What is land use planning?

Process for guiding the physical development of the city
Planning Tools

General Plans

Specific Plans

Drill
Plane
Hammer
Mallet
File
Chisel
Screwdriver
Bolt
Nut
Washer
Screw
Nail
General Plan (2014)

- “Constitution” for all future development
- Includes maps, policies and implementation measures
- Must be comprehensive, consistent and long range
Contents of a General Plan

- Land Use
- Circulation (Transportation)
- Open Space
- Conservation
- Safety
- Noise
- Housing
Contents (continued)

- Economic Development and Fiscal Sustainability
- Historic and Cultural Resources
- Healthy Communities
- Implementation
Key Concepts of Fresno’s General Plan

- Economic Development and Downtown & Neighborhood Revitalization
- Emphasis on infill
- Updated Urban Form: Mixed Use /Transit
- Fiscal Efficiency
- Farmland Preservation
- Complete Neighborhoods
- Complete Streets, Safer Routes to School, and Multi-modal connectivity
- Measurable Results
Specific Plan

- **Purpose**: to refine and *implement* the General Plan
- **Must be consistent** with the General Plan & Airport Land Use Plans
- **Flexible Focus**
- **May include**:  
  - Land use, design and zoning regulations  
  - Infrastructure plans  
  - Financing program
What plans do

They lay out the rules for development, can incentivize investment, and be an advocacy tool for the community, but plans alone do not guarantee new development.
Other Planning Efforts
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