



Legislation Text

File #: ID#18-768, **Version:** 1

AGENDA CAPTION:

Receive a presentation and review the proposed Small Area Plan Program, a component of Neighborhood Character Studies, and provide direction to staff.

Meeting date: November 20, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Resolution 2018-61R

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☒ Land Use - Direct Growth, Compatible with Surrounding Uses

☒ Neighborhoods & Housing - Protected Neighborhoods in order to maintain high quality of life and stable property values

☐ Parks, Public Spaces & Facilities - Choose an item.

☒ Transportation - Multimodal transportation network to improve accessibility and mobility, minimize congestion and reduce pollution

☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Vision San Marcos - A River Runs Through Us

Background Information:

The Small Area Plan Program is a neighborhood driven approach that implements the Comprehensive Plan and serves citizens with varying needs. The program is designed to strengthen neighborhoods and plan for growth by preserving neighborhood character, shaping new development, and implementing better design and beautification efforts within San Marcos neighborhoods. **The Small Area Plan Program is the tool used to implement Neighborhood Character Studies.**

We are asking Council for direction to launch the program in December which entails helping interested neighborhoods to fill out the application and provide any supporting materials. Staff will bring the first batch of potential projects to the Neighborhood Commission, Planning and Zoning Commission and City Council for final approval in January and February of 2019. Each plan will likely take 5-9 months to complete based on the amount of stakeholder engagement. Staff anticipates being able to finish three plans by this time next year. Specifics of the program and application process are detailed below.

Applying for a Small Area Plan

Requests for a Small Area Plan must be initiated by neighborhood residents and stakeholder groups. The request must contain three main elements including a vision and goals statement, demonstrated resident commitment, and proposed boundary. City staff will be available to assist in assembling neighborhood residents and completing an application.

Prioritizing and Selecting a Small Area Plan

Selection of a Small Area Plan will be based on available funding and will be prioritized based on three main factors including the potential impact of the project, the ability to implement, and the degree to which the request fulfills the goals of the program and City as a whole. Final selection of a Small Area Plan is made by the City Council.

Outcomes and Benefits of a Small Area Plan

Results of the Small Area Plan Program must consider city-wide goals but outcomes will be tailor-made to address the challenges that are faced in each neighborhood. City wide goals and plan elements that must be addressed in each Small Area Plan include:

Housing Affordability - Analysis of the number and type of housing units that will be preserved and added to serve residents of multiple age groups and income levels.

Shaping Development - A regulating plan that identifies recommended zoning and development standards designed to plan for future growth while strengthening the character of the neighborhood and preserving

historic or character defining elements.

Transportation and Access - Street and transportation infrastructure improvements to implement the City's Transportation Master Plan and connect residents.

Beautification - Recommended plans and programs to address nuisance behaviors and enhance beautification efforts.

Prioritized Action Plan - The action plan should include potential partners and benchmarks.

Timeline and Next Steps

Sept - Oct: Staff utilized a variety of tools from a survey to small group meetings, open houses, newsletters, and participation in community-wide events to gather input about the program design. The key take-aways included program goals, locations to focus on, and desired outcomes of the program.

Nov: The draft program design is presented to City Council for feedback

Dec: Staff will begin working directly with neighborhoods and residents willing to participate in the program on submitting applications.

Jan - Feb: Prioritization and selection of the first Small Area Plans.

Council Committee, Board/Commission Action:

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Alternatives:

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Recommendation:

Staff recommends initiating the Small Area Plan Program as presented by soliciting applications from neighborhood residents and organizations.