)
5	Many of the gateways and corridors do not have a gateway plan, but may include some elements of emphasize	CP (Urban Design Goal 1.1.1)
7	Create and establish a view protection ordinance as a means of protecting our community's views and vistas	CP Implementation (3-16)
8	Complete the implementation of the Storm Water Management policy plan by adopting a Major Arroyo Plan	CP Implementation (3-16)

Attachment E, Present Planning Framework  
 Modification of 1999 City Comprehensive Plan  
 City Council Work Session  
 October 22, 2012



Attachment F, Proposed Preliminary Planning Framework  
Modification of 1999 City Comprehensive Plan  
City Council Work Session  
October 22, 2012



Attachment G, Present Future Concept Map Categories- Planning Areas  
 Modification of 1999 City Comprehensive Plan  
 City Council Work Session  
 October 22, 2012

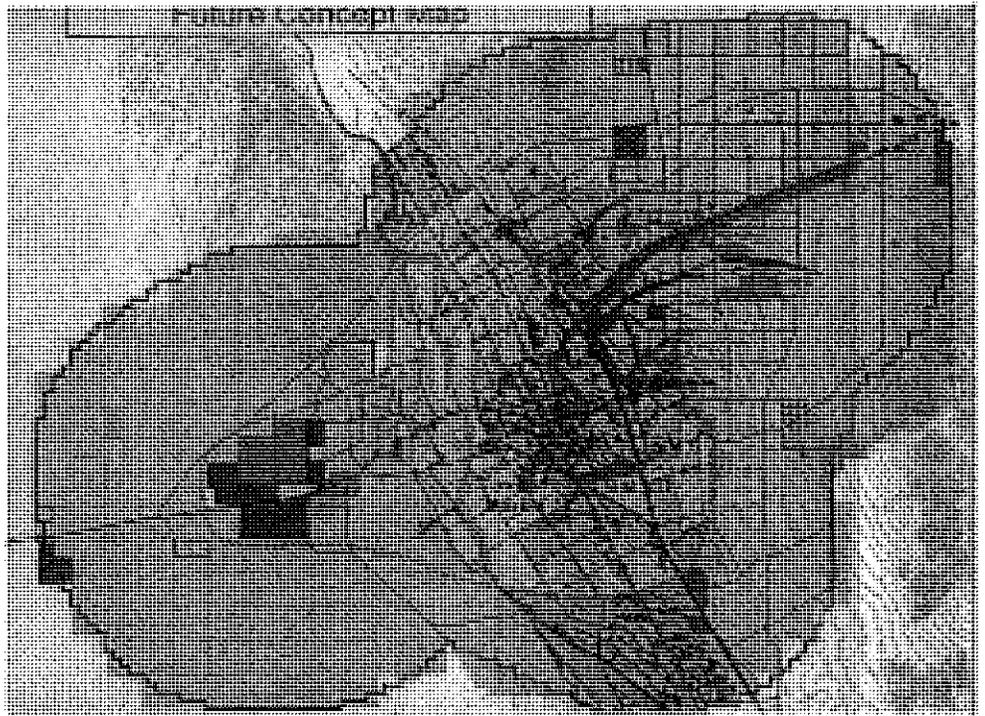
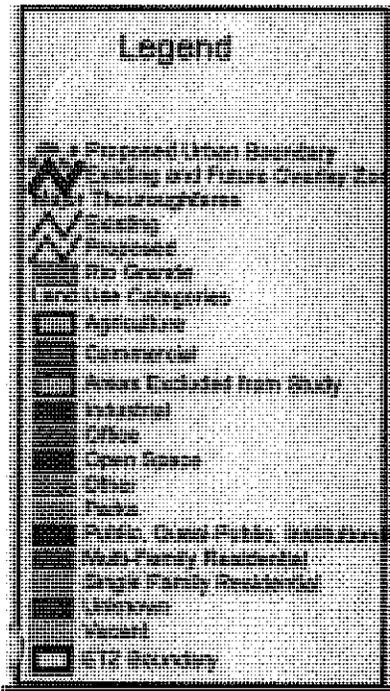
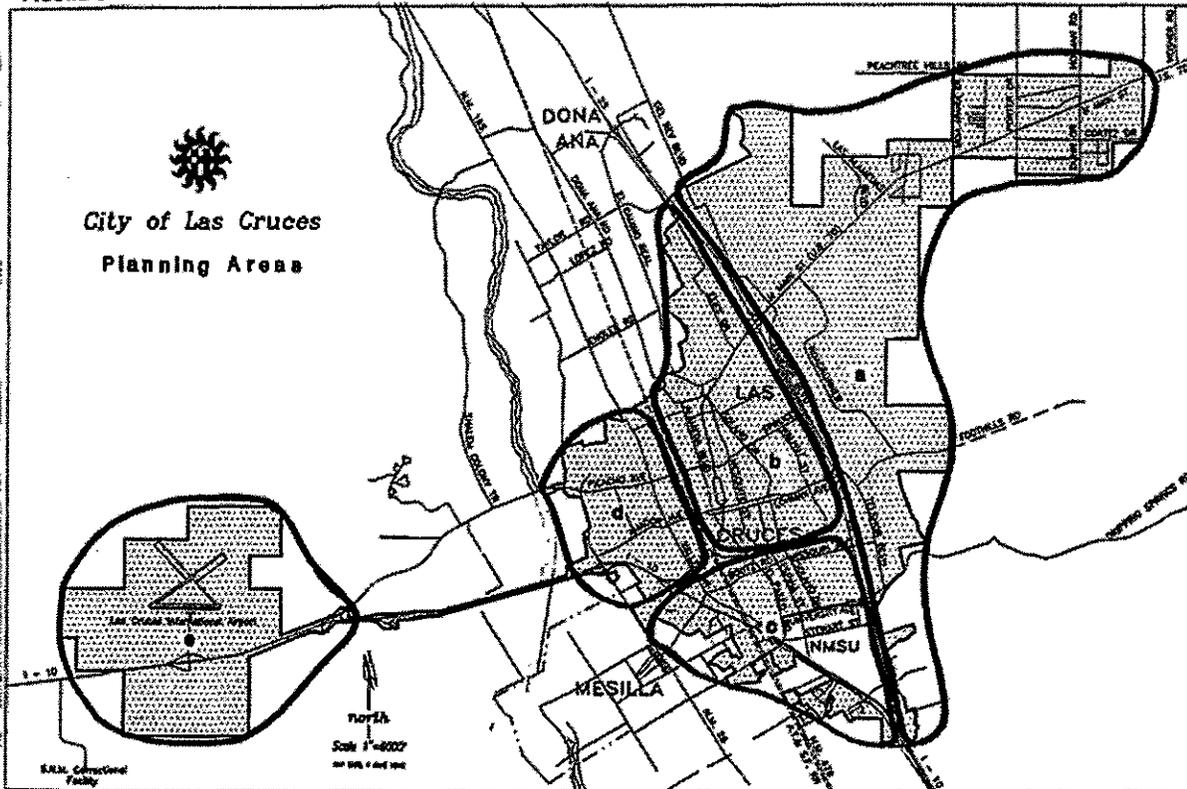


FIGURE 8



Attachment H, Proposed Preliminary Future Planning Areas  
Modification of 1999 City Comprehensive Plan  
City Council Work Session  
October 22, 2012

*(A sample visual representation of these planning areas will be shown at the work session for Council to get an idea of how the next Future Concept Map could look. Final Planning Areas may be called or defined differently than what is shown below, as they require more detailed analysis and stakeholder input. These areas do not have to be contiguous, with lower level neighborhood-community blueprint plans available to differentiate unique characteristics.)*

Open Space

These are dedicated lands providing visual and open areas that may serve another function. This may include public or private land that permanently functions as dedicated natural open space and/or outdoor recreation activities. It includes public rights-of-way and land used for flood control purposes. Examples include the Las Cruces Dam and parks throughout the City.

Conservation

Land that has potential open space or cultural desirability, but it currently lacks protected status. Existing development rights remain, unless appropriate public processes occur. This may include steep-sloped areas, major arroyos, ecological corridors, proposed transportation corridors, and other natural features owned by private or public entities. It may include culturally-significant properties. City regulations should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered to further public good. Examples include major arroyos and identified service gaps for new parks in the Parks & Recreation Master Plan.

Rural

This is land that presently functions or has a visual rural form now and into the future. Most of this occurs in the ETZ, but some lands exist with city limits or may be future annexation areas. These may include parcels of land greater than ten acres that are primarily undeveloped with limited development expected or parcels greater than three-quarters of an acre that retain natural features. Horse, other ranch animals, and activities may occur. Native vegetation, clustered development and large setbacks occur. City services-utilities are limited or not provided. Predominant pattern of utilities include wells, septic, and propane. Related but limited non-residential allowed. Infill and redevelopment keep with rural character. Examples include existing development south of U.S. 70 off Dunn Road and West Mesa escarpment area of the Kennon annexation.

Attachment H, Proposed Preliminary Future Planning Areas  
Modification of 1999 City Comprehensive Plan  
City Council Work Session  
October 22, 2012

City Neighborhood

These are lands characterized primarily by existing development with full city services-utilities. Development pattern tends to have streets that are curvilinear, have cul-de-sacs, or have long block lengths. Non-residential uses typically are at major intersections or along corridors. These may include single-use residential subdivisions and office parks-shopping centers. These areas would benefit from strategic infill or redevelopment to add missing civic, commercial, and higher-density residential uses. Examples include Sonoma Ranch, Del Rey, Las Cruces Country Club, and Elks neighborhoods.

Traditional Neighborhood

These neighborhoods are characterized by small blocks and usually have rear alleys. Buildings directly face streets. Schools, parks, and small shops are usually integrated within residential areas. Mixed use and higher density at key transit locations is desired. These are area of the City well-suited for use of a form-based code (SmartCode) as a replacement for current zoning. Infill and redevelopment keep with a traditional neighborhood character. Examples include the downtown, El Paseo corridor, University corridor, and the City's three historic districts.

Intended Growth

These are undeveloped or nearly undeveloped areas within the city limits or potential annexation areas. They are near a planned or an existing thoroughfare and/or transit. They can support mixed use development and patterns similar to the Traditional Neighborhood Planning Area. They can support substantial mixed use, high density development at key transit points and at regional centers connected to other centers by transit. Examples include areas within the expired Vistas at Presido concept plan and the New Urbanist development of Metro Verde near the Red Hawk Golf Course.

Special Planning Areas

These are areas of the City that do not fall into the above planning areas. These areas will probably never become pedestrian-oriented or development falls under other governmental jurisdictions. They are geographically isolated or primarily serve industrial employment and institution functions dependent upon freeway or air access. City regulations should be considered that further a jobs to housing balance, transit, and alternate access. Examples include the West Mesa Industrial Park-Airport, NMSU, and the predominate industrial uses north of I-10, west of Valley Drive, and south of Picacho Avenue.

- Activity types will still need to be defined

Attachment I, Preliminary Schedule-Scope Items  
Modification of 1999 City Comprehensive Plan  
City Council Work Session  
October 22, 2012

*(The following is a preliminary list of items that may need consideration in developing the schedule-scope of work. Discussion at the upcoming work session is welcome, but further discussion will likely need to occur at a future work session.)*

- Prioritization and staffing levels as modification of the City Comprehensive Plan will occur with several ongoing and special projects outlined in the City Strategic Plan
- Development of goals-policies will be aided by the circumstance that OVOV 2040 is adopted and many of the City's technical plans have recently been updated or close to adoption
  - City 40-Year Water Plan (Nov 2008)
  - Water-Wastewater Master Plan Update (Nov 2008)
  - City Storm Water Management Plan/Program (Apr 2009)
  - Las Cruces Affordable Housing Strategies Plan (July 2009)
  - MPO Transport 2040 (Jun 2010)
  - Sustainability Action Plan (Mar 2011)
  - 2011-2015 Consolidated Plan – Housing CDBG-HOME (Aug 2011)
  - South Central Solid Waste Authority Master Plan Update (Nov 2011 Draft)
  - Parks & Recreation Master Plan (Nov 2011 Draft, Adoption Pending)
  - RoadRUNNER Transit Plan (Jan 2012)
  - City Water Conservation Plan (Mar 2012)
- Validate existing vision, plan scenarios, goals, policies, and actions in present 1999 City Comprehensive Plan through public input (e.g., a new survey, focus group, charrette). This could result in staffing needs and/or purchase of new software and other items to aid public input process (e.g., keypad polling devices, scenario modeling software, low tech smart board)
- Timing and possible cost to put on educational workshops, get speakers to discuss topics that may need explanation so stakeholders all share the same understanding(e.g., health & planning)
- The need to hire consultants to prepare-assist on any studies-maps or other needs. These may or may not include the following
  - Market study - housing-retail, city-wide
  - Geothermal-hydrology studies
  - Renderings-illustrations of activity areas/TOD/building types
  - Preparing and analyzing visual preference survey
  - Timing with certain steps on upcoming projects (e.g., form-based code for downtown and El Paseo corridor)

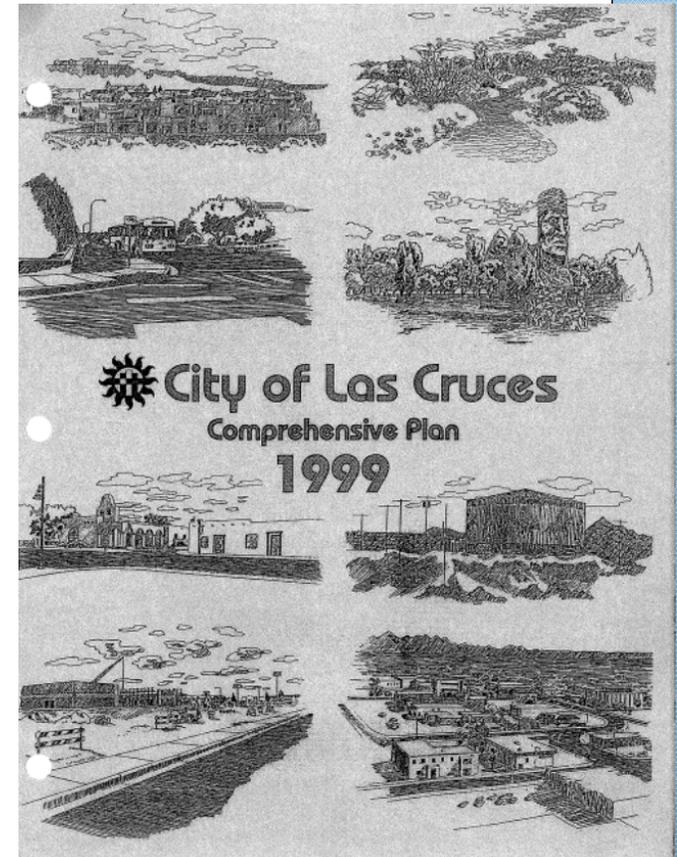


**City of Las Cruces**<sup>®</sup>  
PEOPLE HELPING PEOPLE

# City Council Work Session

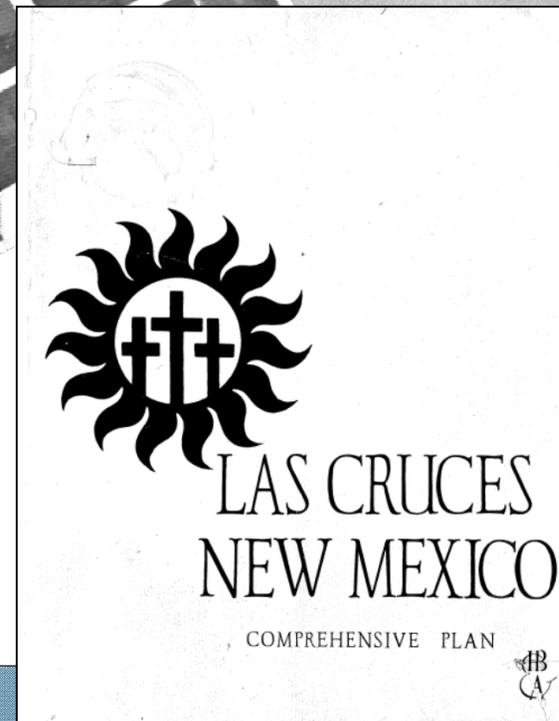
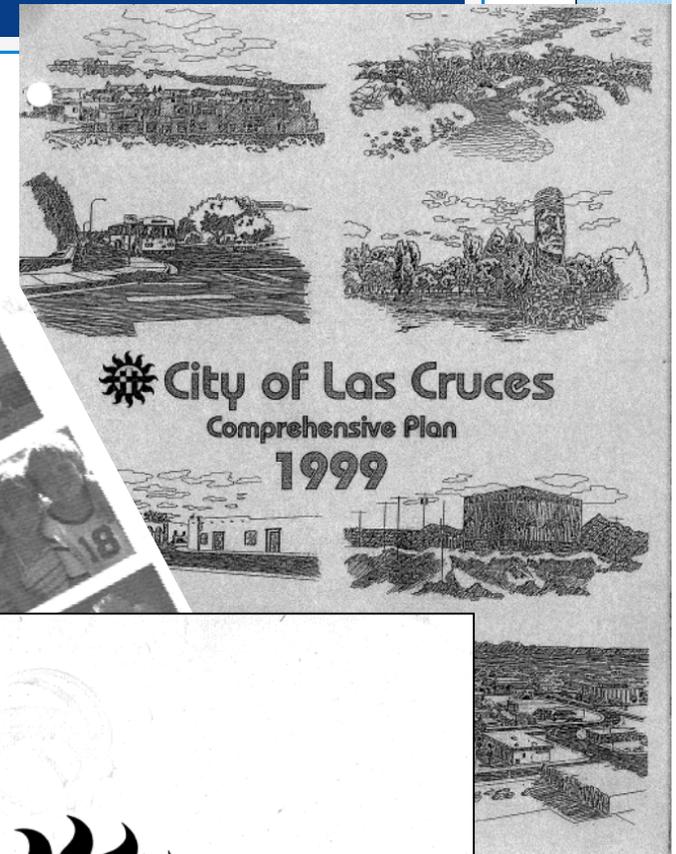
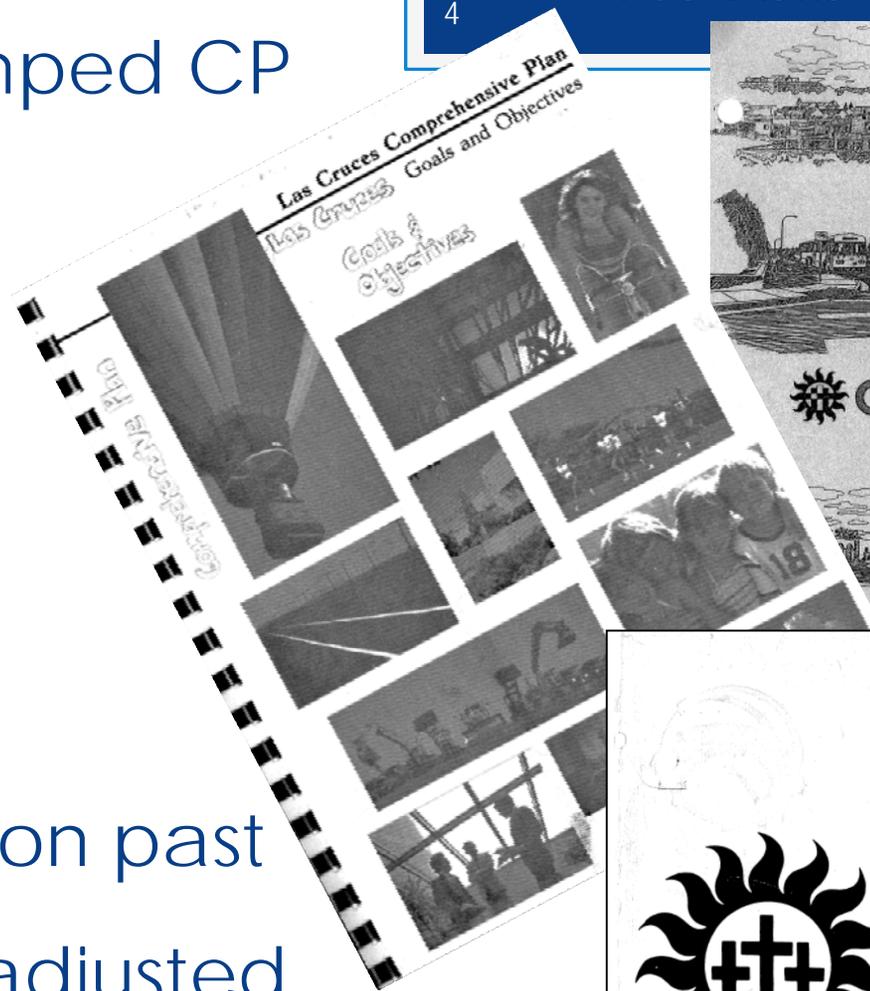
Oct 22, 2012

- Sets polices related to use and physical development
- Serves guide on financing and capital improvements
- Fosters coordinated and harmonious development
- Looks long-range

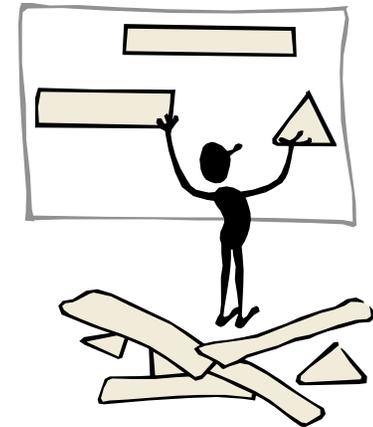


- NMSA
  - Comp plans not mandatory
  - Must conform to zoning ordinance
- NMSA proposed legislation
  - Replace master plan language with CP
  - Change governing body final authority
- City Municipal Code
  - Require prepare comp plan

- City revamped CP  
3 times
  - 1968
  - 1985
  - 1999
- All built upon past plan and adjusted for new planning horizon

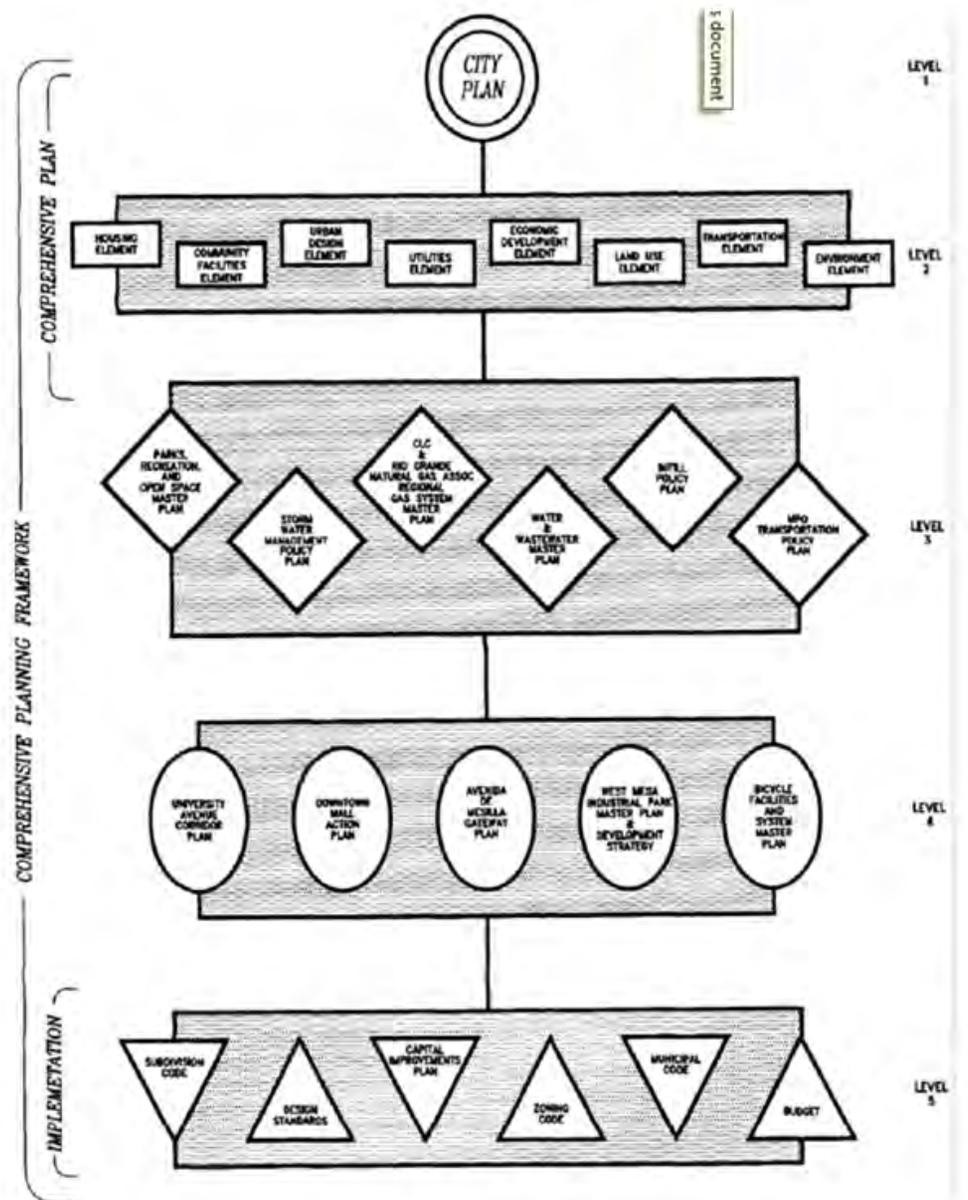


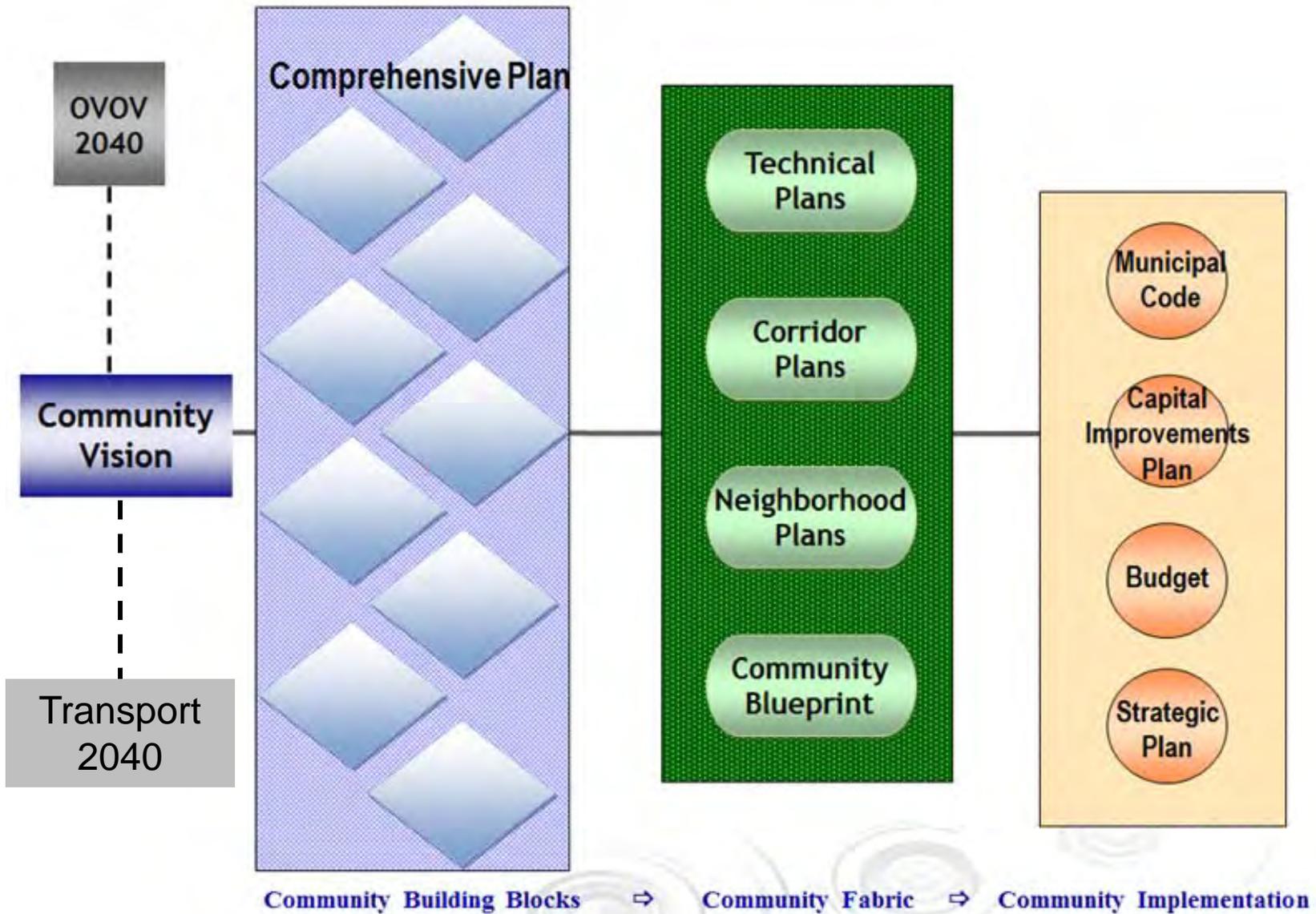
- Reached planning horizon
- Many parts out-of-date
- Weak connection between policies and maps
- Text-heavy impedes ease of evaluating applications



- Ongoing review of existing CP - other CPs
- Begun review of accomplishments
  - To date, 22 done and 8 not done
- Ongoing work preparing preliminary schedule-scope
- Updating land-use inventory
  - Establish baseline activity-structure data
  - Half-way point

- Describes how plan processes and regulating documents relate
- Issues
  - Linear relationship
  - Add in regional plans and Blueprints





- Next plan iteration will address similar elements-topics
- Chapters-headings might not follow those exact titles
- Need to ensure cross-connection of issues (avoid silo effect)

**Proposed Statute Elements:**

1. Community Profile
2. Land Use & Housing
3. Transportation
4. Water Resources
5. Public Facility & Services
6. Natural Resources
7. Economic Development
8. Implementation

**CLC Comp Plan:**

1. Land Use
2. Community Facilities
3. Urban Design
4. Econ. Develop
5. Housing
6. Transportation
7. Environment

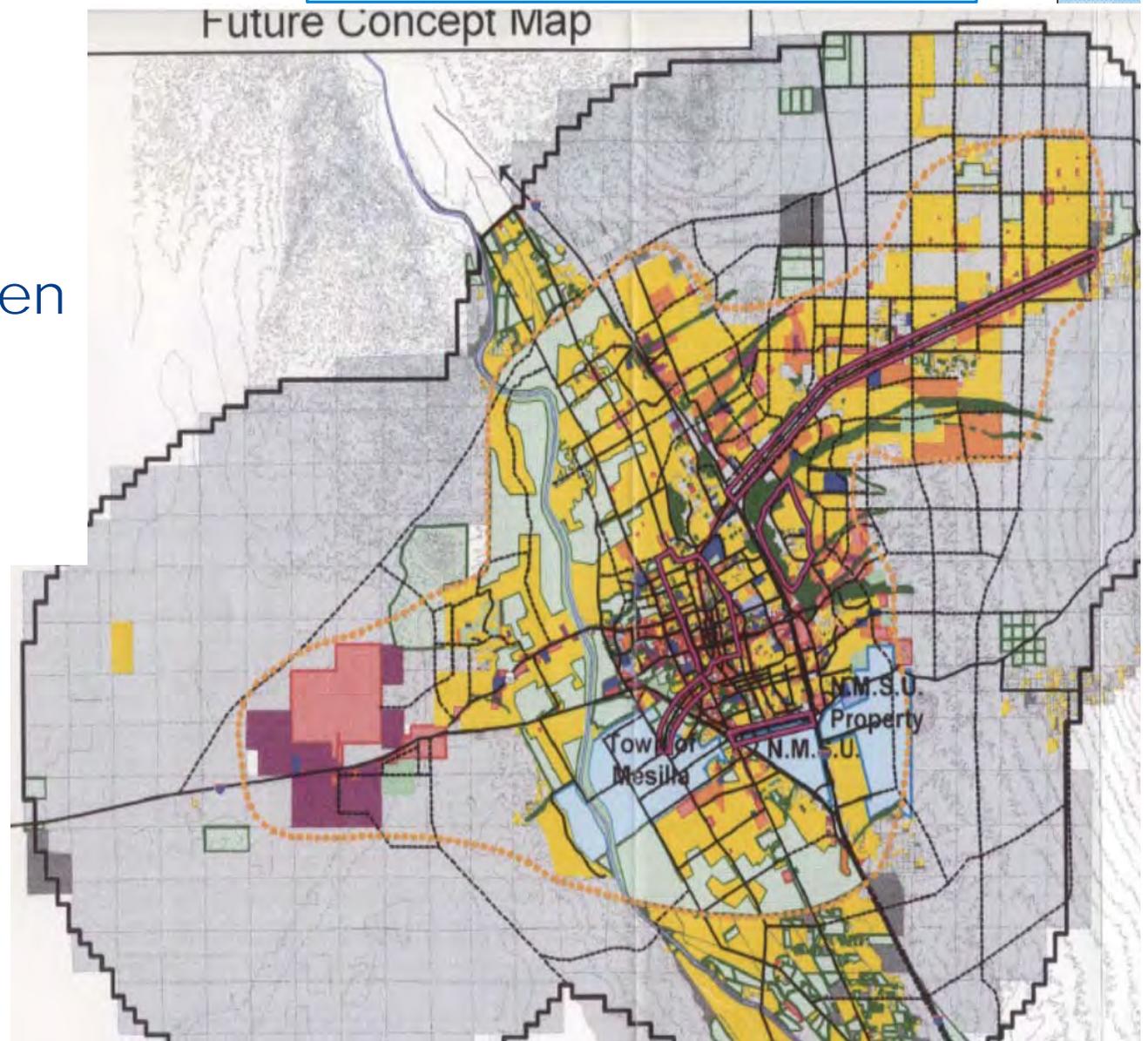
**OVOV 2040:**

1. Land Use
2. Water
3. Air Quality
4. Environmental Resources
5. Hazards
6. Transportation
7. Community Facilities & Services
8. Utilities & Infrastructure
9. Housing
10. Econ. Develop.
11. Community Character, Design & Hist. Preserv.
12. Intergovern. Cooperation

- Future concept map that moves away from use-based map, based off zoning categories
- Focus on context-form and graphic representation
- Focus on how, where,  
and when to direct  
growth



- Use-based
- Not easily referenced when evaluating applications

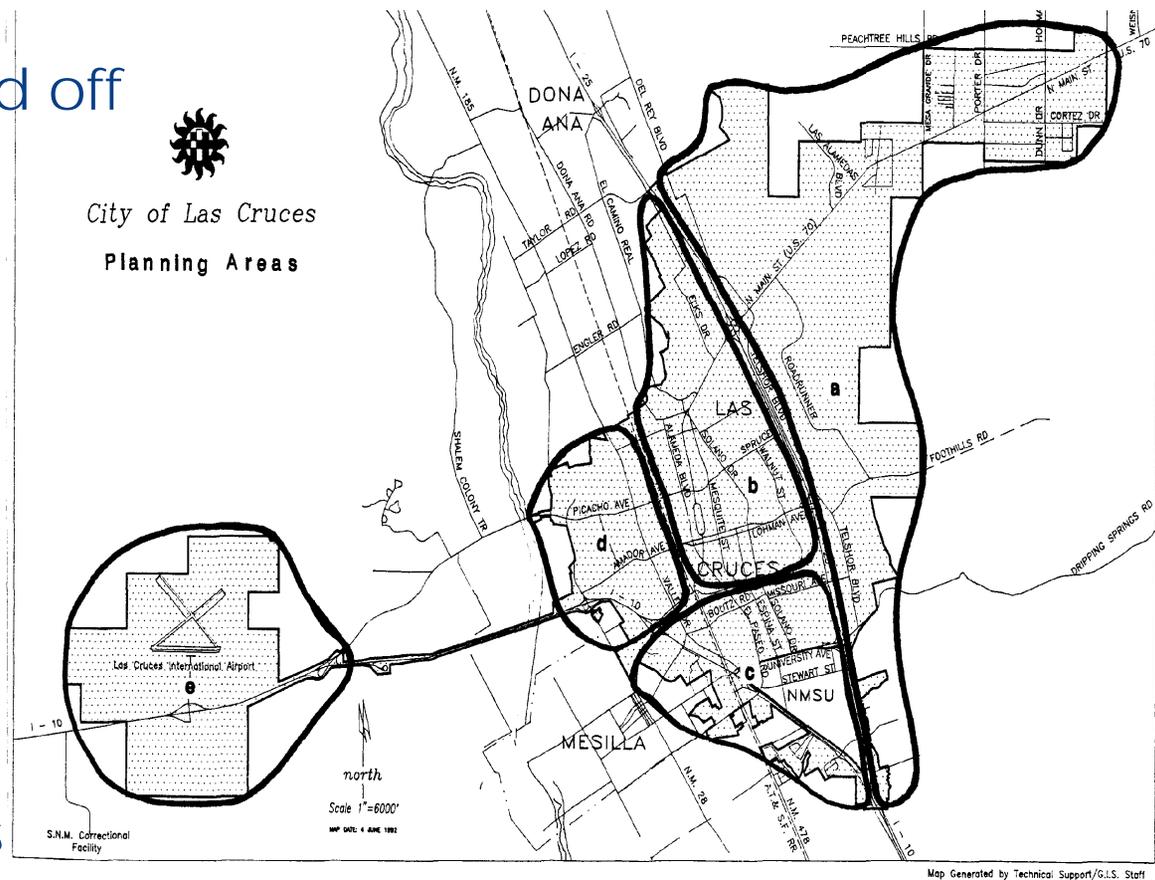


- Planning Areas
- Activity/Corridor Areas

- Idea is to build off these ideas

- Map them
- Define them

- Develop goals-policies

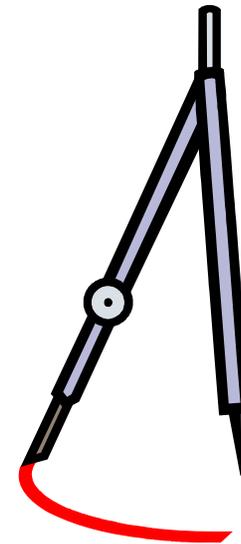


- Use 'growth areas' as planning areas
- Through staff-stakeholder analysis develop planning areas, goals, and policies
- Names-definitions may change as go thru process
- Include 'overlay' maps (e.g., activity areas, annexation areas)



# Possible Planning Areas/Categories

- Open Space
- Conservation
- Rural
- City Neighborhood
- Traditional Neighborhood
- Intended Growth
- Special Planning Areas



# Possible Future Concept Map

15

\* Map is for illustrative purposes only



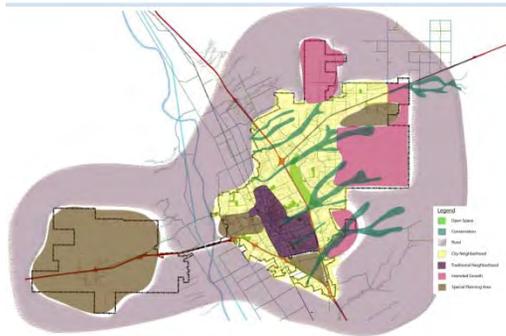
# Possible Planning Areas

- Open Space

Dedicated lands

Provides visual-open area

Ex: Las Cruces Dam



\* Planning Area is for illustrative purposes only

# Possible Planning Areas

- Conservation

Potential open space

Existing rights remain

Consider acquisition

Ex: portions of arroyos



\* Planning Area is for illustrative purposes only

# Possible Planning

## Areas

- Rural



Functions rural or visual form

Horse, related activities occur

Limited city services-utilities

Related-limited non-residential

Ex: Dunn and west escarpment



\* Planning Area is for illustrative purposes only

# Possible Planning Areas



## • City Neighborhood

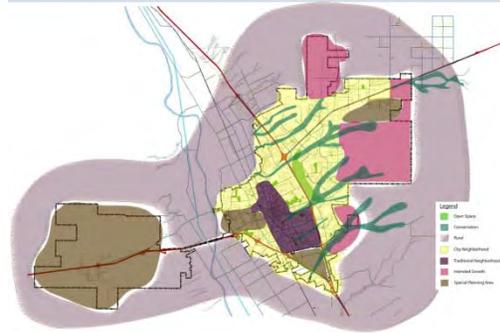
Curvilinear-cul-de-sacs occur  
Non-res at intersections/corridors

Benefit strategic infill

Ex: Sonoma Ranch, Del Rey

\* Planning Area is for illustrative purposes only

# Possible Planning Areas



- Traditional Neighborhood

Small blocks, rear alleys

Parks, small shops integrated

Well-suited FBC

Ex: University area, Historic Dists



\* Planning Area is for illustrative purposes only

# Possible Planning Areas

- Intended Growth

Undeveloped-nearly undeveloped

Near thoroughfare-transit

Support mixed-high density key pts

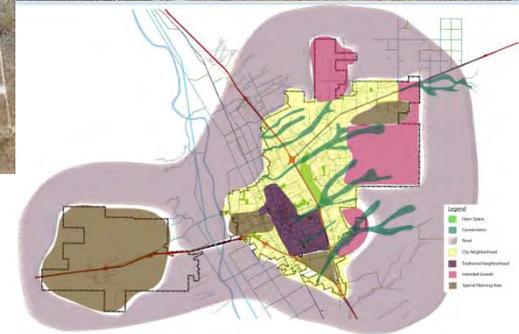
Ex: Metro Verde

Expired Vistas at Presidio



\* Planning Area is for illustrative purposes only

# Possible Planning Areas



## • Special

Not pedestrian-oriented

Isolated, depend on freeway

Consider jobs-housing balance

Ex: WMIP, W of Valley Dr

\* Planning Area is for illustrative purposes only

No.	Process Principle
1	Facilitate meaningful opportunities for people to participate in the plan process
2	Easily make available to the public project information in a manner that is ongoing, transparent, and up-to-date
3	Create an open and respectful atmosphere
4	Design and project the plan as a growth management tool through policy and maps
5	Provide a plan that is easier to read and apply using visuals/graphics
6	Remove items in plan completed and/or no longer applicable
7	Add items plan does not address
8	Use easily understood terms and define terms when meaning is unclear
9	Base policies on reliable information
10	Further compatibility to existing plans, especially regional plans

- Meetings with other city depts
- GIS-based analysis of planning/activity areas
- Support/background data
- Future Council meeting on schedule-scope
- Start public process



- Project prioritization-staffing levels
- Public participation plan – validation process
- Data-research-products needs
- Studies-mapping-other needs



