



Growth Policy Revision Minor General Plan Amendment

City Council Meeting
October 28, 2019

GROWTH POLICY MINOR GPA



MINOR AMENDMENT

Current Policy d.

Objective GD-2-2

Chapter 5, Physical Growth and Development.

- d. Discourage rezoning land to higher intensities outside of the growth areas until infrastructure planning is in place and necessary resources are available.

CHAPTER 5 PHYSICAL GROWTH AND DEVELOPMENT

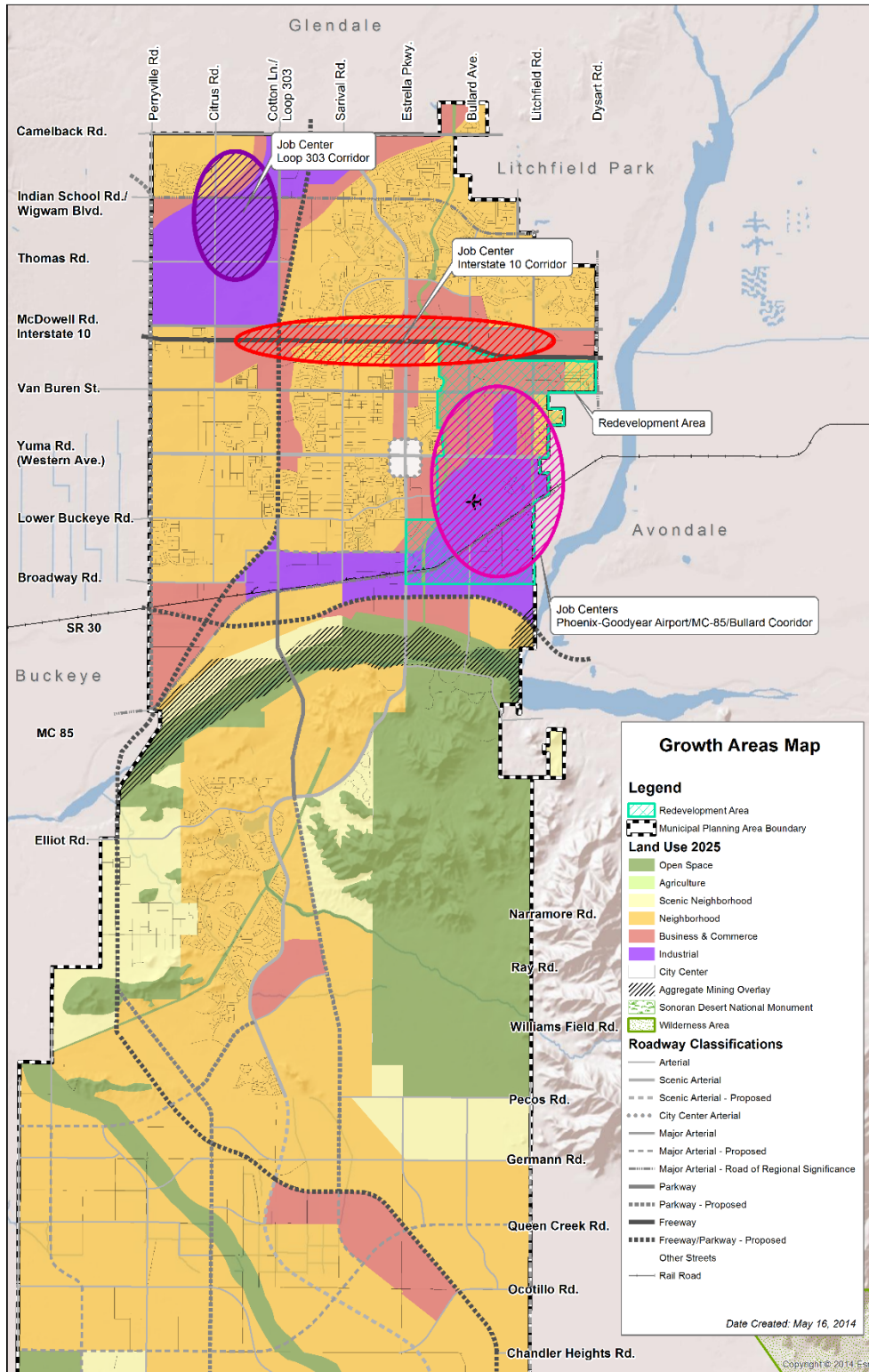


Figure 5.7 Growth Areas map showing job centers and the City Redevelopment Area over the Land Use and Transportation Map

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MINOR AMENDMENT

- Original intent was to discourage development where infrastructure planning had not occurred and areas where resources and services were not yet available.
- Concern policy too restrictive and could prohibit growth
- Policy reviewed at January 29, 2018 CC Work Session
- Staff directed to prepare revision to policy

GROWTH POLICY MINOR GPA



MINOR AMENDMENT

Revised Policy d.

Objective GD-2-2

Chapter 5, Physical Growth and Development.

d. Discourage rezoning land to higher intensities ~~outside of the growth areas~~ until infrastructure planning is in place and necessary resources are available, unless a plan to develop the infrastructure necessary to adequately serve the area is identified during the rezoning process and its implementation in a timely manner is guaranteed by appropriate stipulations and development agreements.

GROWTH POLICY MINOR GPA



MINOR AMENDMENT

- Revised policy still discourages development in areas lacking infrastructure planning or necessary resources.
- Allows rezoning to proceed under certain conditions:
 - An infrastructure plan is developed concurrently with the rezoning process by the developer.
 - Appropriate stipulations and development agreements are required to insure implementation of the infrastructure plan in a timely manner.

GROWTH POLICY MINOR GPA



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- Rezoning in such areas is not prohibited.
- Entitlement process is allowed to proceed, subject to conditions.
- Development still responsible for absorbing the costs related to growth (GD-2-1).
- Clarifies policy without making it inconsistent with other General Plan policies.

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- 60-Day Review not required for Minor Amendment
- Notice of Minor GPA sent to development community – No comments received
- PZC Public Hearing held on 10/16/19
 - No one commented at the public hearing
 - Planning & Zoning Commission recommended approval (5 to 0)

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Staff Recommendation:

Approval of the Revision to the Growth Policy d. in Objective GD-2-2 as detailed in Res. No. 2019-2001

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CONCLUSION

QUESTIONS?