



# General Plan Amendments

Rachel Prelog, Senior Planner  
Nana Appiah, Planning Director

# OUTLINE

- Purpose of the General Plan
- General Plan Comprehensive Review
- Recommendations

# GENERAL PLAN'S PURPOSE

- Expressions of the community's goals and priorities
- Official policy guide concerning desired physical development of the City
- Fulfillment of legal state law requirements
- Fulfillment of City Charter requirements

# GENERAL PLAN COMPREHENSIVE REVIEW

- Required every 3 years – 2020 review
- Identifies, major successes, challenges and provides recommendations for amendments
- 2 areas identified for improvement
  - › Ch. 7 - Community Character
  - › Ch. 16 - Plan Implementation & Amendment



# CH. 7 COMMUNITY CHARACTER



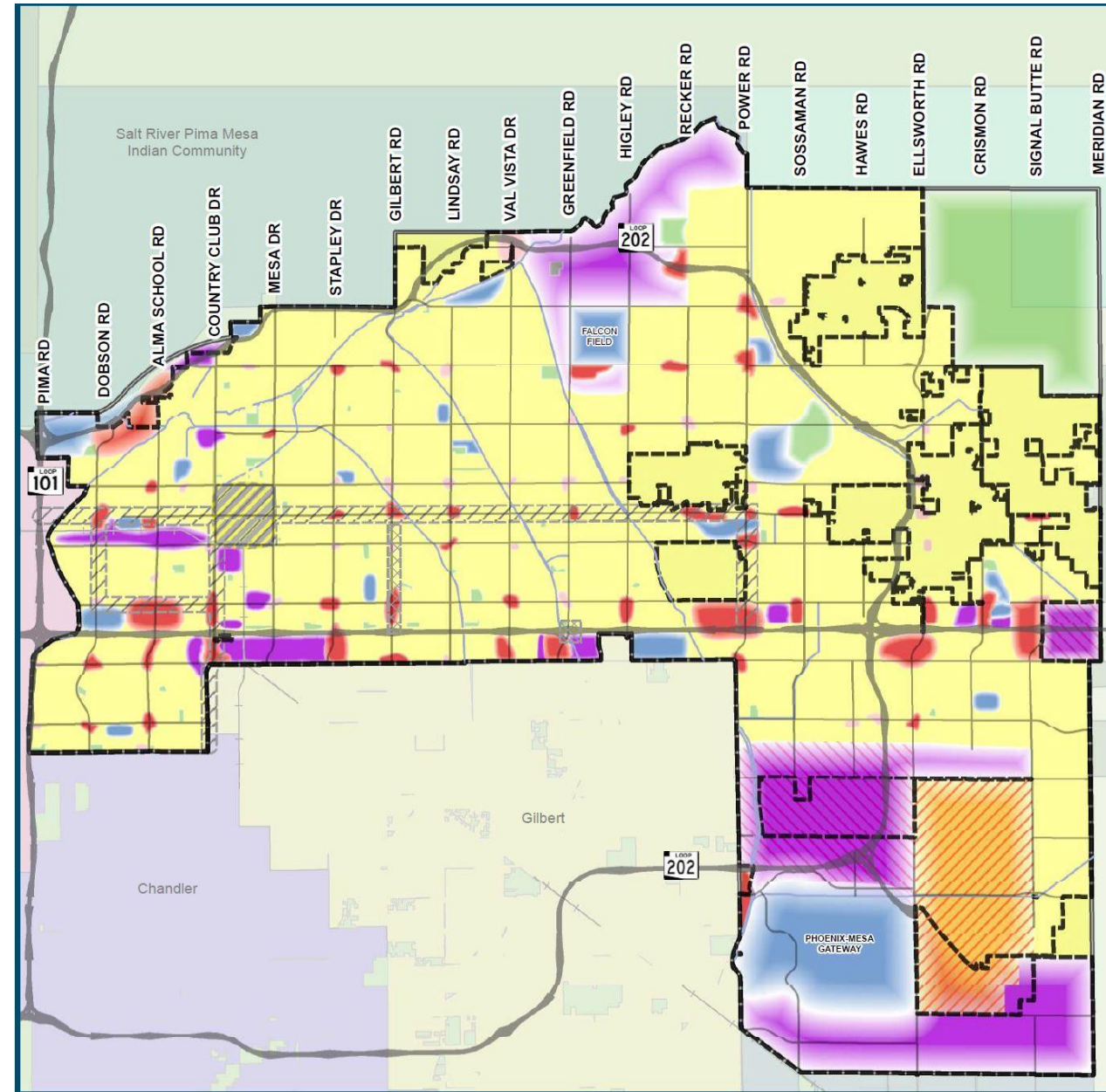
## PURPOSE

- Land use guidance
- Focuses on the character of an area (i.e. the looks and feel)
- Supports GP goal of creating a greater sense of place
- Combines concepts of zoning, land use, building form, and intensity



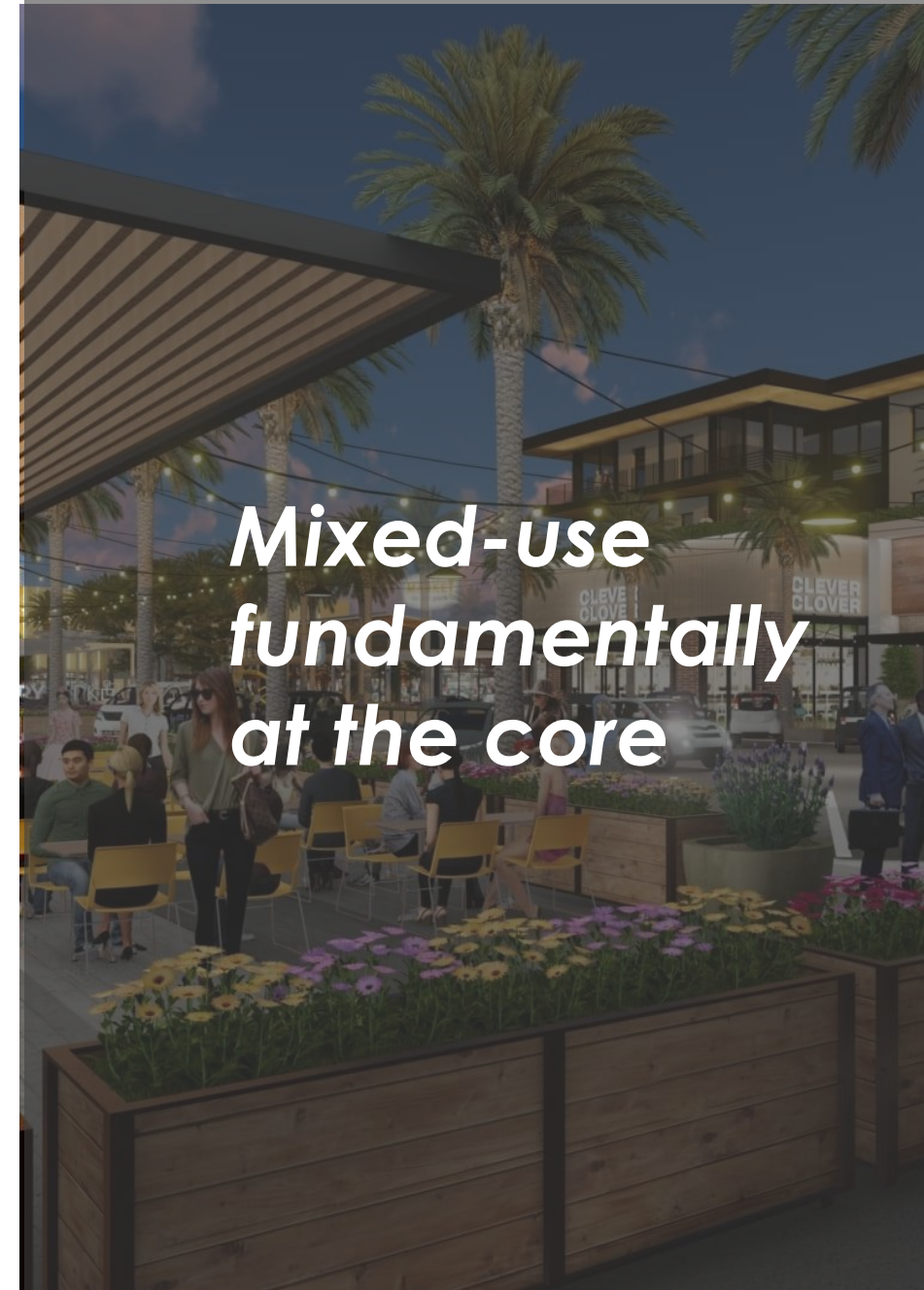
# CHARACTER AREAS

-  Neighborhoods
-  Neighborhood Village Center
-  Mixed Use Activity Districts
-  Mixed Use Community
-  Downtown
-  Employment Districts
-  Specialty Districts
-  Parks/Open Space

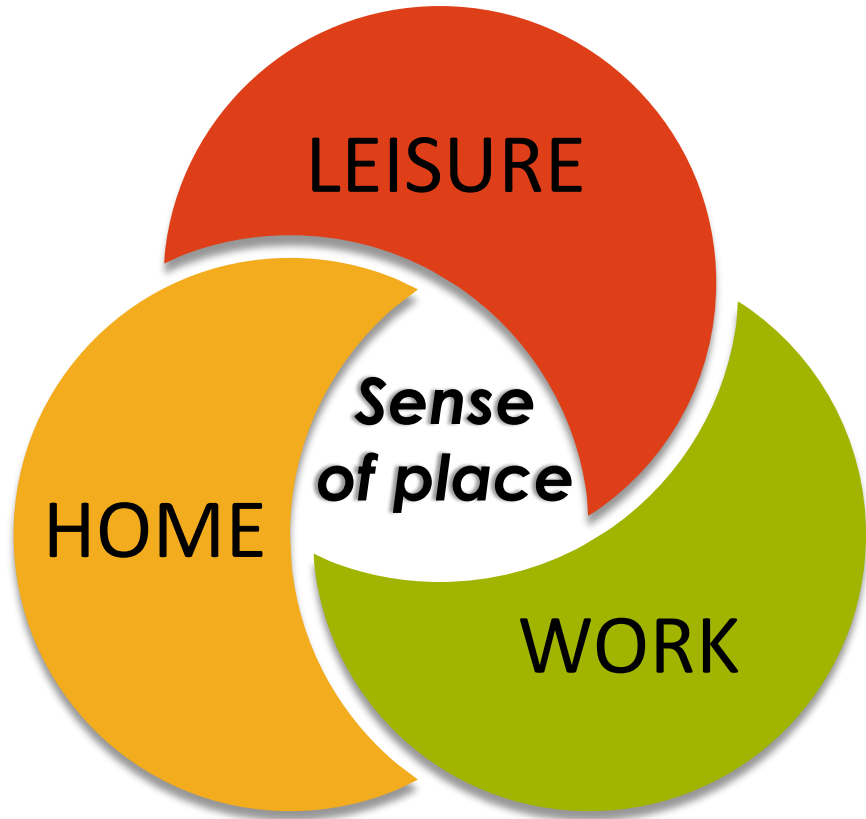


# CHARACTER AREAS

- Neighborhoods
- Neighborhood Village Center
- Mixed Use Activity Districts
- Mixed Use Community
- Downtown
- Employment Districts
- Specialty Districts
- Parks/Open Space



# MIXED-USE

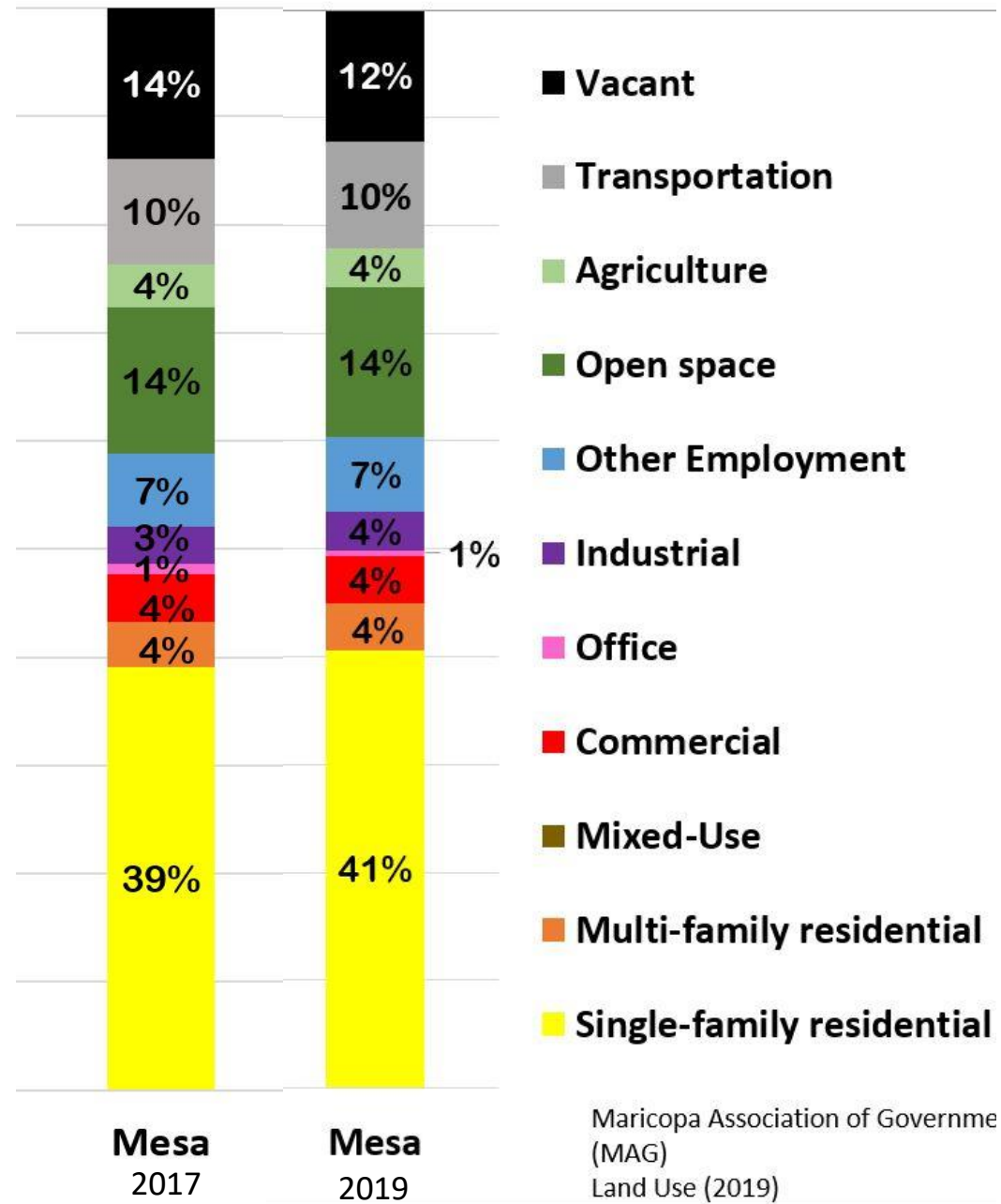


## OPPORTUNITIES

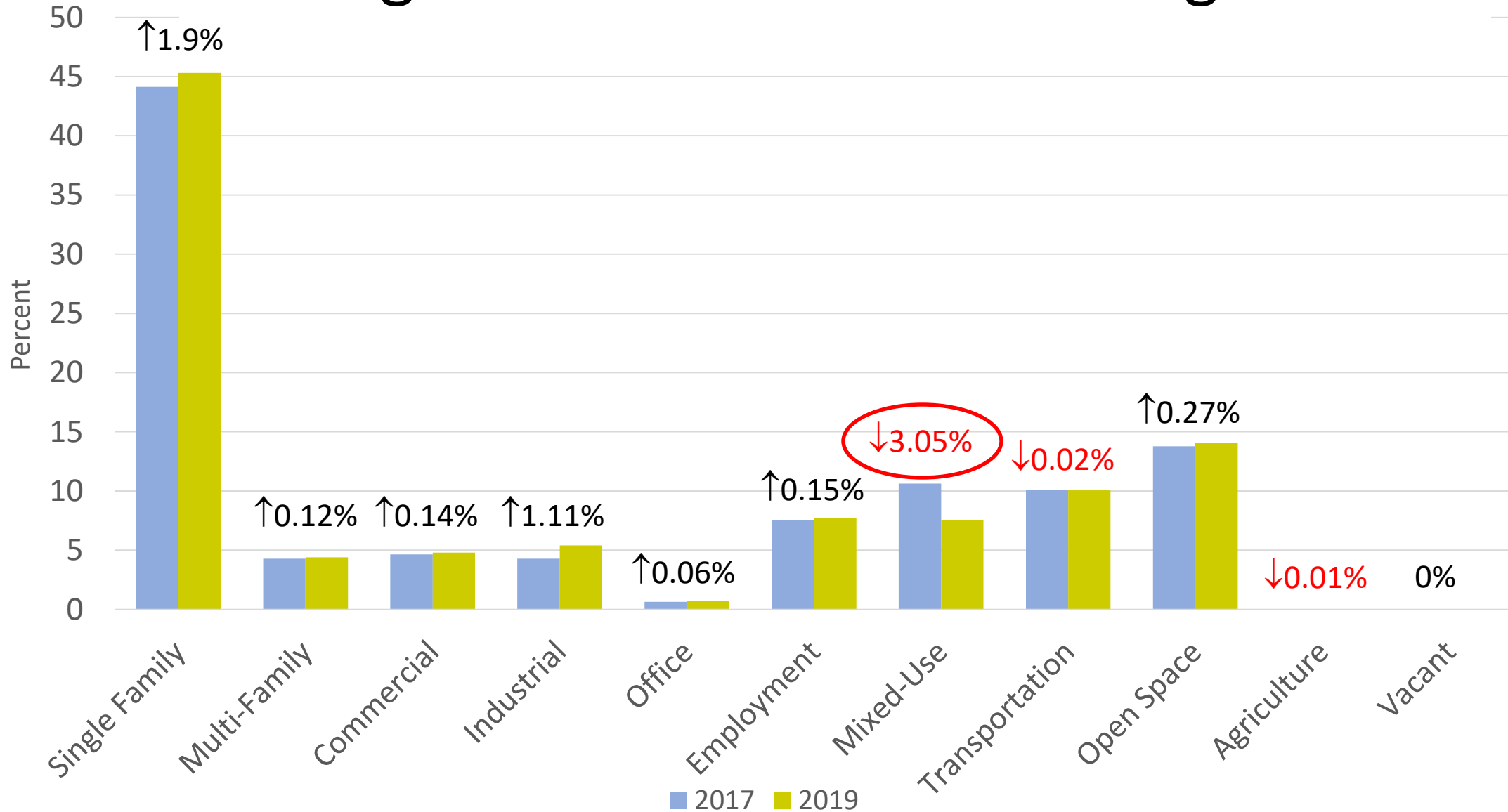
- Allows for a mixture of uses
- Efficient use of space
- Encourages alternative modes of transportation

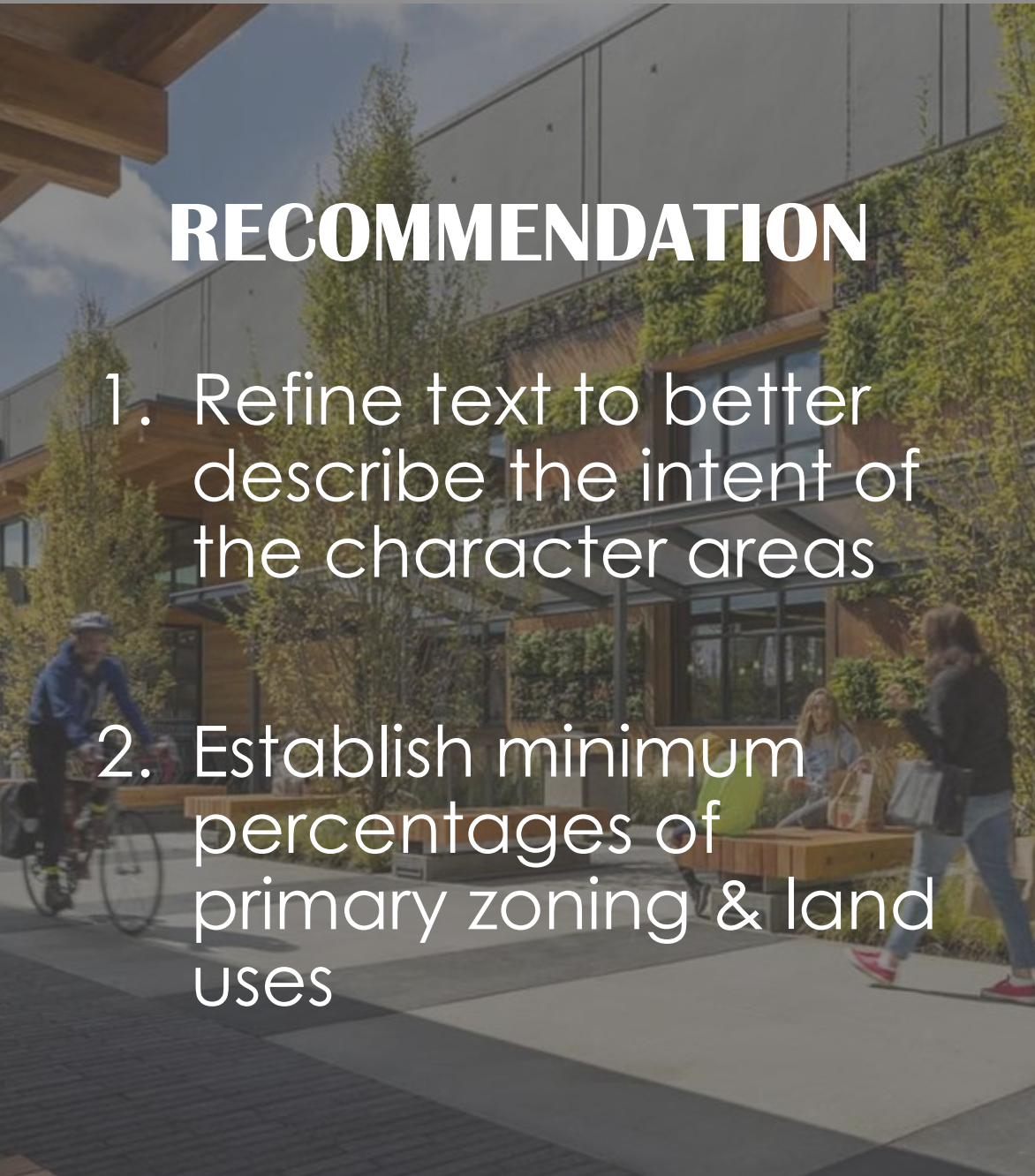
## CHALLENGES

- General Plan doesn't specify how much of a mixture is required
- Result - development proposals heavily focused on supportive uses without primary uses



# Change in Future Land Use Designations





## RECOMMENDATION

1. Refine text to better describe the intent of the character areas
2. Establish minimum percentages of primary zoning & land uses

## MINIMUM USE OF PRIMARY ZONING

NEIGHBORHOOD VILLAGE = 80%

MIXED USE ACTIVITY DISTRICT = 70%

EMPLOYMENT

- Business Park = 70%
- Industrial = 75%
- Employment Core = 80%

SPECIALTY DISTRICT

- Medical Campus = 80%

MIXED USE COMMUNITY = 40% of land dedicated for commercial use

# CH. 16 PLAN IMPLEMENTATION AND AMENDMENT

## PURPOSE

- Describes implementation tools (i.e. CIP, zoning ordinance etc.)
- Goals, policies, and strategies
- Process for review and update of the Plan
- Process for Plan amendments

# AMENDMENT CRITERIA

## CHALLENGES

- Vague criteria
- Doesn't consider the context of an area
- Insufficient approval guidance

## RECOMMENDATION

1. Refine text to better describe the amendment process
2. Create context-specific amendment requirements
3. Provide approval criteria

JURISDICTION	MAJOR AMENDMENT REQUIREMENTS	
Mesa	>320 acres	Proposal not consistent with character area
Chandler	>160 acres	Change from residential to another residential or non-residential classification
	>40 acres	Change from non-residential to residential or non-residential to mixed-use
	>320 acres	Any aggregate change in land use classification
Gilbert	>160 acres	Any increase in residential density
	>40 acres	Any change in land use classification
Phoenix	≥5 square miles	Area Plan
	>3 square miles	Proposal with no land use designation
Scottsdale	>10 acres	Change in zones A1, A2, B ( <i>south of Frank Lloyd Wright &amp; west of Pima</i> )
	>15 acres	Change in zones C1, C2, C3, D, E1, E2, E3 ( <i>east of Pima &amp; north of DoubleTree Ranch</i> )

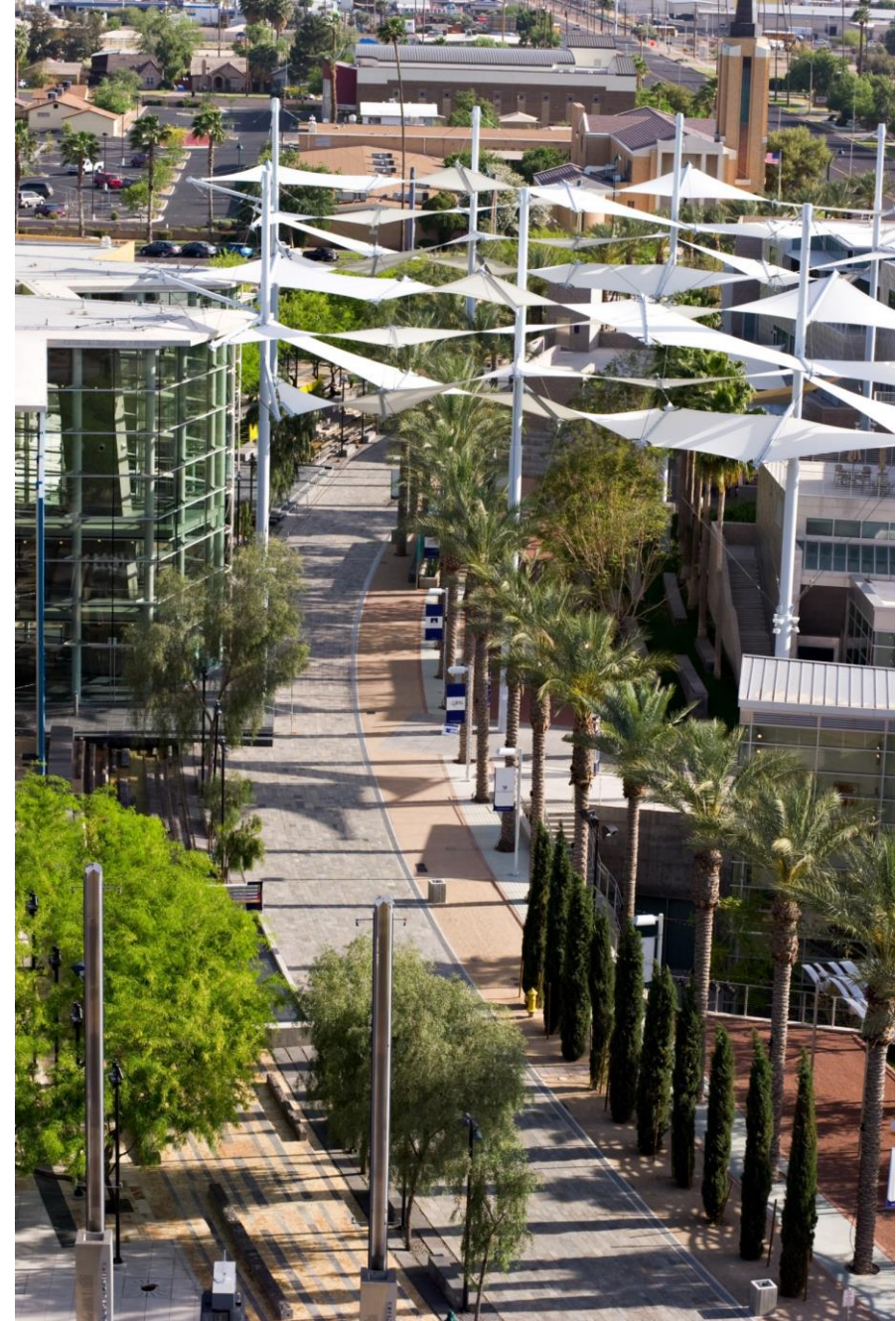
# AMENDMENT BENCHMARKS

## DOWNTOWN & TRANSIT DISTRICTS

- Minor – 10 acres or less
- Major – More than 10 acres

## OTHER CHARACTER AREAS

- Minor – 160 acres or less
- Major – More than 160 acres



## **PUBLIC OUTREACH**

- City Council - February & September 2020
- Planning & Zoning Board - March & August 2020
- Developers Advisory Forum (DAF) - June 2020
- Special Projects webpage - June thru current
- General Plan & Zoning Ordinance Text  
Amendment Open House August 18, 2020
- Virtual Open House August 2020



# Questions?