

West Area Neighborhoods Specific Plan Community Meeting

March 30, 2023

5:30pm

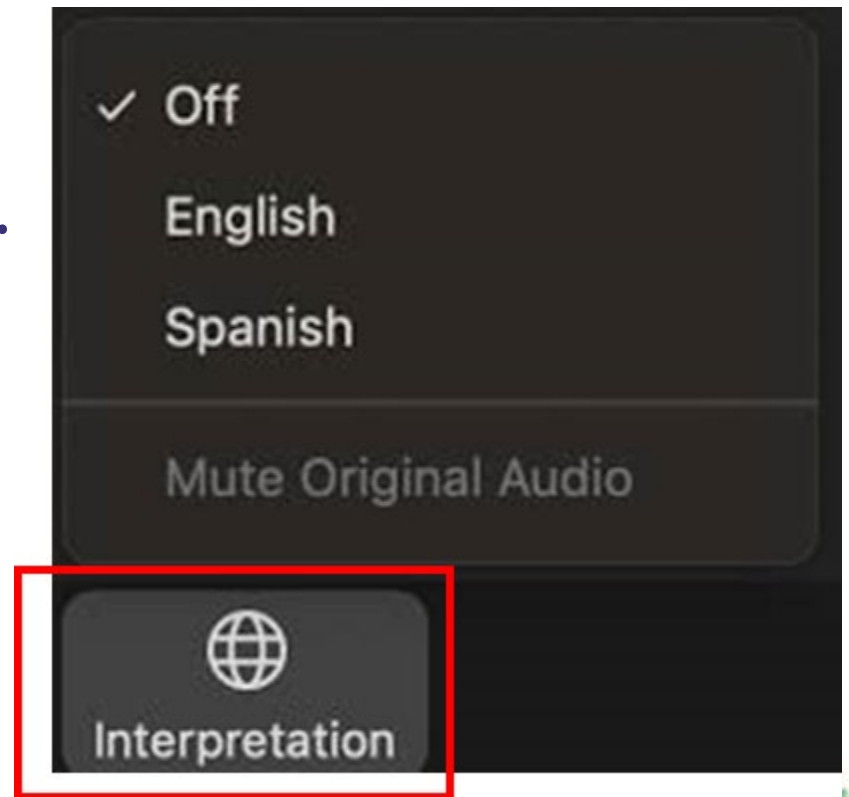
Zoom



INTERPRETATION SERVICES

ALL participants should join a language channel in order to listen to and communicate with all participants.

1. Select the Interpretation Globe at the bottom of your screen
2. Choose your preferred language



Tonight's meeting is being recorded and publicly broadcasted.

Participation in this meeting will be considered consent to be recorded.



Presentation Outline

1. Introductions & Announcements
2. Background
3. Plan Review
4. Updated Land Use Map
5. Next Steps & Q&A







1. Introductions & Announcements

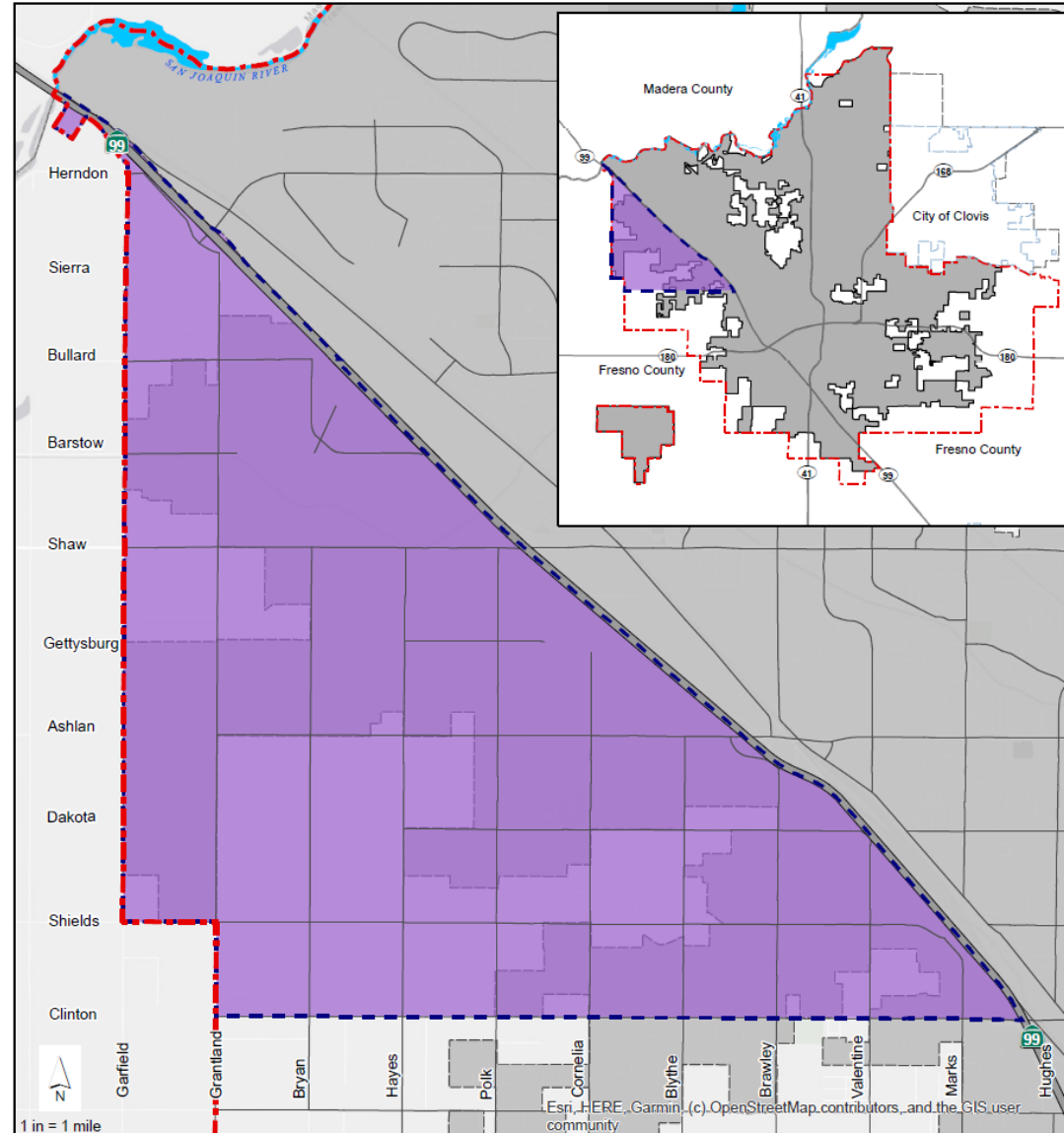


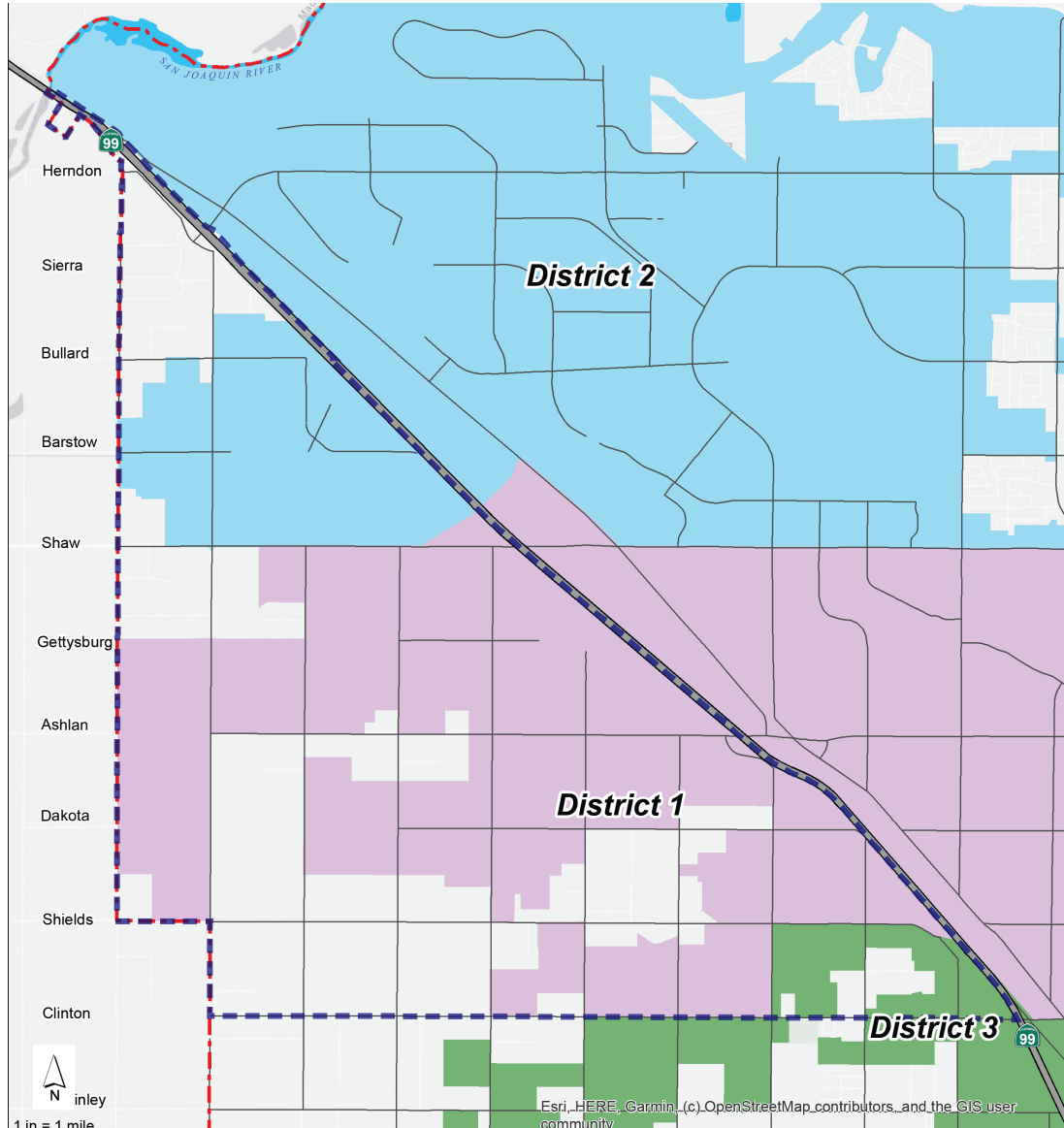
2. Background



Plan Area

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





West Area Plan Boundary with Council Districts

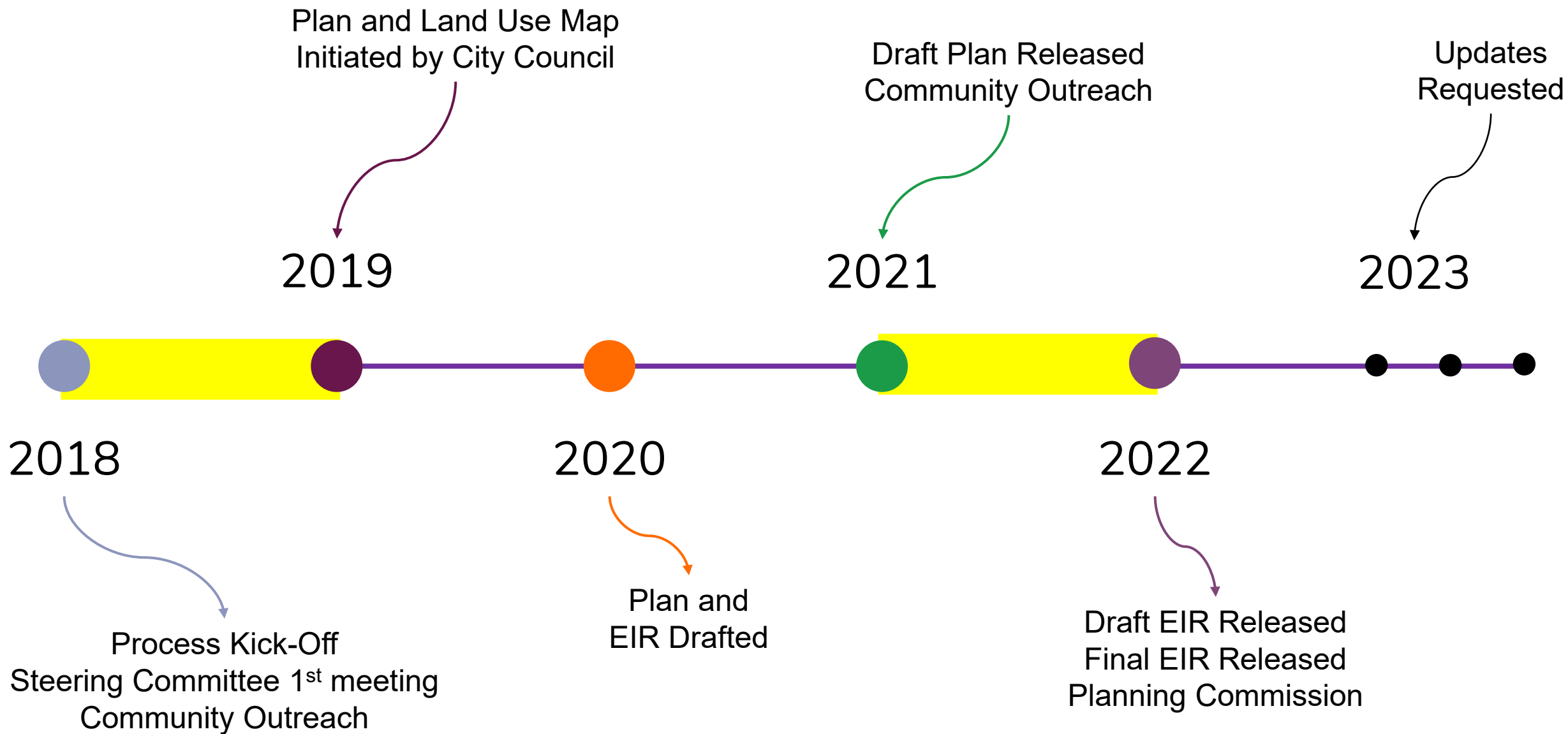
- District 1
- District 2
- District 3
- Specific Plan Boundary
- Fresno Sphere of Influence
- San Joaquin River



Purpose

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





3. 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

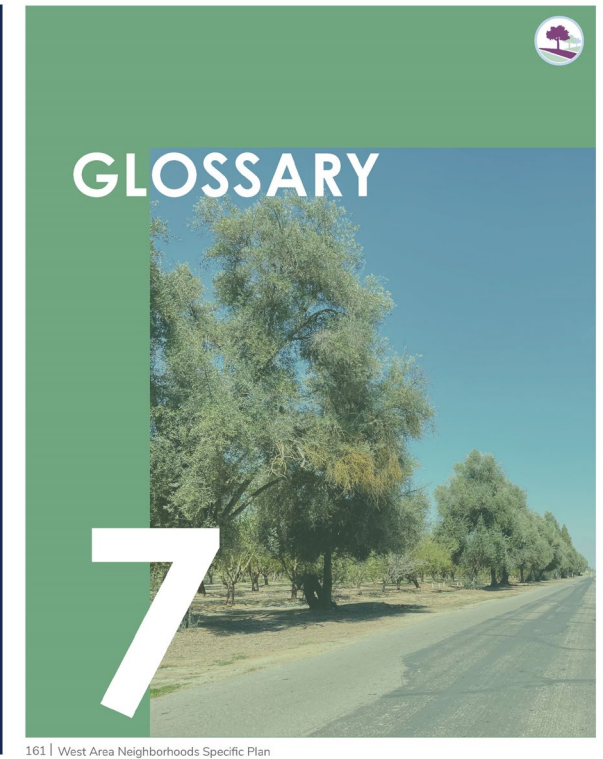
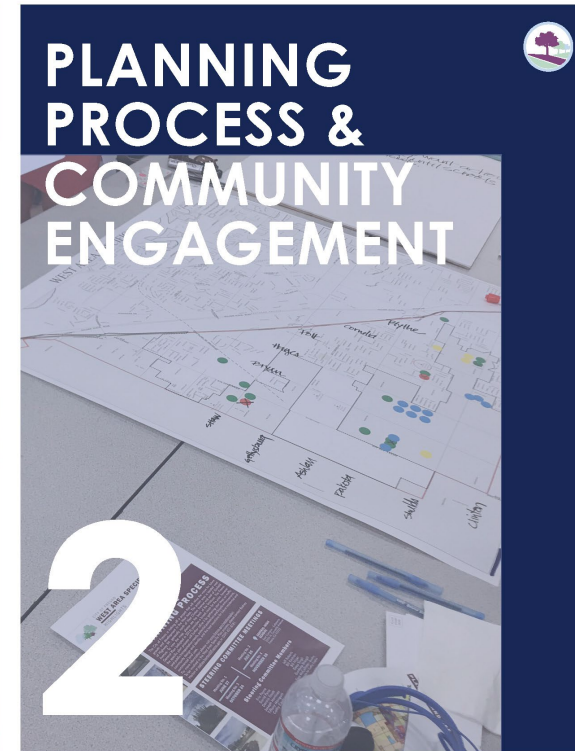
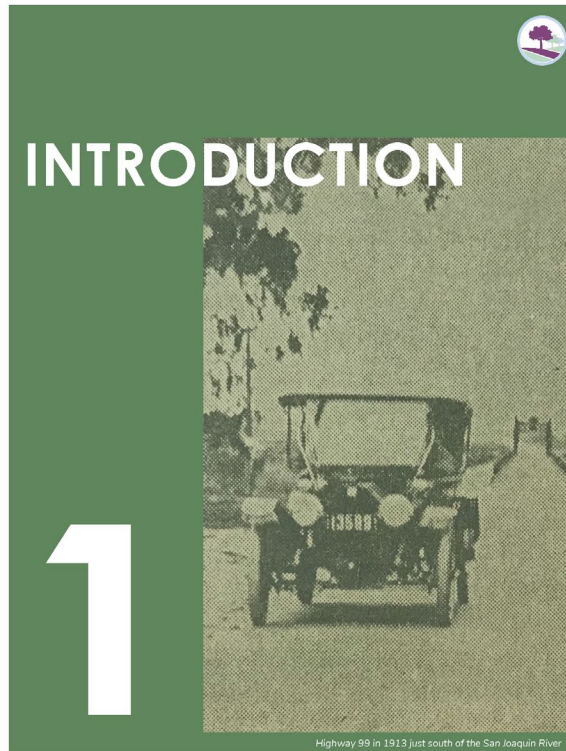


sense of community

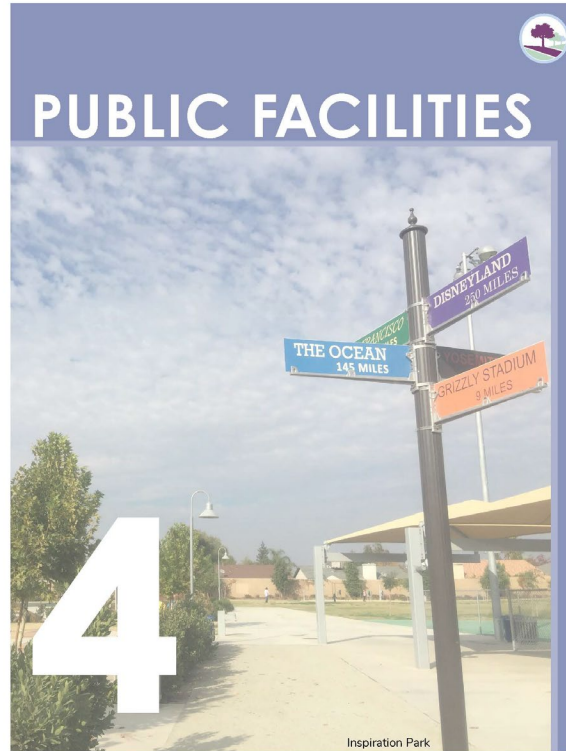


core commercial centers

Information



Goals & Policies



Land Use Vision



Transect



Catalytic Corridors

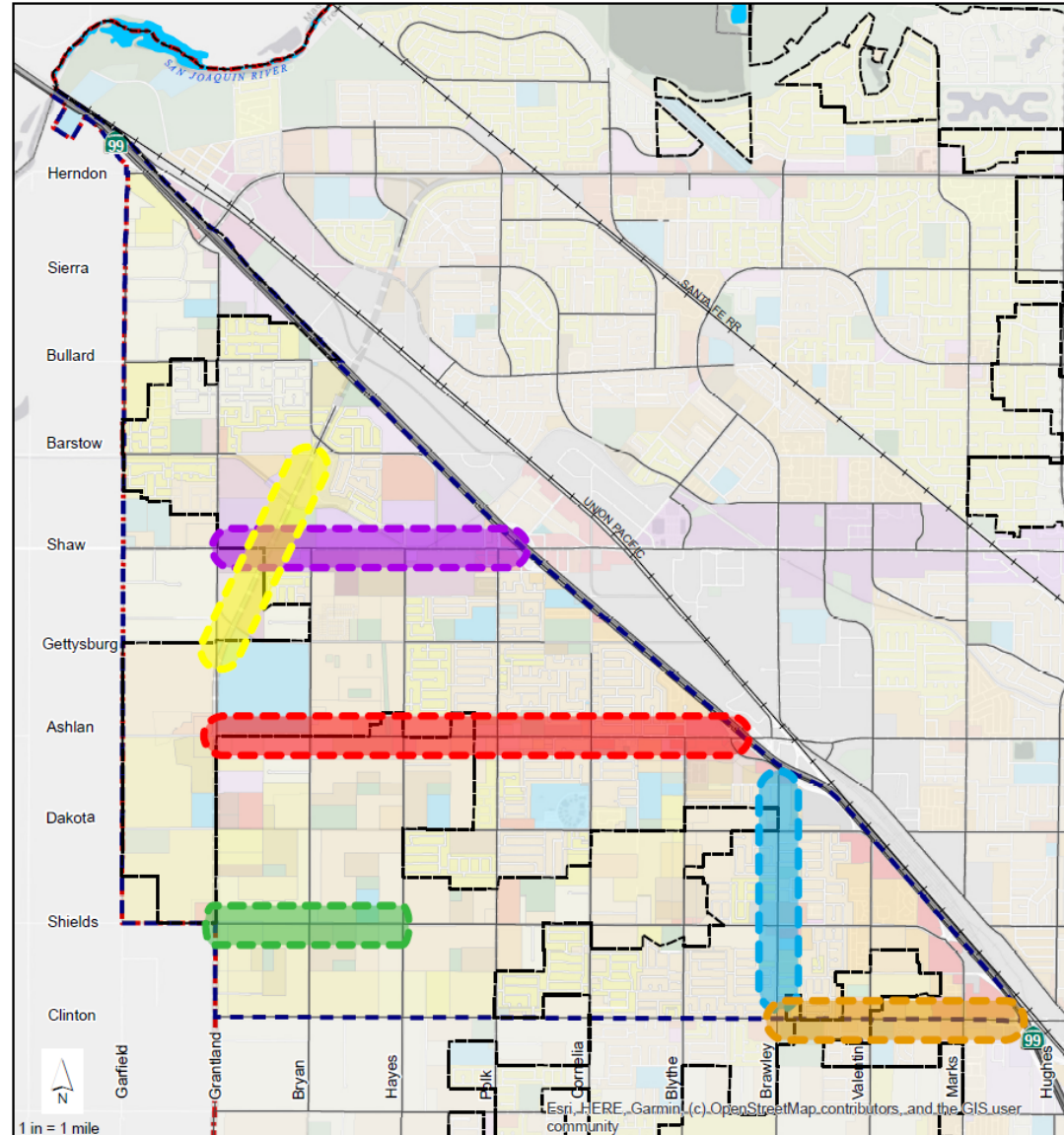
Centers or linear nodes, designed to create complementary investment to nearby and surrounding areas

Lancaster Boulevard
Lancaster, CA



Catalytic Corridors

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

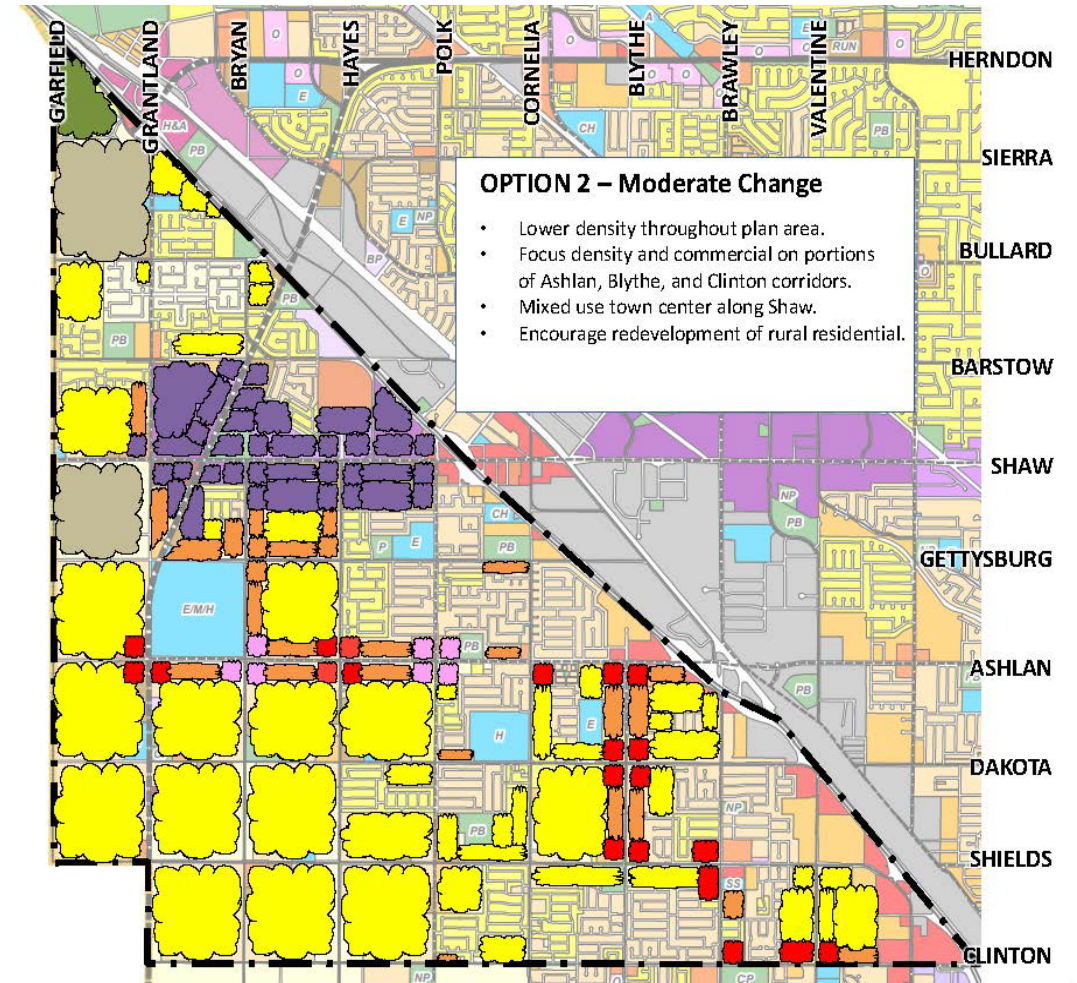


Level of Change

- 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 L
Planned Land
Use, City of F
City of Fresno
County Region

EMPLOYMENT

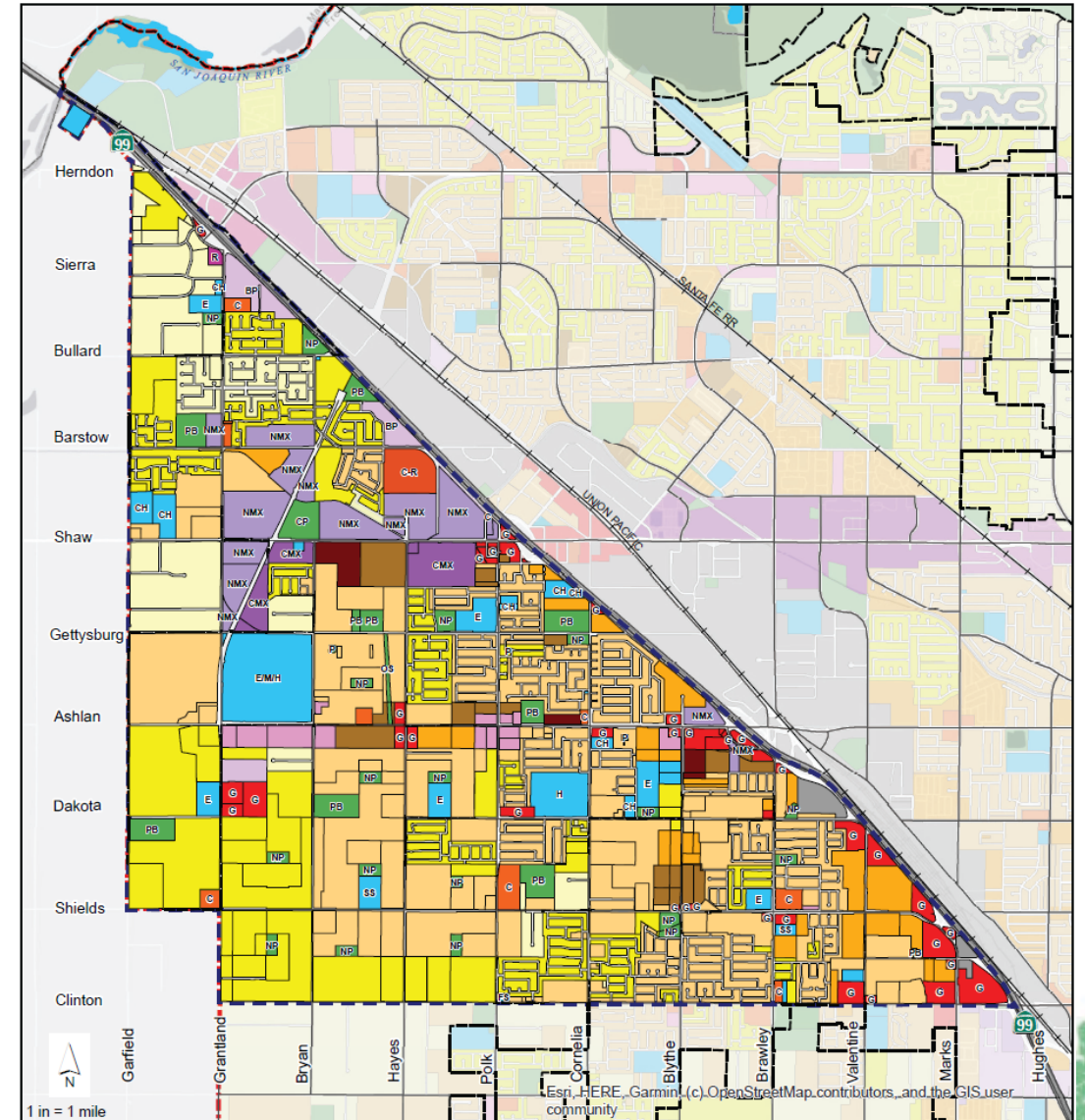
- Office
- BP Business Park
- Light Industrial

MIXED USE

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

OPEN SPACE

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



4. Updated Land Use Map

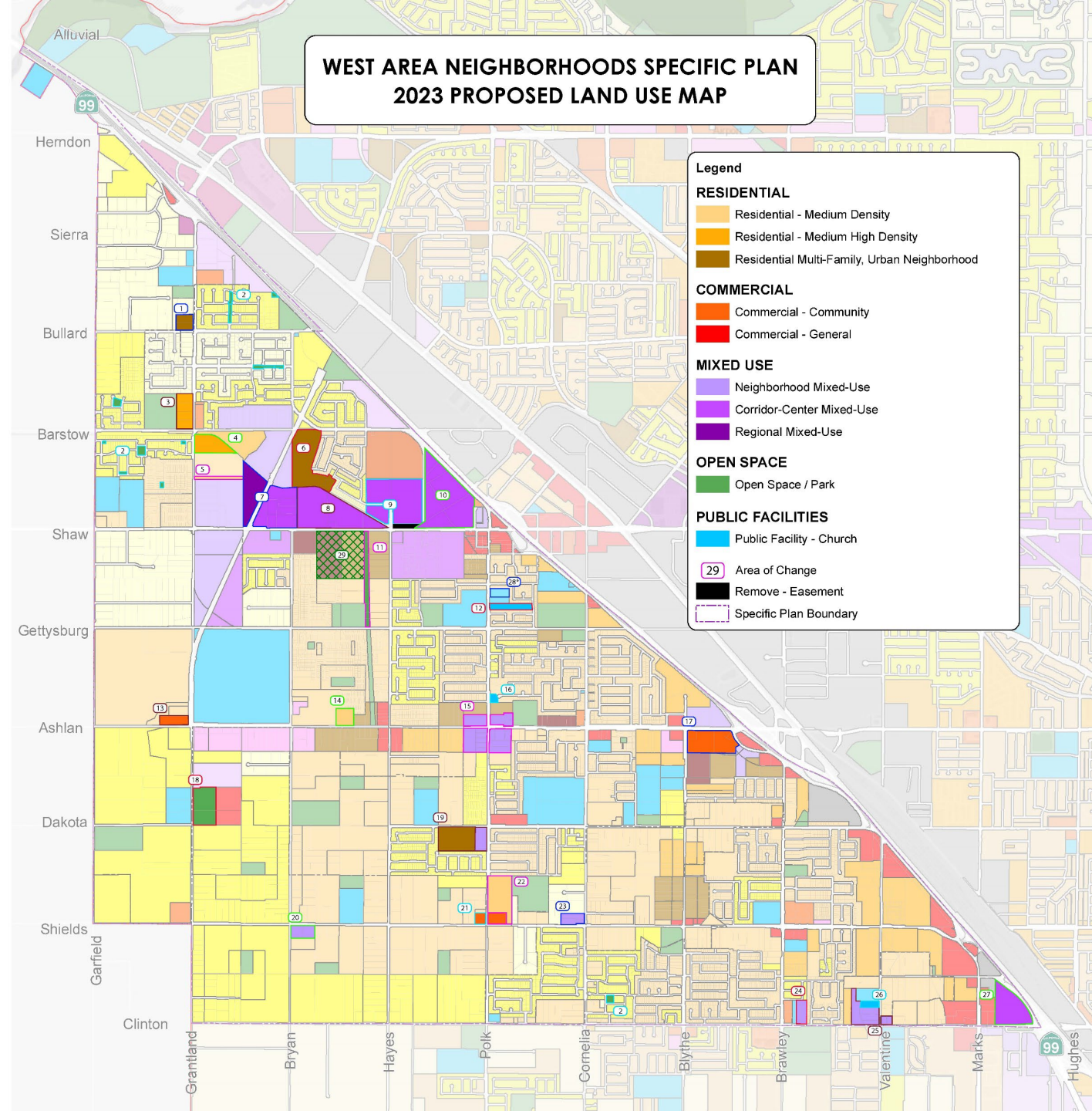


2023 Planned Land Use Map

- 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



<https://tinyurl.com/2023-map>



Land Use Change Handbook

<https://tinyurl.com/2023-book>



Comment Jamboard

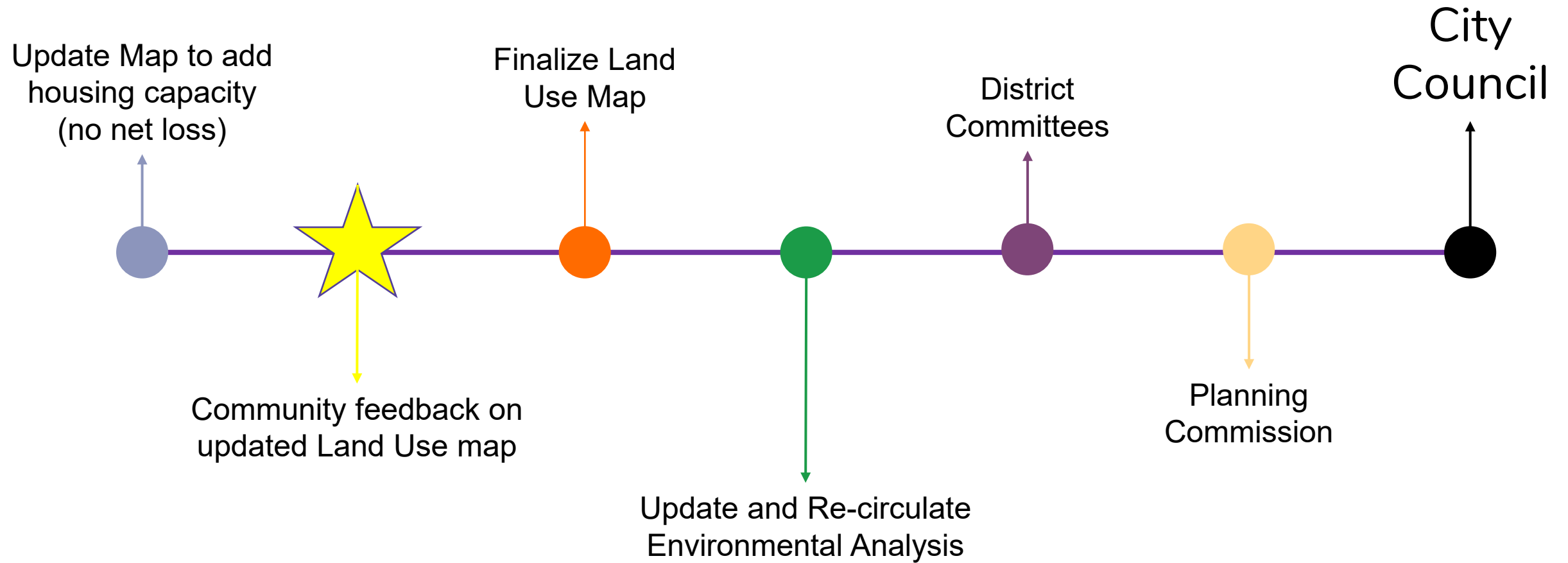
<https://tinyurl.com/2023-board>



5. Next Steps & Q&A



2023



Comments Due Friday 03/31 at 5pm



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www.fresno.gov/westareaplan



Q&A



Comment Jamboard

<https://tinyurl.com/2023-board>



Thank you for attending!

