

# West Area Neighborhoods Specific Plan Community Meeting

March 29, 2023

6:00pm

Steinbeck Elementary Cafeteria



# INTERPRETATION SERVICES



# Presentation Outline

1. Background
2. Plan Review
3. Updated Land Use Map
4. Meeting Format







# Introductions

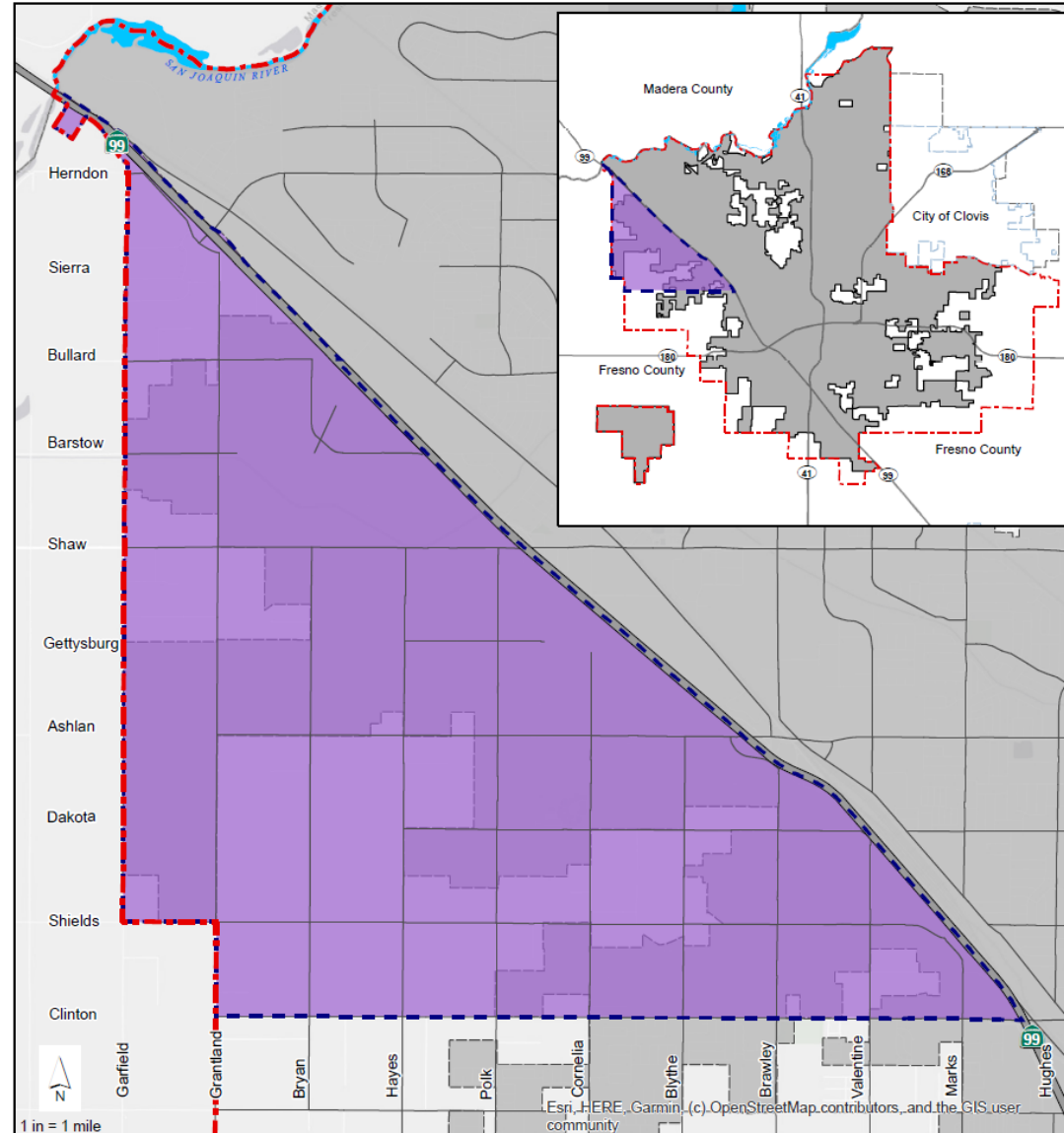


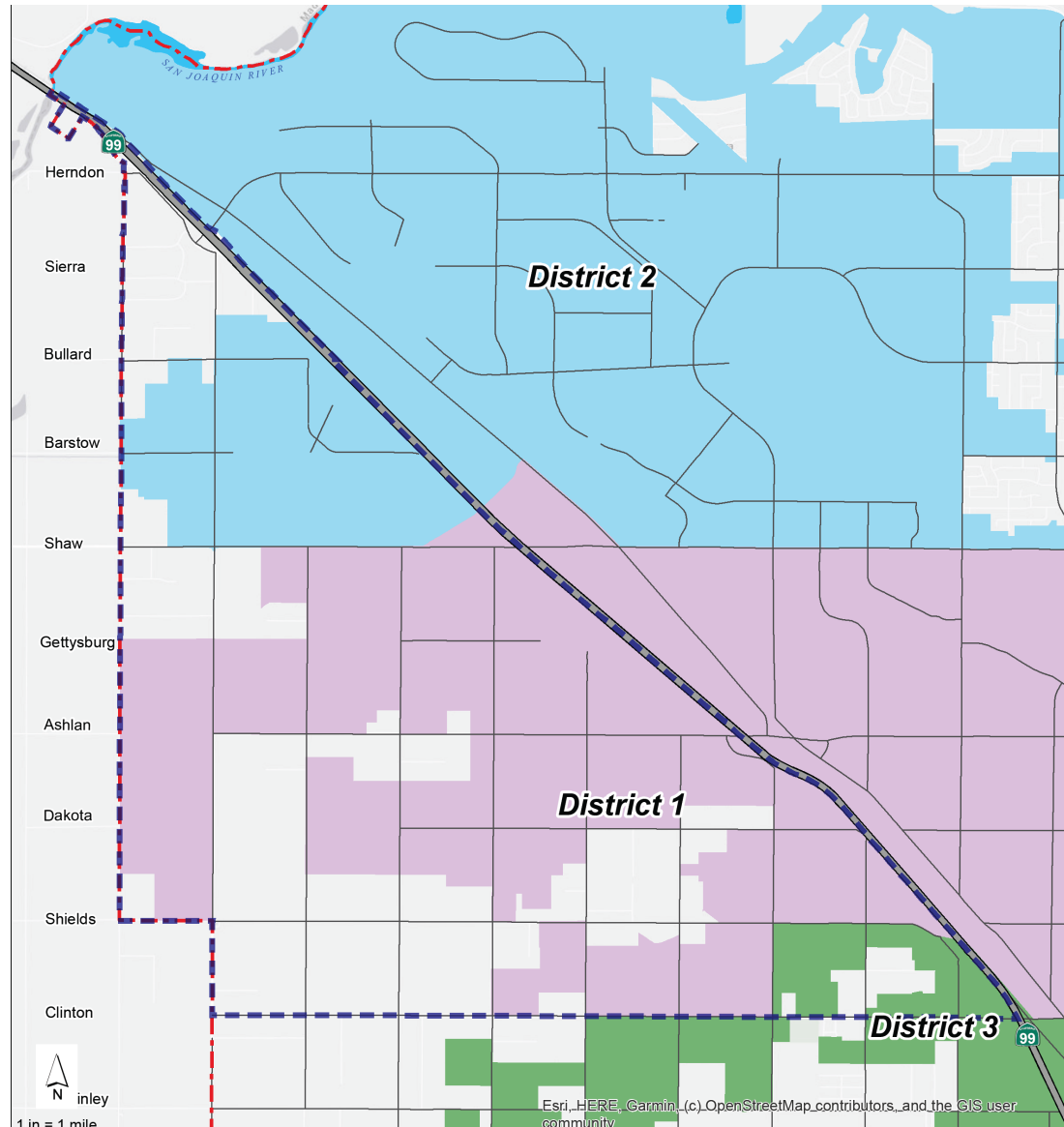
# 1. Background



# Plan Area

-  San Joaquin River
-  Specific Plan Boundary
-  Fresno City Limits
-  Fresno Sphere of Influence





### West Area Plan Boundary with Council Districts

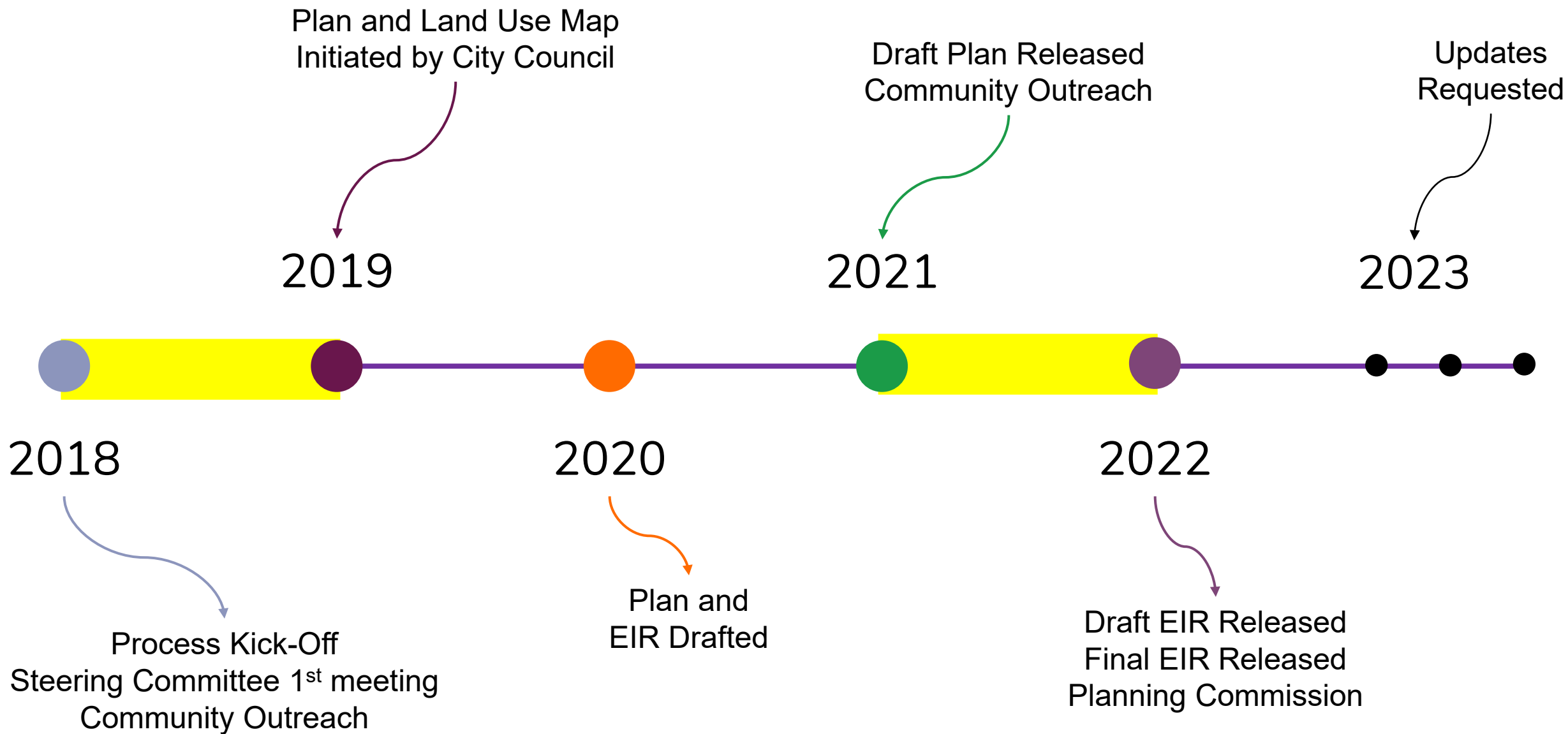
- District 1
- District 2
- District 3
- Specific Plan Boundary
- Fresno Sphere of Influence
- San Joaquin River



# Purpose

- Refine the General Plan for the West Area
- Regulate Land Use
- Create focused policies to address unique needs and community vision





## 2. Plan Review



## CORE VISION FOR THE WEST AREA

---



enhanced  
infrastructure



new development that  
respects agriculture and long  
existing rural residential development



diverse  
housing stock



parkland

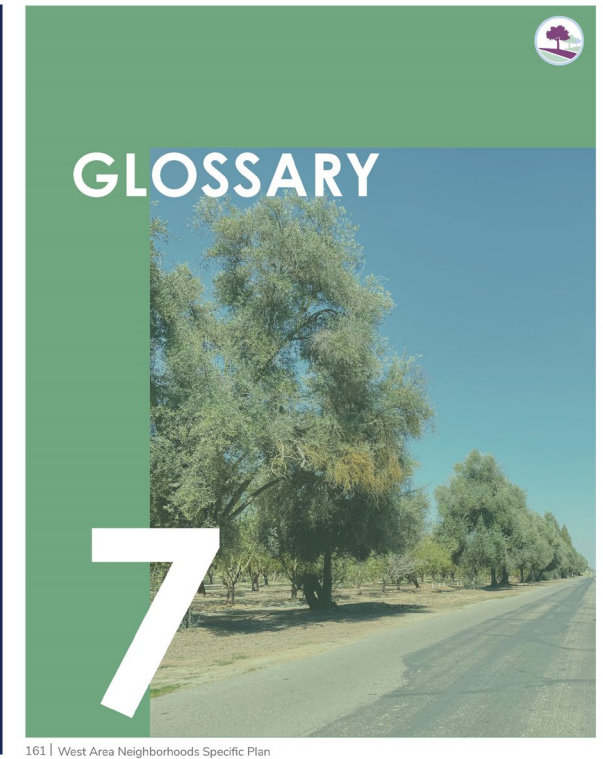
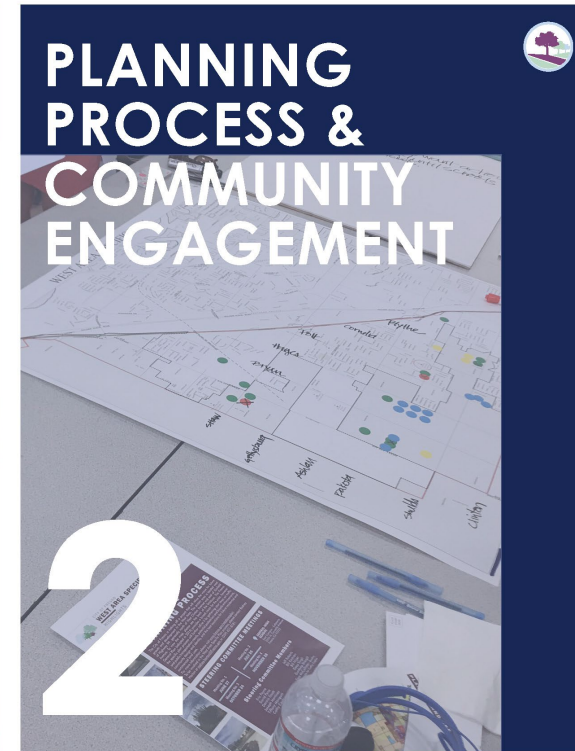
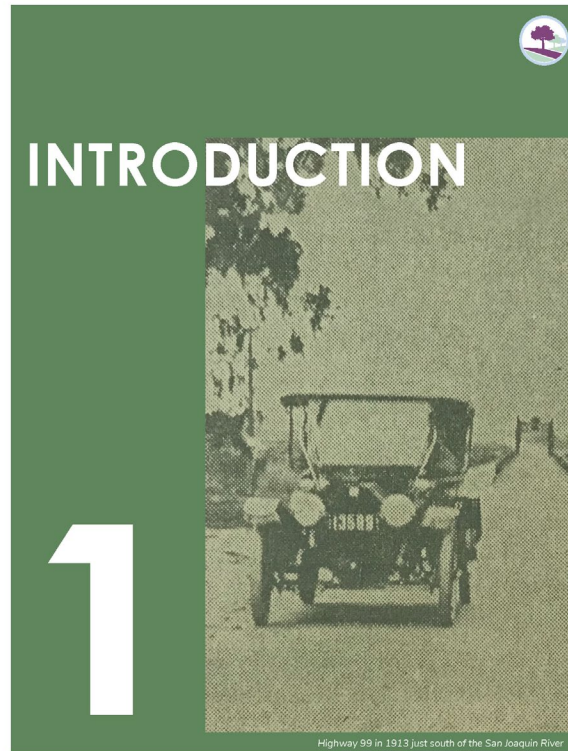


sense of community

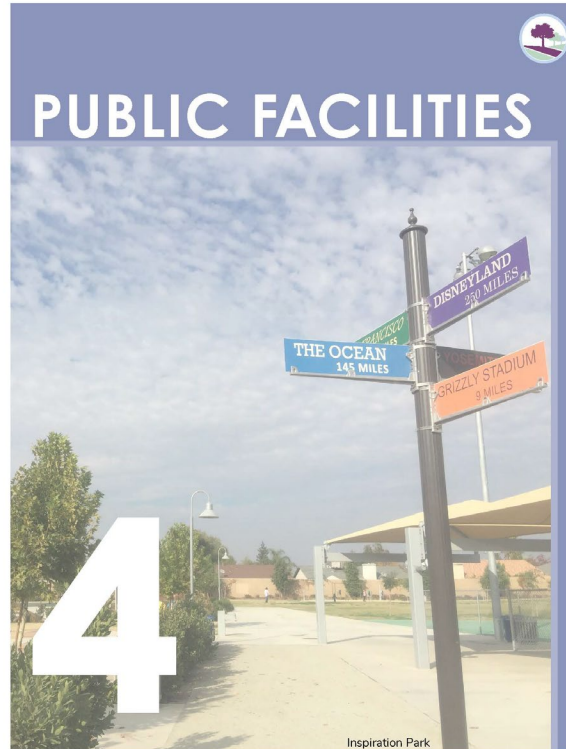


core commercial centers

# Information



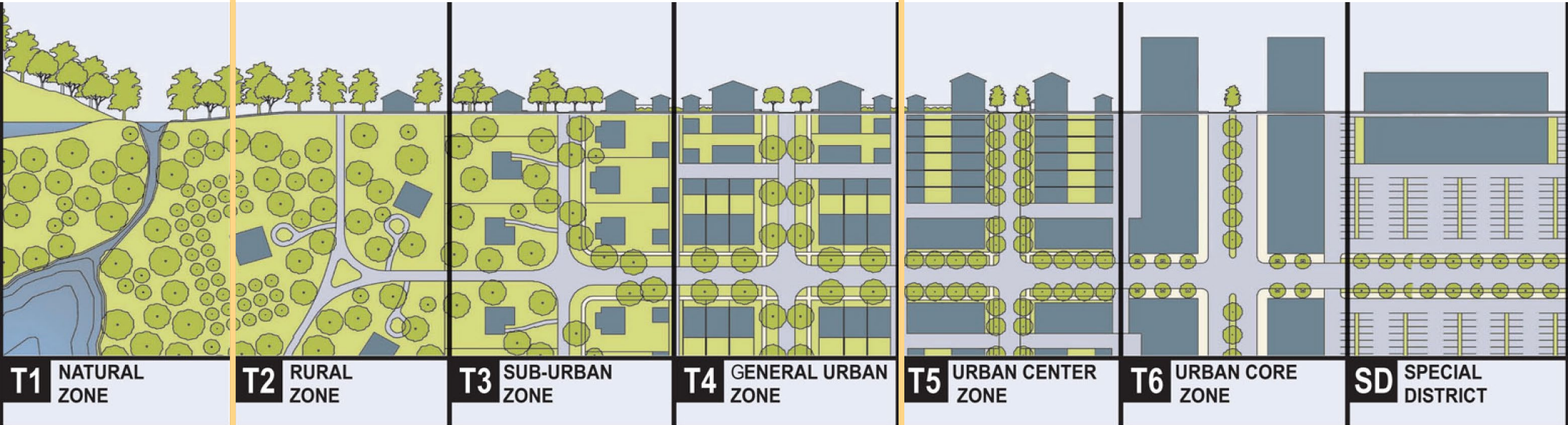
# Goals & Policies



# Land Use Vision



# Transect



# Catalytic Corridors

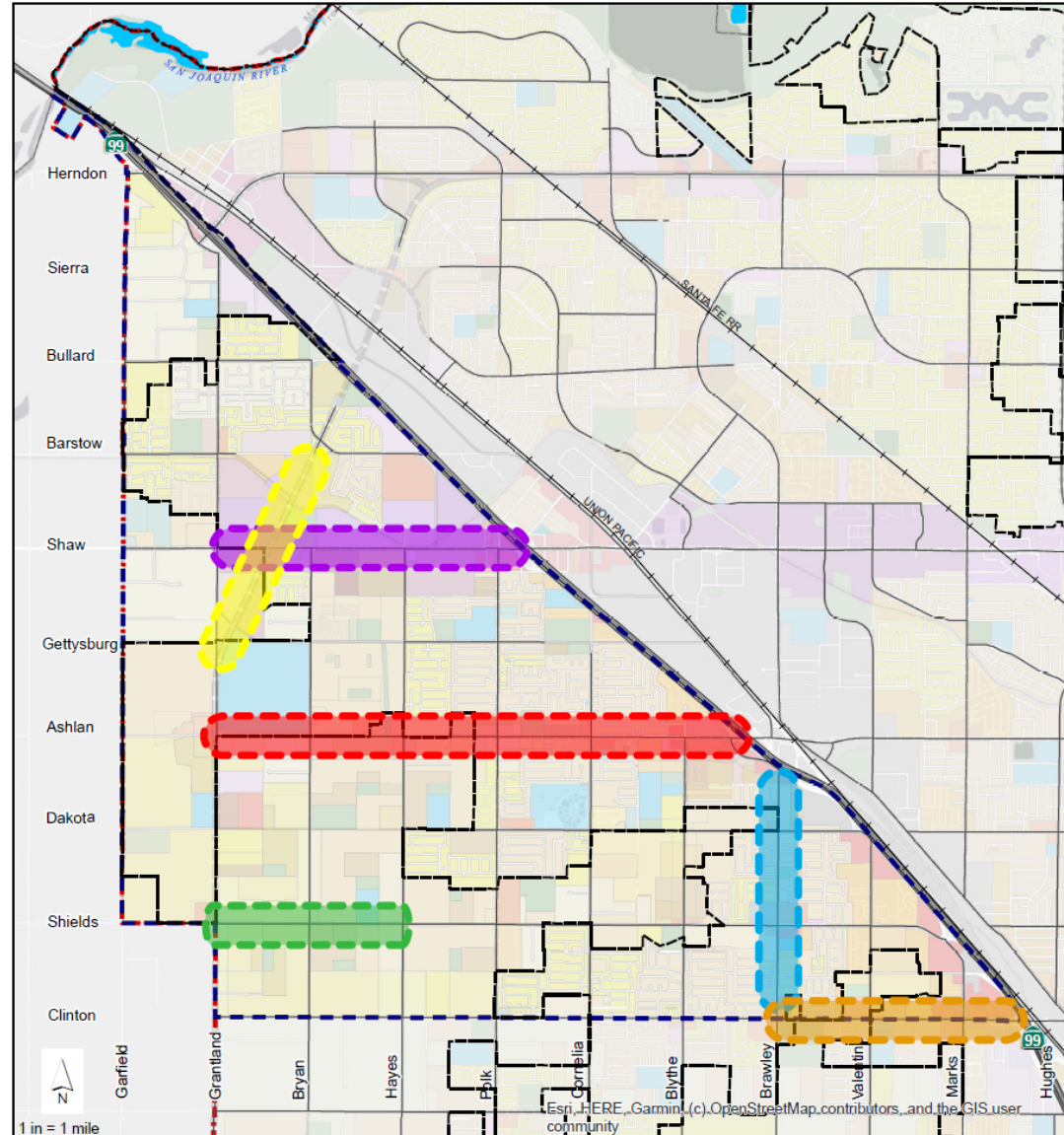
Centers or linear nodes, designed to create complementary investment to nearby and surrounding areas

Lancaster Boulevard  
Lancaster, CA



# Catalytic Corridors

- Ashlan Avenue
- Brawley Avenue
- Clinton Avenue
- Shaw Avenue
- Shields Avenue
- Veterans Boulevard

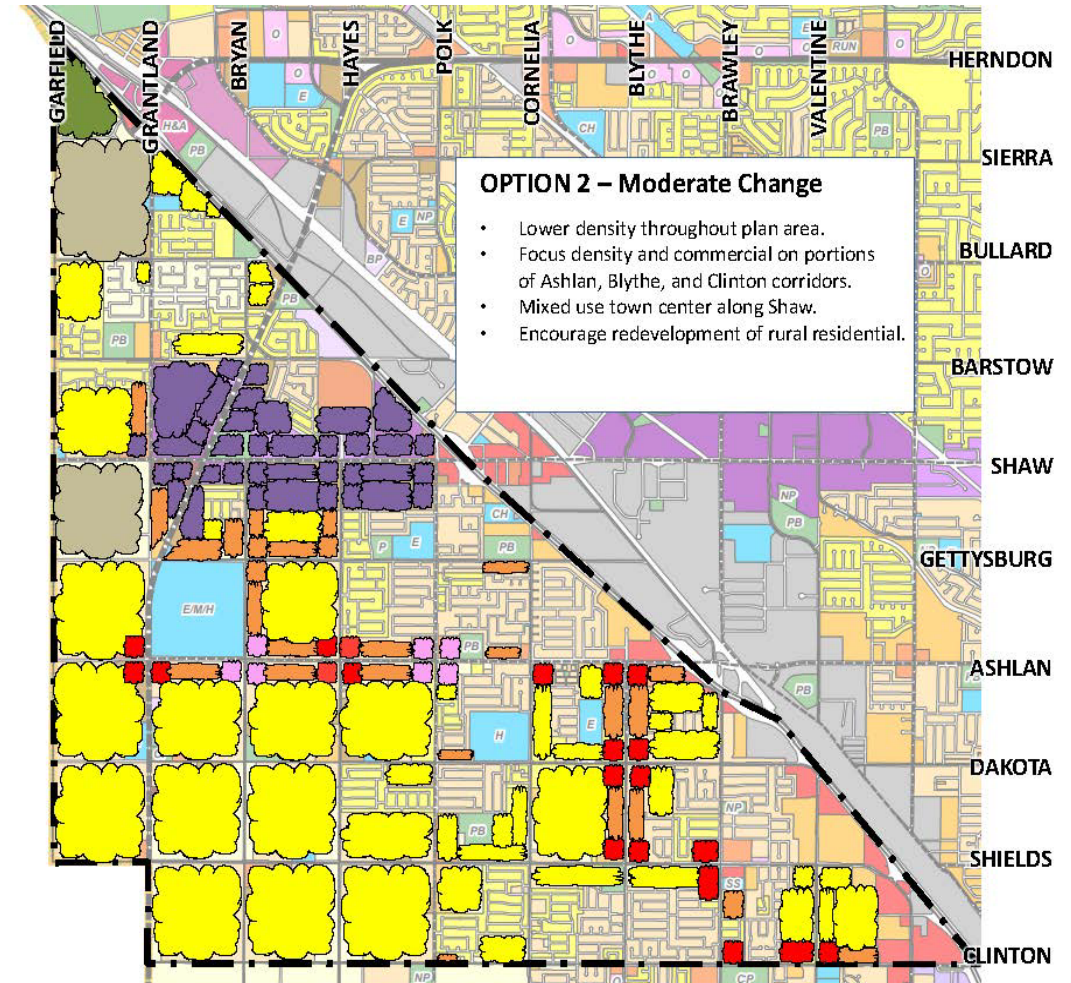


# Level of Change

- Moderate Level of Change
- Urban to rural transition
- Catalytic Corridors

## LEGEND

- Ag/Rural Res.
- Rural Res.
- Single Family Res.
- Multifamily Res.
- Retail
- Office
- Mixed Use



# 2019 Specific Plan Proposed Land Use

## RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

## COMMERCIAL

- Community
- Recreation
- General
- Regional

## PUBLIC FACILITIES

- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- EM/HS Elementary, Middle & High School
- HS High School
- CH Church
- FS Fire Station

Source: City of Fresno  
Planned Land Use, City of Fresno  
County Region

## EMPLOYMENT

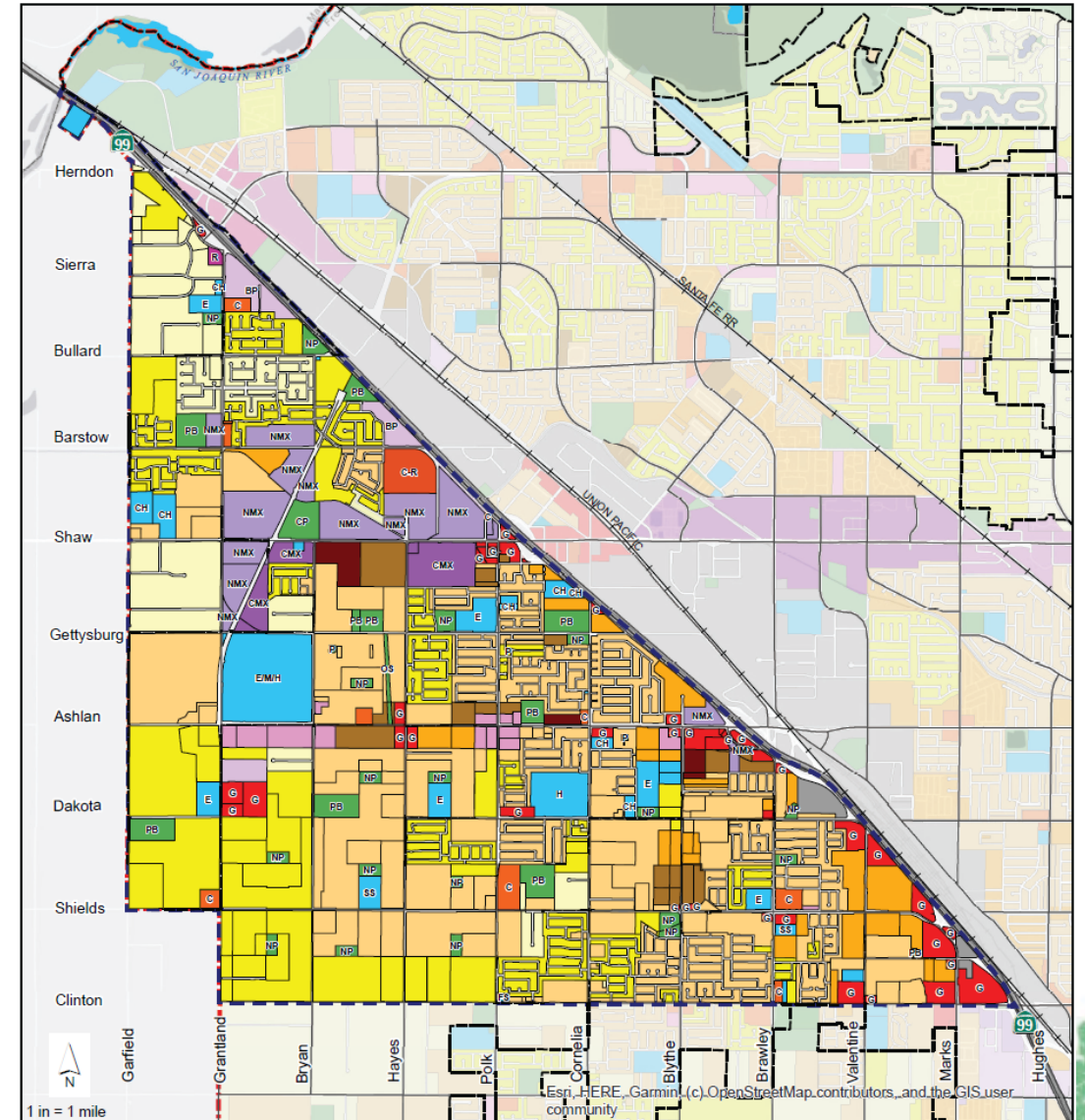
- Office
- BP Business Park
- Light Industrial

## MIXED USE

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use

## OPEN SPACE

- GP Community Park
- NP Neighborhood Park
- P Open Space
- PB Ponding Basin



# 3. Updated Land Use Map

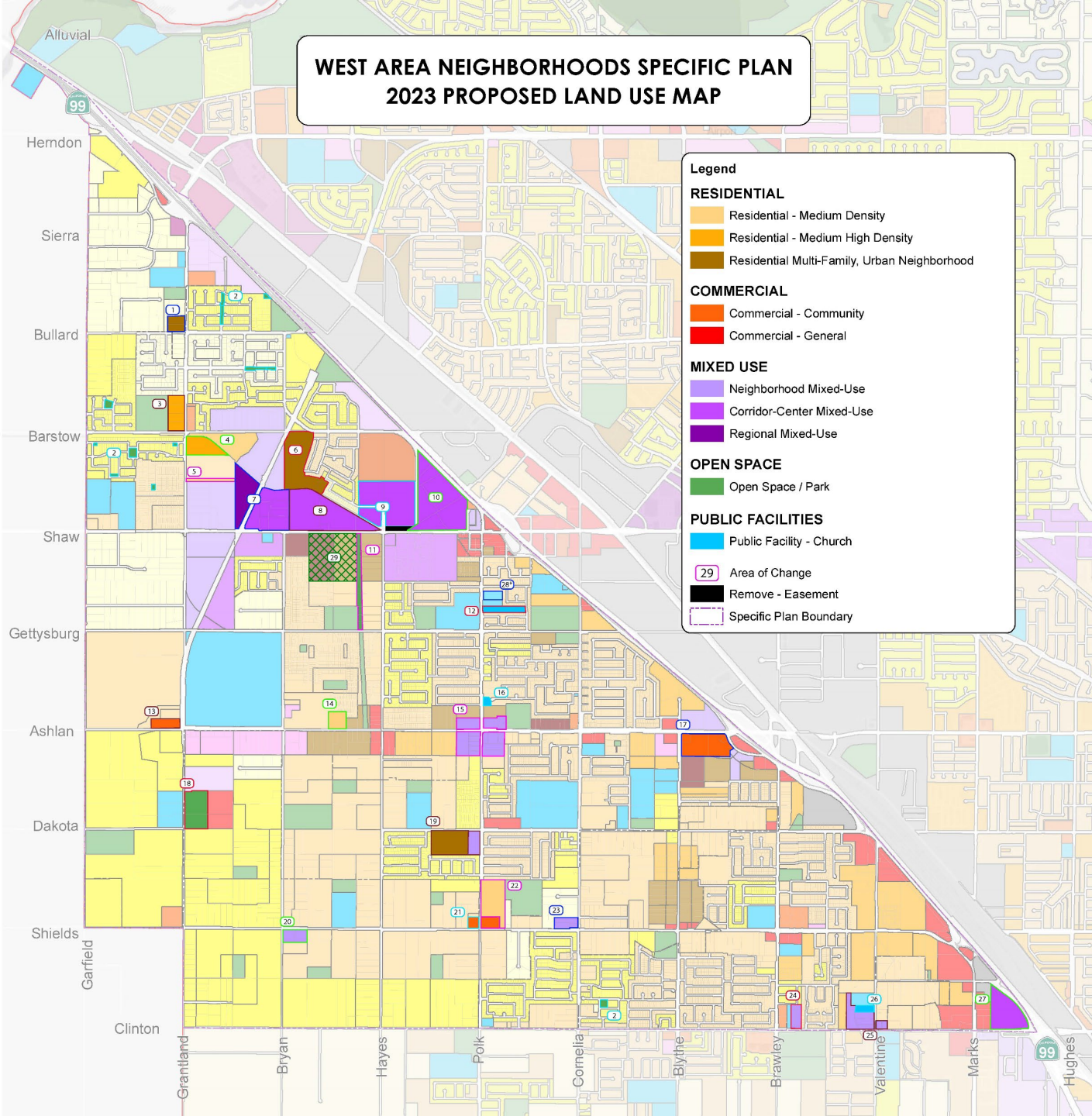


# 2023 Planned Land Use Map

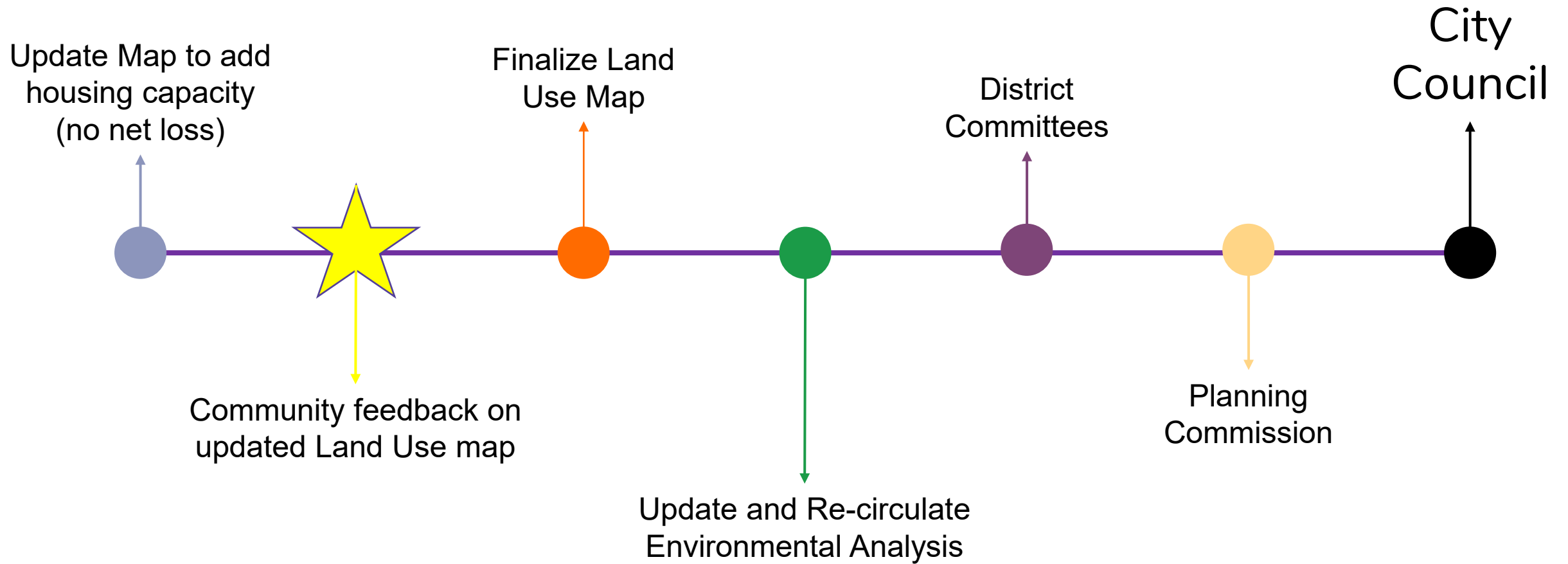
- Incorporates Land Use Change requests approved by Planning Commission in 2022
  - Includes 3 property owner requests received after Planning Commission hearing (+housing / =transect)
  - Includes staff-recommended changes to add housing capacity
- \* Refer to the Land Use Changes Handbook for more information



# WEST AREA NEIGHBORHOODS SPECIFIC PLAN 2023 PROPOSED LAND USE MAP



2023



Comments Due  
Friday 03/31 at 5pm



## 4. Meeting Format



# Meeting Format



## **Station: Land Uses**

- Learn about what is envisioned and allowed in each Land Use and Zone District



## **Station: Map Changes**

- Learn about proposed changes to the Land Use Map



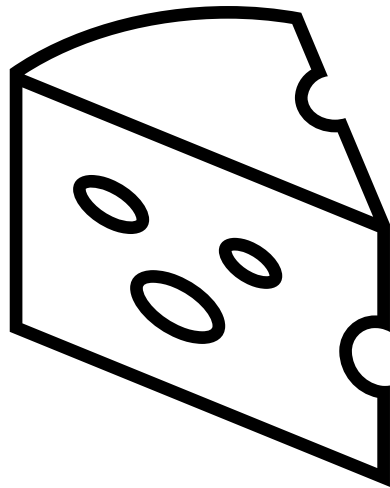
## **Station: Comment Boards**

- Share your feedback!



# Ice Breaker!

---



What do you love most about your neighborhood?

What is one thing you would add or change to make it better?



- Q&A
- Announcements



# OPEN HOUSE

