



# Vision 2020: City of Nogales General Plan Summary

## **BACKGROUND:**

Growing Smarter/Growing Smarter Plus legislation mandates that municipalities establish growth management criteria, preserve open space, provide for cost of development solutions, and provide for public participation in the process.

The proposed City of Nogales General Plan 2020 final draft was reviewed by the required outside agencies and was made available for review by community members of Nogales. All comments have been reviewed and if appropriate, were incorporated into the Plan.

The General Plan was presented to the Planning and Zoning Commission at a Public Hearing on Thursday, July 23, 2020 for consideration. P&Z voted 4-0 to recommended the General Plan to the Mayor and Council of the City of Nogales to adopt the proposed General Plan 2020.

The City of Nogales Mayor and Council held a public hearing for the adoption of the plan on Wednesday, August 5, 2020, and subsequently adopted the plan by unanimous vote. The adopted General Plan 2020 is presented to qualified voters for ratification at the general election in November 3, 2020.

The General Plan 2020 is available at the City of Nogales website for community review at the following link: \_\_\_\_\_

## **WHAT IS THE PURPOSE OF THE GENERAL PLAN?**

The General Plan is the fundamental policy document guiding future growth and development within the City and its planning area. It is a plan created through community participation from among its citizens, community leaders, and elected officials, the City's planning staff, and The Planning Center, the City's consultant. The General Plan serves as a guide for the future development of the City. The Plan seeks to preserve and enhance the quality of life for the residents of the City of Nogales.

## **HOW IS THE GENERAL PLAN USED?**

The General Plan is referred to by the City Council and the Planning and Zoning Commission when examining development projects and land use changes (e.g. rezoning). It is used by the Planning staff in reviewing building and development regulations and preparing recommendations on projects. It is also used to regulate future rezoning applications, in that any change to existing zoning district boundaries must be consistent with the General Plan. The General Plan also allows the City to obtain funds from a variety of programs to improve and maintain roads, sidewalks, pathways, bikeways, parks, to support water and sewer infrastructure, to support housing needs and to revitalize areas in need of revitalization. Examples of such funds and grants include Community Development Block (CDBG), Colonias funds, ADOT, HUD grants and many other grants available at the state and federal levels listed in the Administration and Implementation Element of the *General Plan Policy Plan*.



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## **THE CITY OF NOGALES GENERAL PLAN:**

The City of Nogales General Plan is the primary tool for guiding the City's future growth and development. The Plan is based on community needs, existing development patterns, analysis of opportunities and challenges and the desired vision. The Plan seeks to ensure an orderly and balanced mix of residential, commercial, and light industrial uses while preserving the City's character.

## **THE VISION:**

The vision for the future of the City of Nogales is to preserve, protect and sustain the history, traditions and cultures of the diverse populations residing within the City of Nogales. This vision will guide the City by addressing community needs, encouraging positive direction to changes and growth, and finding effective solutions to existing challenges.

## **ELEMENTS (CHAPTERS) WITHIN THE GENERAL PLAN:**

- GROWTH AREAS ELEMENT
- LAND USE ELEMENT
- **ECONOMIC DEVELOPMENT ELEMENT (New State Requirement)**
- TRANSPORTATION AND CIRCULATION ELEMENT
- CULTURAL HERITAGE AND HISTORIC ELEMENT
- HOUSING ELEMENT
- **PARKS, RECREATION TRAILS AND OPEN SPACE ELEMENT (New State Requirement)**
- ENVIRONMENTAL PLANNING ELEMENT
- WATER RESOURCES ELEMENT
- **PUBLIC FACILITIES AND SERVICES ELEMENT (New State Requirement)**
- COST OF DEVELOPMENT ELEMENT
- **ENERGY ELEMENT (New State Requirement)**
- ADMINISTRATION AND IMPLEMENTATION ELEMENT

## **HOW WAS THE GENERAL PLAN CREATED?**

The City of Nogales General Plan 2020 is the product of extensive research, analysis of data, and a public outreach effort. Building on the effort that included a week-long General Plan Design Charette and the State Historic Preservation Office (SHPO) Design Charette that went into adopting the 2010 General Plan, approved by the voters at a special election in May, 2011, City Planning and Zoning staff in coordination with the City's outside planning consultant, sought and received feedback from the community through a public participation plan that engaged a diverse group of community members, stakeholders and elected officials, as well as other regional and state governmental agencies and private planning entities.



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## GENERAL PLAN ORGANIZATION:

The General Plan document consists of three separate volumes. The **Executive Summary**, provides a summary of the 2020 General Plan. The **Background and Current Conditions** technical report contains all pertinent analysis supporting this **Policy Plan**. The Background and Current Conditions volume takes a comprehensive look at the physical, regulatory, demographic, socioeconomic and fiscal issues impacting growth and development within the City. The **Policy Plan** volume guides development and includes the community vision, guiding principles, goals, policies and implementation measures. The Plan Administration and Implementation Element included in this document serves as the administrative tool to manage, monitor and implement the General Plan.



## WHAT CHANGES FROM THE GENERAL PLAN APPROVED BY THE VOTERS IN 2011?

A **Smart Growth Scorecard** was prepared at early stages of the 2020 General Plan planning process to determine strengths, weaknesses, and opportunities. The process yielded a high score indicating a need for rewrite rather than the preparation of a completely new plan. The technical report thoroughly updated background and current conditions based on most recent available data. This technical report serves as the backbone supporting the changes in the **Policy Plan**.

The **Policy Plan** was updated to ensure compliance with Arizona Revised Statutes. Four additional new elements required by law were included:

- **ECONOMIC DEVELOPMENT ELEMENT (New State Requirement)**
- **PARKS, RECREATION TRAILS AND OPEN SPACE ELEMENT (New State Requirement)**
- **PUBLIC FACILITIES AND SERVICES ELEMENT (New State Requirement)**
- **ENERGY ELEMENT (New State Requirement)**

The Nogales Designated Growth Area, growth, infill, redevelopment and planning areas delineation based on each area’s opportunities and challenges, specific needs, and availability of developable land continues to reflect to 2011 General Plan approved by the voters. Editorial and formatting changes that do not alter the intent of the General Plan were completed without track changes. Added revisions follow the standard government document tracking system where **added words** are shown underlined and **deleted words** are shown ~~struck through~~. The General Plan Policy Volume (Track Changes) shows such changes. The long-term viability of the City requires implementation tools, funding, prioritization and public/private partnerships that take into consideration Ambos Nogales complexities. A robust **Implementation Matrix** is included to achieve the quality of life changes envisioned by the community.