

ARIZONA STATE REQUIREMENTS



Every incorporated municipality in Arizona is required to prepare, adopt, and maintain a general plan as the jurisdiction's guide for future decisions concerning land use and resource management.

Arizona State Law — Arizona Revised Statutes (ARS)

ARS Title 9, Chapter 4, Article 6 requires that communities update their general plan every 10 years. For cities with a population over 50,000, the state requires the general plan to include 17 elements and may include additional optional elements. Although the City of San Luis's population is currently under 50,000, it is expected to exceed that threshold within the next ten years.

The plan is broken down by these elements, which are specific sections of the General Plan that discuss a particular planning topic such as land use, transportation, housing, energy, etc. An element may be an entire chapter or a subsection of a larger chapter. The elements proposed for the City of San Luis's General Plan are shown inside this brochure.



WHAT IS A GENERAL PLAN?

The City of San Luis's General Plan is an official planning policy document designed to serve as the jurisdiction's "local constitution" or "blueprint" for future growth and will help guide decision-makers regarding future development. This update is referred to as the "San Luis 2040 General Plan."

A general plan has three defining features, as follows:

GENERAL.

As the name implies, a general plan provides general guidance that will be used to direct future land use and resource decisions.

COMPREHENSIVE.

A general plan covers a wide range of topics, including land use, housing, circulation, public services, recreation, natural and cultural resources among many others.

LONG-RANGE.

General plans provide guidance on reaching a vision 20 years into the future or more.

The pyramid below graphically illustrates the General Plan in comparison to other planning tools. The General Plan is a broad policy document that serves as the foundation for the other planning tools, which get more specific and regulatory as you move up the pyramid.





BUILT ENVIRONMENT

A well-designed built environment is the foundation of an attractive and healthy community. San Luis residents and visitors engage with the built environment on a daily basis, whether it is sitting in their home or traveling to and from various destinations. The General Plan sets the baseline for future growth and development in the built environment that influences daily life.

Land Use. This element will cover future land use types and distribution of uses throughout the City, as well as the density and intensity of development.

Growth Areas. Proactively plans growth for areas that are foreseen to contain high development potential during the next 10–20 years.

Circulation. This element envisions an integrated transportation network throughout the City of San Luis by 2040, including roads and highways, public transit, pedestrian routes, and aviation.

Bicycling. This element establishes a complete bicycling network that fosters a safe and comfortable experience for bicyclists, both for recreation and as a mode of transportation.

Housing. Contains guidance for greater housing diversity in future development that responds to local housing conditions, and meets the needs of all current and future residents.

Public Buildings. Establishes standards for the City of San Luis's current and future public buildings to express San Luis's character and set an example of best practices.

Cost of Development. This element details fiscal responsibilities for the City and developers, including general fund, impact fees, capital improvement program and municipal bond expenditures that ensure adequate infrastructure and maintenance.



PEOPLE AND COMMUNITY

The City of San Luis's people and community make the City an enjoyable place to call home. The General Plan guides future investment into the community to foster a high quality of life and support its residents.

Safety. This element supports a safe and comfortable community through the provision of police, fire, and emergency medical services.

Recreation. This element seeks to provide enhanced recreational opportunities for all residents to foster a healthy, enjoyable community.

Public Services and Facilities. Provides a comprehensive look at the supply and demand of public utilities and assesses future opportunities to expand services as the City of San Luis grows.

Conservation, Rehabilitation, and Redevelopment. This element helps guide new development, redevelopment, and investment to enhance, revitalize, and protect existing neighborhoods.

Economic Development*. Establishes sound economic policies needed to help develop a sustainable future that results in quality jobs and a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

Arts and Culture*. This element supports and protects San Luis's rich culture, while generating economic development and tourism.

* Elective Element



RESOURCE MANAGEMENT & NATURAL SYSTEMS

The City of San Luis is flush with natural beauty and relies on the surrounding natural systems to sustain a livable community. This General Plan helps manage and balance protection of vital natural resources with the needs and demand of development.

Environmental Planning. Integrating environmental resource considerations into community planning will help balance urbanization with environmental protection, maintaining a healthy and sustainable community.

Open Space. This element is intended to protect San Luis's natural beauty and ensure adequate open space is preserved for the benefit of existing and future residents and visitors.

Neighborhood Preservation & Revitalization. Preserving and revitalizing neighborhoods helps maintain stability and the defining characteristics that make San Luis a unique place.

Water Resources. Conserving and protecting water resources is a critical component in sustaining San Luis's economic base and livability.

Energy. This element includes both energy conservation to reduce demand and renewable energy generation to increase supply to support all around energy efficiency.

Conservation. Natural resource conservation is important to ensure that the natural environment experiences minimal impacts as San Luis continues to grow and develop.

THE PLANNING PROCESS

The General Plan process is extensive and ongoing, allowing numerous opportunities for the community to participate and provide ideas. The process will take approximately 18 months to complete and will culminate with a public vote in November 2020 for ratification.

The San Luis 2040 General Plan will be guided by:

- **City staff**
- **Steering Committee**
- **City Council**
- **Stakeholders**
- **Residents**

There are seven parts to the San Luis 2040 General Plan planning process described below.

1. PROJECT MANAGEMENT

Project Management as an ongoing part of the process that lays the foundation for a successful execution of the general plan, including the project schedule, project branding, and upkeep of the project website.

2. PUBLIC PARTICIPATION AND COMMUNICATION

Public participation and communication is also an ongoing part of the process and is key to the success of this general plan. A Public Participation Plan was adopted, which provides guidance on engaging members of the public in the general plan process. As a result of the Public Participation Plan, a project logo and this fact sheet were prepared to spread awareness and provide information on the general plan update.

3. COMMUNITY ASSESSMENT

The third part of the process includes a community assessment and data analysis, which will result in a summary of current situation in San Luis. This provides a snapshot of the existing conditions and trends that are influencing San Luis today. This information will be used to better understand the issues and opportunities facing the City, allowing stakeholders and decision makers to formulate solutions

that will be addressed in the general plan. The topics presented in the assessment can include associated maps or visual representations to provide a quick reference and user-friendly tool.

4. VISIONING AND SCENARIO PLANNING

As part of the public engagement process, residents will have the opportunity to express their values, vision, and goals through a series of four community workshops. This assessment activity will be done through various visioning and scenario planning exercises, in which residents will have an opportunity to consider various growth alternatives and provide their input. The workshop results will provide an understanding on how to address residents' preferences on growth, transportation and environmental issues through the general plan process.

5. PLAN DOCUMENT DEVELOPMENT

Based on information gathered through the first four parts of the process, a draft General Plan will be produced and distributed for public review, which will contain the goals and policies that will guide future development within the city. The draft General Plan will also feature implementation measures that will ensure the identified policies are carried out. The public will have the opportunity for review and to provide their comments.

6. PUBLIC HEARINGS

Following the public review period, the Planning and Zoning Commission will hear public comment and consider the plan for recommendation to City Council. Any comments will be addressed to produce the final General Plan, which will be brought to the City Council for a final public hearing and adoption.

7. VOTER RATIFICATION

Once the General Plan is adopted by City Council, the approved Plan will be forwarded to the City Clerk and scheduled for a public vote, which is tentatively scheduled for November 2020.

COMMUNITY ENGAGEMENT

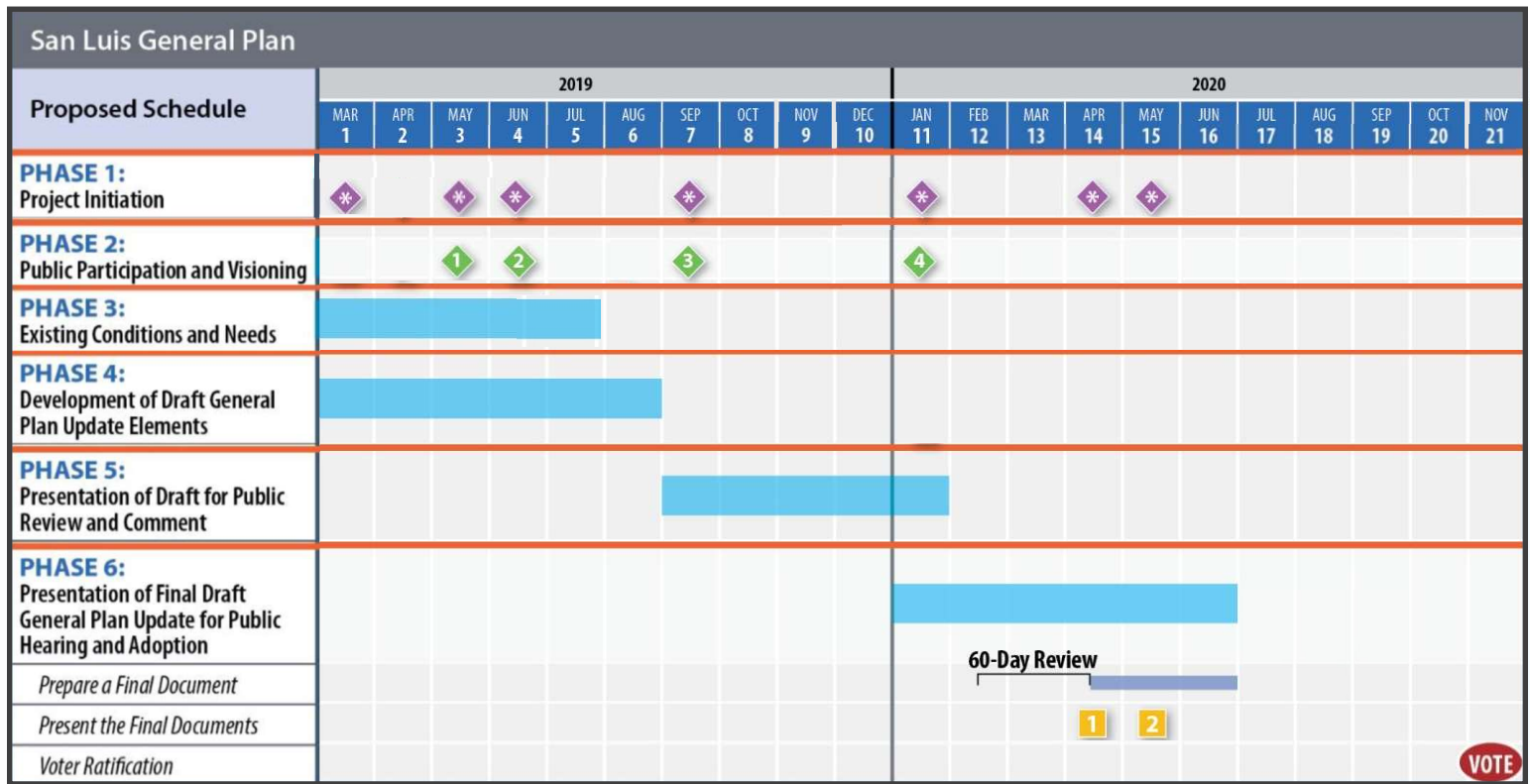
One of the most important aspects of a General Plan is community engagement. Through a coordinated public outreach effort, community engagement will help create a community-based plan that builds consensus and obtains buy-in and support for implementation efforts. The outreach effort will be guided by a Public Participation Plan which can be viewed and downloaded at www.sanluisaz.gov.

This Public Participation Plan details engagement activities throughout the process. The purpose of the Public Participation Plan is to involve all members of the community to enable continuous and constructive communication with the project team.

OUTREACH COMPONENTS

The public outreach includes various opportunities for the community to be involved. Some of the components include:

- **Advisory Committee**
- **Project Branding**
- **Stakeholder Interviews**
- **Workshops**
- **Focus Groups**
- **Media Relations**
- **Informational Brochures**
- **Project Website**
- **E-Updates (eBlasts)**
- **Social Media**
- **Online Surveys**
- **Current Conditions Assessment**
- **Public Hearings**



PROJECT SCHEDULE

The process for updating the General Plan will be conducted in three phases, and will take approximately 18 months to complete. The following schedule illustrates the anticipated timing of activities throughout the update process.

Public Meetings:

- 1 Workshop #1
- 2 Workshop #2
- 3 Workshop #3
- 4 P&Z Draft Plan Presentation (Workshop #4)
- * Staff and Steering Committee Meetings
- 1 P&Z Hearing
- 2 Council Hearing

FOR MORE INFORMATION CONTACT:



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