

Appendix C: Areas of Change and Stability

Planning Area Maps

This appendix includes a map delineating the areas of change and the areas of stability for each of the planning area listed below:

- Airport Planning Area
- Barber Valley Planning Area
- Central Bench Planning Area
- Downtown Planning Area
- Foothills Planning Area
- North /East Ends Planning Area
- Northwest Planning Area
- Southeast Planning Area
- Southwest Planning Area
- West Bench Planning Area

Areas of Change and Stability

As discussed in Chapter 3: Community Structure and Design, a series of workshops were held with the Neighborhood Council and the broader community to identify established land use patterns, existing zoning, areas where new development, infill, or redevelopment could occur, and the types of development that would be likely to occur in each location. This process helped shape the location and composition of areas of change and areas of stability. Criteria to define generalized areas are as follows:

Areas of Stability

Areas identified as “Areas of Stability” generally meet one or more of the characteristics below:

NEW OR RECENT CONSTRUCTION

New or recently constructed development in which change will be limited to the completion of elements included as part of the current phase of the Master Plan or Planned Unit Development that are already under construction.

ESTABLISHED AREAS

Established area that meet a combination of the following criteria:

- Stable or increasing property values.

- Absence of new building or tear-down permits in the past 10 years.
- Absence of vacant or underutilized land.
- Protective regulations, such as an historic district, in place that limit degree to which alterations in the existing pattern may occur.
- Underlying zoning consistent with built pattern.

Areas of Change

The *degree* of change anticipated to occur within areas identified as “Areas of Change” may vary dramatically; therefore, three categories have been established to help distinguish these areas. This additional level of specificity is intended to increase the level of predictability for residents and property owners about the degree of change that is anticipated in their planning area. The process of identifying these areas helped to define the distribution of land uses on the Future Land Use map. Areas of Change and Stability maps for each planning area are intended to serve as a general guide for considering development proposals in each area when used in conjunction with the Future Land Use map. The maps are not intended to be a used as a stand-alone decision making tool for use in reviewing, approving, or denying a proposed development; rather, they are intended to be one of many considerations to be taken into account within the context of the goals and policies contained in this plan and the city’s normal review processes. Categories are described below:

LEVEL 1: SIGNIFICANT NEW DEVELOPMENT OR REDEVELOPMENT ANTICIPATED

Significant new development anticipated on vacant parcels in the area. New development typically consists of a similar use and development intensity as found in the immediate area. Redevelopment of underutilized parcels may also be anticipated and may result in a change of use and/or a change in development intensity. Redevelopment potential triggered by one or more of the following criteria:

- Location of property (e.g., along planned transit corridor or other major travel corridor, or within an existing Redevelopment District);

APPENDIX B: GLOSSARY OF COMPREHENSIVE PLAN TERMS

- Potentially underutilized nature of property (e.g., low improvement to land value ratio, vacant buildings);
- Redevelopment plan or approved development currently in place;
- Relocation or planned relocation of a major use (e.g., school); or
- Completion of additional phases of an approved Master Plan or Planned Unit Development that are approved but are not currently under construction.

LEVEL 2: SOME INFILL AND REDEVELOPMENT OPPORTUNITIES

Some market-driven infill and redevelopment likely to occur within an established area. A Level 2 designation would typically be limited to areas with one or more of the following characteristics:

- Availability of vacant lots or small parcels suitable for infill;
- A built pattern that is less intense than the underlying zoning allows (e.g., single-family detached neighborhood with lot sizes far in excess of minimum lot size requirements or single-family detached neighborhood with zoning that permits attached units, such as duplexes or townhomes);
- High concentration of building permit and/or tear down activity in past ten years;
- High concentration of parcels with a low improvement to land value ratio; and/or
- Desirable location and/or neighborhood character.

Although a change in use would not be likely to occur in Level 2 areas, the density at which the use occurs may increase.

LEVEL 3: REINVESTMENT IN ESTABLISHED INFRASTRUCTURE NEEDED

Reinvestment in infrastructure necessary to stabilize area and prevent further decline. Infrastructure needs will vary by location but may include upgrades to existing public facilities such as:

- Schools;
- Parks;
- Streets; and/or
- Water and wastewater system

