

McMillan Mesa Natural Area

MAJOR REGIONAL PLAN AMENDMENT





Purpose of the Amendment

Proposition 413 passed in November 2016

- The proposition identified “set aside, preserved, and designated as open space for passive park purposes.”
- It identified the open space category as “Neighborhoods.”
- It did not change the Regional Plan Designation or Zoning category for the properties.





Why are We Doing a Plan Amendment?



The Regional Plan is ratified by voters.

- The City must follow the State and City process to amend these documents.

Reducing the Employment Area in the City triggers a major amendment

- The City cannot change the Zoning until the Regional Plan is updated.

**Council directed staff to prepare an amendment on
January 30, 2018**



What's the Difference Between Major and Minor?



Major Plan Amendments

- Looks at systematic impacts to Regional Plan assumptions
- Precedes any other development application (State requirement)
- Must be processed in one calendar year (State requirement)
- All applications presented to Council at same meeting (December)
- 2/3rds majority vote
- 60-day public review
- 2 Planning and Zoning hearings in different locations



What analysis is required?

11-10.20.020 Major Plan Amendments and New Elements

- “An infrastructure and community services impact analysis to provide the information necessary to assess the proposal’s impact on utilities, roads, parks, schools and other community facilities and services.” It must include at a minimum:
 - Traffic analysis
 - Water/wastewater analysis
 - Police and fire protection analysis
 - School impact analysis
 - An economic development analysis
 - Conformance with the General Plan’s goals and policies for public services and facilities.



Timing and Process

January to May

Prepare Application

- Create maps
- Inventory resources and infrastructure
- Research land ownership and easements
- Inter Division Staff review application
- Application deemed complete



June to August

60 day public review

- Transmit application to other government agencies, utility companies, and the public
- Hold a neighborhood meeting
- Review with Commissions
- Application deemed substantively complete



Sept to Nov

P&Z and Council Hearings

- Citizen Review Session or 2nd neighborhood meeting
- 2 Planning and Zoning Commission Hearings in 2 locations
(Council Work Session – optional)
- Council Hearing



What is proposed?



1. Change the Area Types on the Future Growth Illustration
2. Remove the Ponderosa Parkway Connection from the Road Network Illustration
3. Correct overlapping existing and future mapping errors to improve functionality of online interactive map

FRP30 Area Types

Employment – BLUE

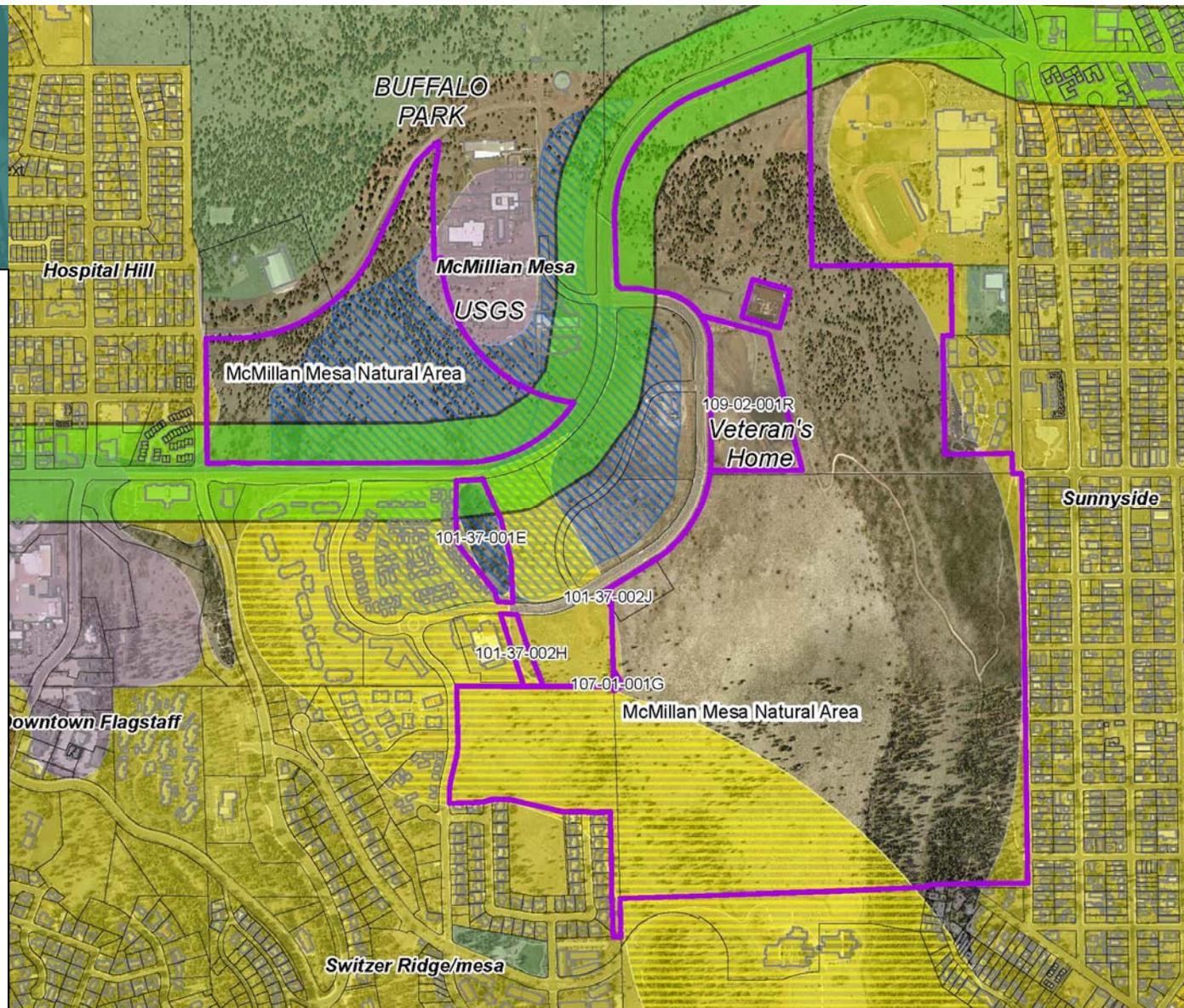
Urban – ORANGE

Suburban – YELLOW

Rural – TAN

Special District – PURPLE

Parks/Open Space – GREEN



FRP30 Area Types

Employment – BLUE

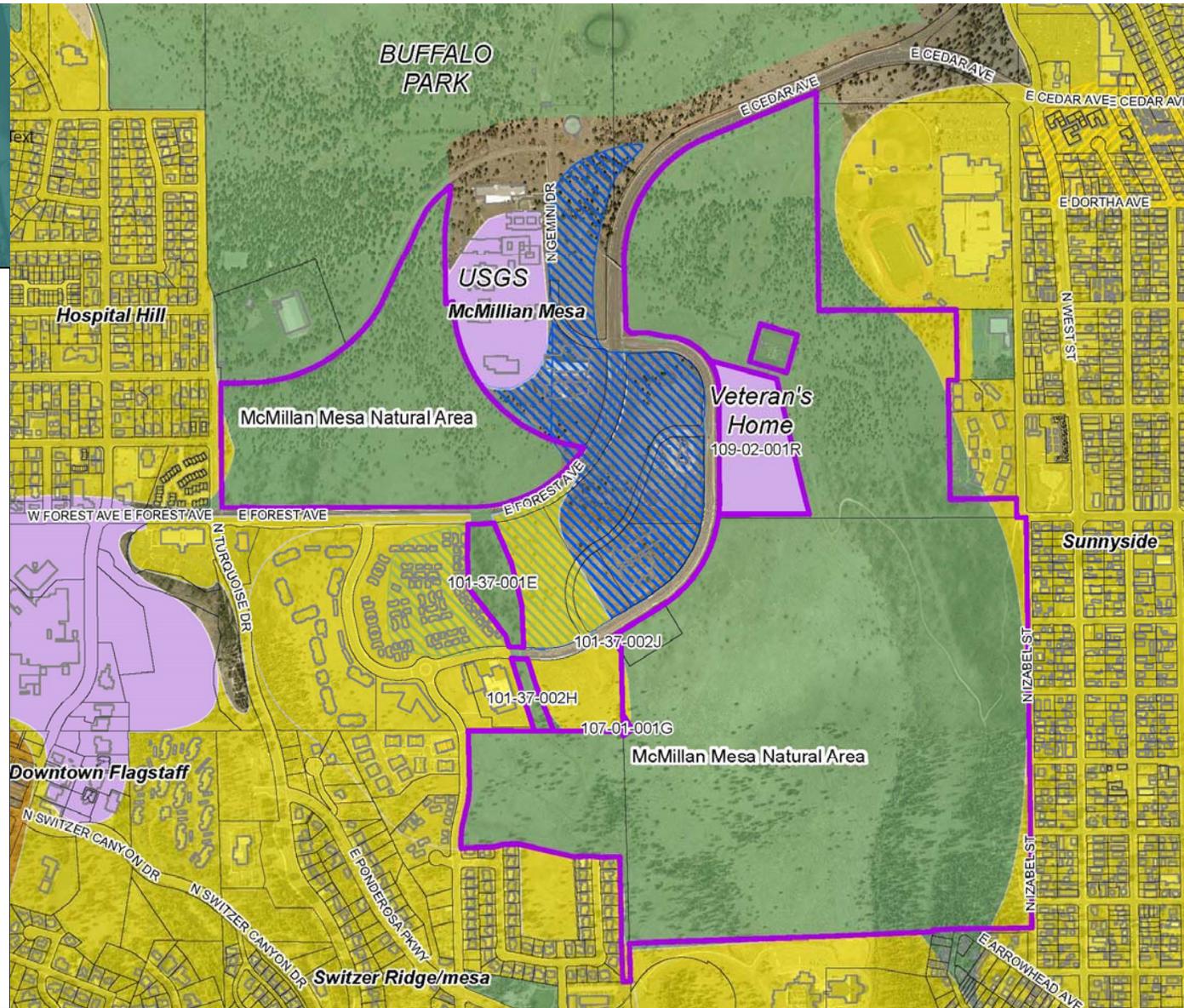
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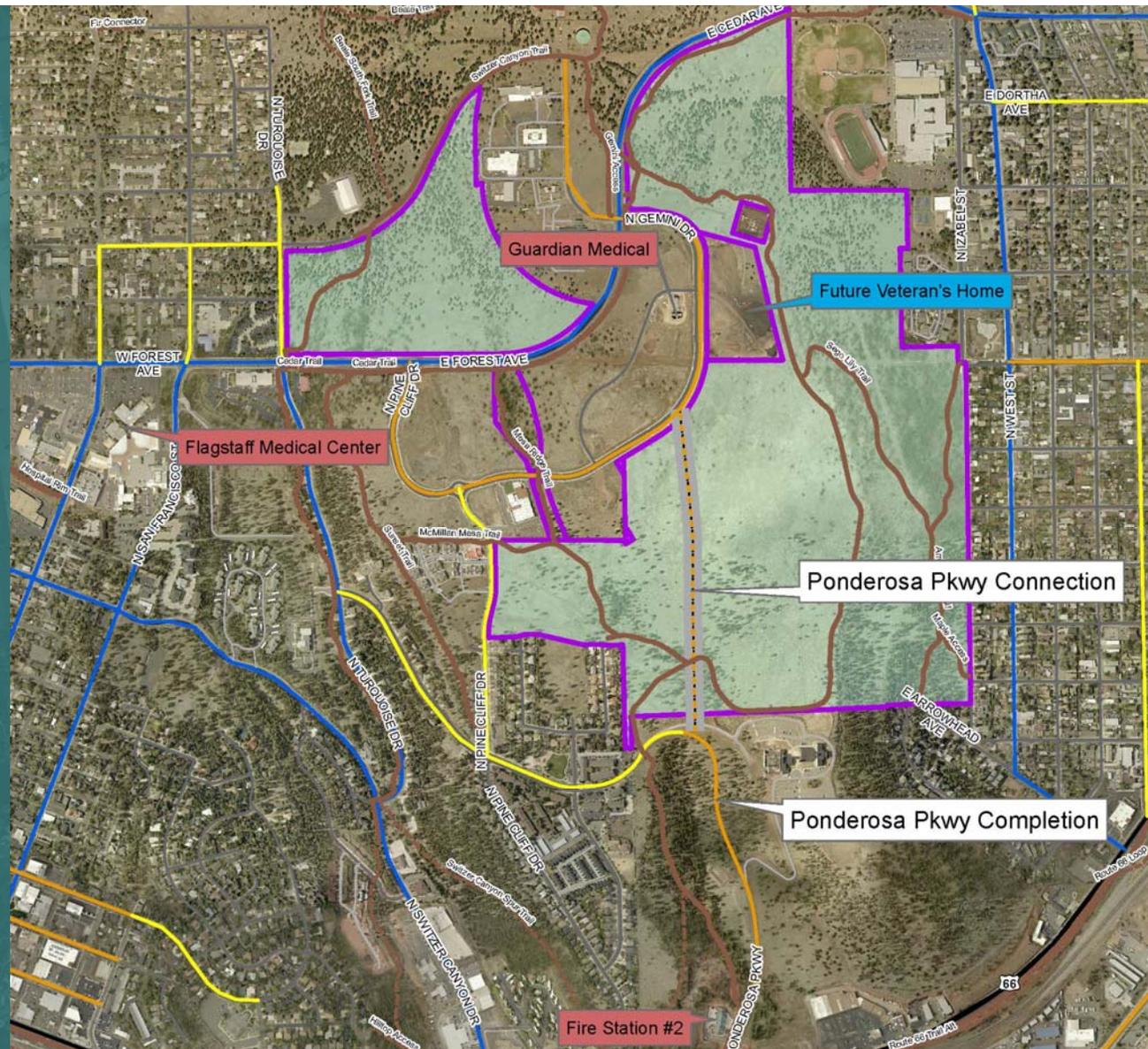
Special District – PURPLE

Parks/Open Space – GREEN



Road Network Changes

Remove the Ponderosa Parkway Connection.





Impact Analysis Summary



Positive Impacts

- Increased passive recreation opportunities
- Preservation of a montane meadow
- Great connectivity for bicycles and pedestrians
- Good groundwater recharge in part of open space

Negative Impacts

- ~800 fewer jobs at build out
- ~300 fewer dwellings at build out
- 10 times more traffic volume on Pine Cliff without Connections
- Missed opportunities for efficient water and sewer infrastructure

June 18 Open House

What did we hear so far?



- Meaning of Proposition 413
Section 3 text
- Awareness of increased traffic did not change support for natural area.
- Bicycle safety concerns
- Questions about water services well siting process
- Alternatives to USGS gravity sewer plans

60 day public review

Ends on August 10, 2018



- Preparing City Council Report
- Open Space Commission June 25
- Transportation Commission August 1



Plan Amendment Information

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