

LAND USE PLANNING

City of Fresno

What is land use planning?

Process for
guiding the
physical
development
of the city



Planning Tools

General Plans
Specific Plans

tools



drill



plane



hammer



mallet



file



chisel



spanner (*Brit*)
wrench (*US*)



screwdriver



bolt

washer

nut



pliers

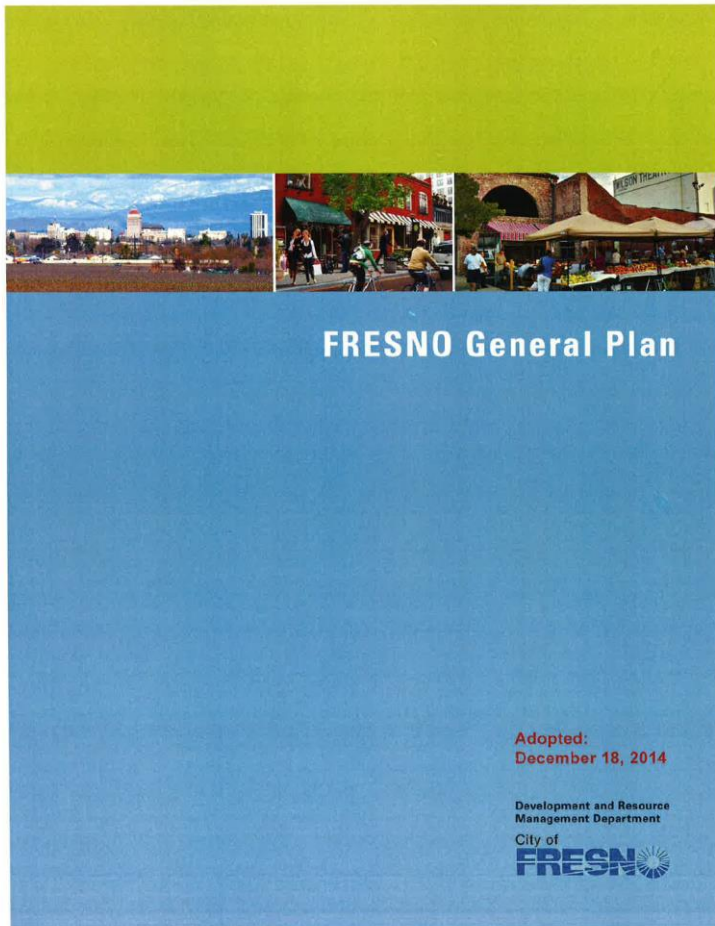


screw



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

Required Elements

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

Contents (continued)

Optional Elements

- 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

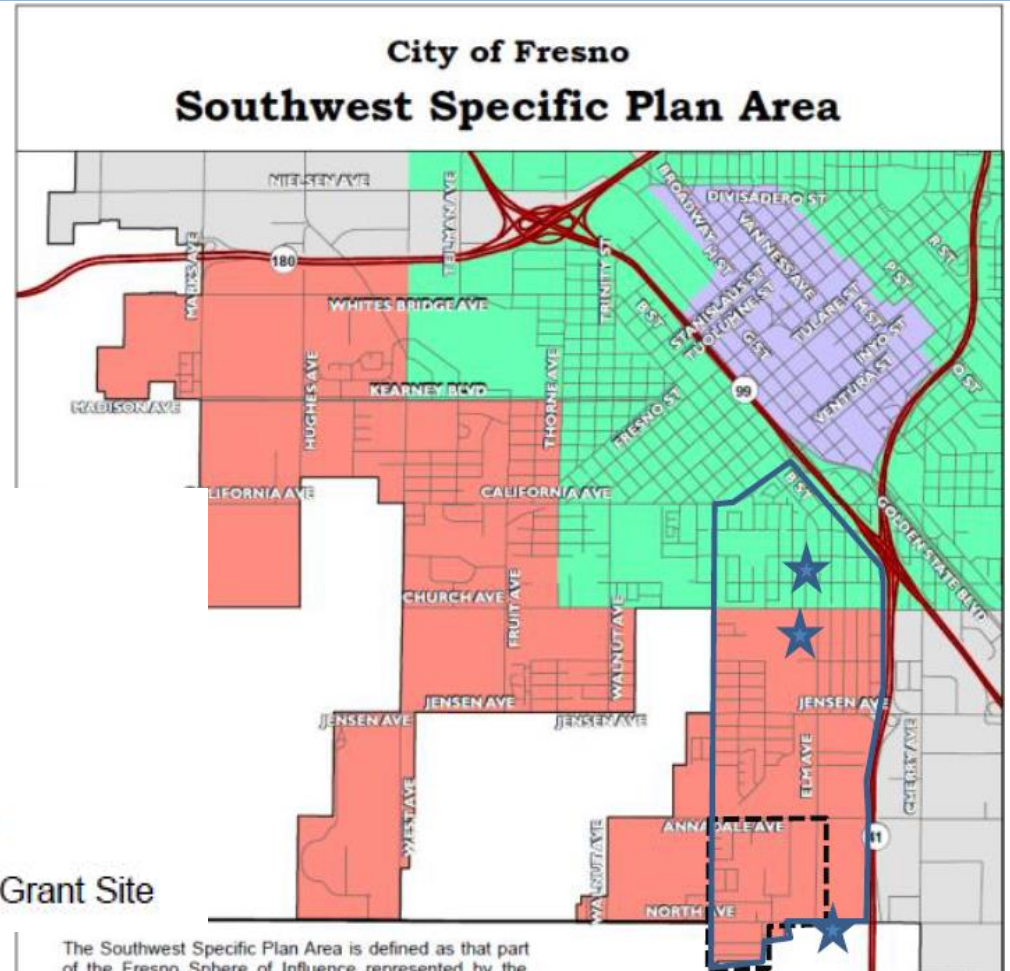
- Purpose: to refine and implement the General Plan
- Must be consistent with the General Plan & Airport Land Use Plans
- Flexible Focus
- May include:
 - ▣ Land use, design and zoning regulations
 - ▣ Infrastructure plans
 - ▣ Financing program

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

-  Southwest Specific Plan Area—Preliminary
-  Fulton Corridor Specific Plan
-  Downtown Neighborhoods Community Plan
-  Streets
-  Existing City Limits
-  Hwy 41 + North Complete Streets
-  Sphere of Influence
-  EPA Brownfields Grant Site



Contact Information

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