La Posta Neighborhood Meeting

February 23, 2023
1. Background & Purpose
2. Considerations & Updates
3. Land Use Maps
4. Infrastructure Update
5. Next Steps
Why?

• Lack of developable land served by City services is causing multiple community issues, i.e. employment growth, housing, transportation challenges, etc.

• Strategic provision of public services is a primary way to stimulate private investment and expand opportunities.

• Community leaders are expected to anticipate problems and proactively advance solutions, not just wait and respond.

• “Us vs. Them” mindset will not solve problems; partnerships are needed.

• Approach should enable incremental & adaptive development.
Neighborhood Meetings

- December 16, 2021
- April 7, 2022
- June 14, 2022
- November 7, 2022
- February 23, 2023

Other Meetings

- Oct 12, 2021 – Joint CC/County Mtg
- January 2022 – Council Update
- March 2022 – Alliance Update
- Aug 3, 2022 – County Update
- Sept 6, 2022 – Council Update
- Jan 23, 2023 – Joint CC/County Mtg
- Jan 23, 2023 – City PC update

- MANY 1-on-1 and small group meetings!
Context

- 26 properties
- 19 owners
- Approx. 514 acres
Considerations

- Interface Areas (1.87 miles)
  - Density
  - Buffers
  - Types of housing & design
- Housing Types
- Traffic
- Construction Impacts
- Compliance with City standards
- Wildlife
- River Access
- Tree Preservation
Considerations – La Posta Area Plan Excerpts

• “...Plan seeks to provide for commercial and residential development in a responsible manner that retains the aesthetic quality...and essential functions of the ecosystem.”

• “...beautiful place...”

• “...important growth area...”

• “...ensure that everyone’s interests are protected.”

• “...integration of land uses and infrastructure planning for future growth...will increase the predictability of how and where development will occur.”

• “The Plan seeks to balance the interests of existing residents and business owners, while anticipating future demand for economic growth...as well as different types of housing.”

• “Achieve a sustainable mix of land uses by using the future land use map to guide development decisions for public and private decision-makers.”

• “If...unable to reach agreement on plans...within two (2) years, re-evaluate the Area Plan policies and future land use map and revise as appropriate...”
La Posta Annexation
Proposed Future Land Uses

- Open Space
- Residential Low
- Residential Medium
- Residential High
- Mixed-Use
- Mixed Commercial / Light Industrial
- Right-of-Way
Land Use Maps

Revised Map

- Changed from ‘Mixed Comm/Light Ind’ to ‘Mixed Use’
- Removed road connection & intersection
- Added entire line of low density lots along perimeter
La Posta Annexation
Proposed Future Land Uses

- Open Space
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Land Use Maps
Revised Map
La Posta Area
Multi-Pronged Approach

- Annexation
- Public Infrastructure Investment
- Plan Updates
- Urban Renewal Financing
- Private Development

Updates
Infrastructure
- SDSD Sewer Option
- Large, High Pressure Water Main extended to Air Park Mesa
- Sub-standard County road & intersections
- No pedestrian or multimodal facilities
- No public space
La Posta Road Design Project
- Roughly 2.75 Miles of Design
- Archeological Study
- Geotechnical Study
- Traffic Impact Study
- Phasing Plan
La Posta Road – Considerations

- Safety
- Topography
- Preserving mature vegetation
- Existing utilities
- Emergency access
- Road quality & longevity
La Posta Road – Cross Section
La Posta Area – Sewer Crossing
La Posta

**Next Steps**

- Final Neighborhood Meeting (February)
  - Finalize Future Land Use Map and initiate public hearings.
  - Manage design/engineering services contracts.
  - Draft City/County La Posta IGA regarding process and funding commitments.
  - Pursue infrastructure construction funding.
  - Annexation & Initial Zoning public hearings.
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