



Mesa 2040 General Plan

Planning and Zoning Board



July 20, 2016

Background

☞ Took approximately 2 years

☞ Public input process included:

- Going to various community events
- Going to meetings of groups and organizations
- Holding 2 rounds of village meetings
- Plan Advisory Committee
- Website





Background

- ⌘ Mesa grew rapidly as a bedroom community over the last 30 years
- ⌘ Expect an additional 170,000 residents over next 30 years
- ⌘ People want connections, walkability, sense of place
- ⌘ Focus became trying to answer the question: *What do we need to do to create a more recognizable, self-sufficient city that attracts employment and provides a high quality living environment?*



Focus for General Plan

- ∞ Put the “general” back into the General Plan
- ∞ Emphasis on quality
- ∞ More flexible land use based on character areas
- ∞ Useful and usable document
 - Focus long term vision with key goals, policies and strategies
 - Supplement with functional and area plans



Plan Outline

☞ Section I: Introduction

☞ Section II: Building a Better Mesa

- Chapter 3. A Vision for the Future
- Chapter 4. Creating and Maintaining a Variety of Great Neighborhoods
- Chapter 5. Growing and maintaining stable and diverse jobs
- Chapter 6. Providing rich, high-quality public spaces and cultural resources
- Chapter 7. Community Character

☞ Section III. Supporting Services and Infrastructure

☞ Section IV: Administration

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∞ Section II: Building a Better Mesa

∞ Chapter 3: Vision

- Establishes 5 challenges and opportunities
 - High quality development
 - Changing demographics
 - Public health
 - Urban design and placemaking
 - Desert environment
- Lists the vision statements for Mesa in 2040

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Chapter 3. (cont.)

○ Guiding Principles

- Creating and maintaining a variety of great neighborhoods
- Grow and maintain stable and diverse jobs
- Providing rich, high quality public spaces and cultural resources



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Chapter 4: Creating and Maintaining a Variety of Great Neighborhoods

- Key elements needed for strong neighborhoods:

- Safe, clean and healthy living environment
- Build community and foster social interaction
- Connectivity and walkability
- Provide for diversity
- Neighborhood character and personality
- Quality design and development

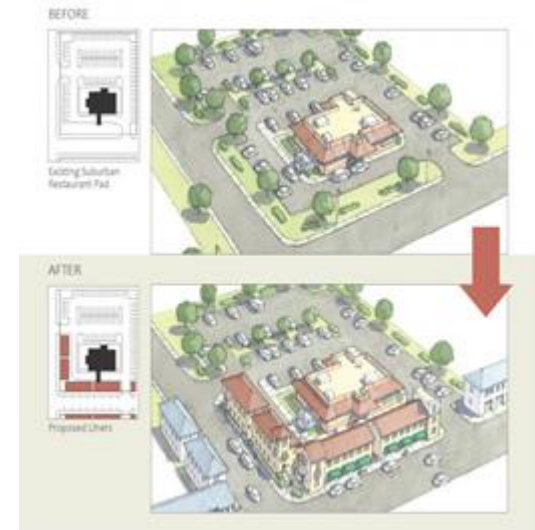


- Goal: Create and maintain a variety of great neighborhoods

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Chapter 4 (cont.)

- Housing
 - Executive & Professional
 - Manufactured Homes
 - Multi-resident
 - Missing Middle
 - Workforce
 - Transitional and Supportive
- Redevelopment
 - Neighborhood programs
 - Neighborhood planning
 - Neighborhood retrofitting
- Historic Preservation



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Chapter 5: Growing and Maintaining Diverse and Stable Jobs

- Key elements:
 - Business climate - HEAT
 - Skilled and knowledgeable human capital
 - Creation of place/Quality employment centers
 - Regional collaboration
 - Infrastructure
 - Retail redevelopment and revitalization
- Goal: Grow and maintain diverse and stable jobs



1-3. Commercial sprawl



1-4. Complete community

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Chapter 6: Providing Rich, High Quality Public Spaces and Cultural Resources

- Keys for public spaces:
 - Accessible and connected
 - Active
 - Appropriately scaled
 - Integrated
 - Inviting and comfortable
 - Safety
 - Unique Character



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Chapter 6: (cont.)

- Keys for cultural resources:
 - Variety
 - Accessibility
 - Active participation and sense of ownership
 - Regional and local scale
 - Preserve the past and create a future identity
 - Supporting and encouraging artists
- Goal: Provide rich, high quality public spaces and cultural resources
- Chapter includes Parks and Recreation, Mesa Arts Center and Museums, Libraries

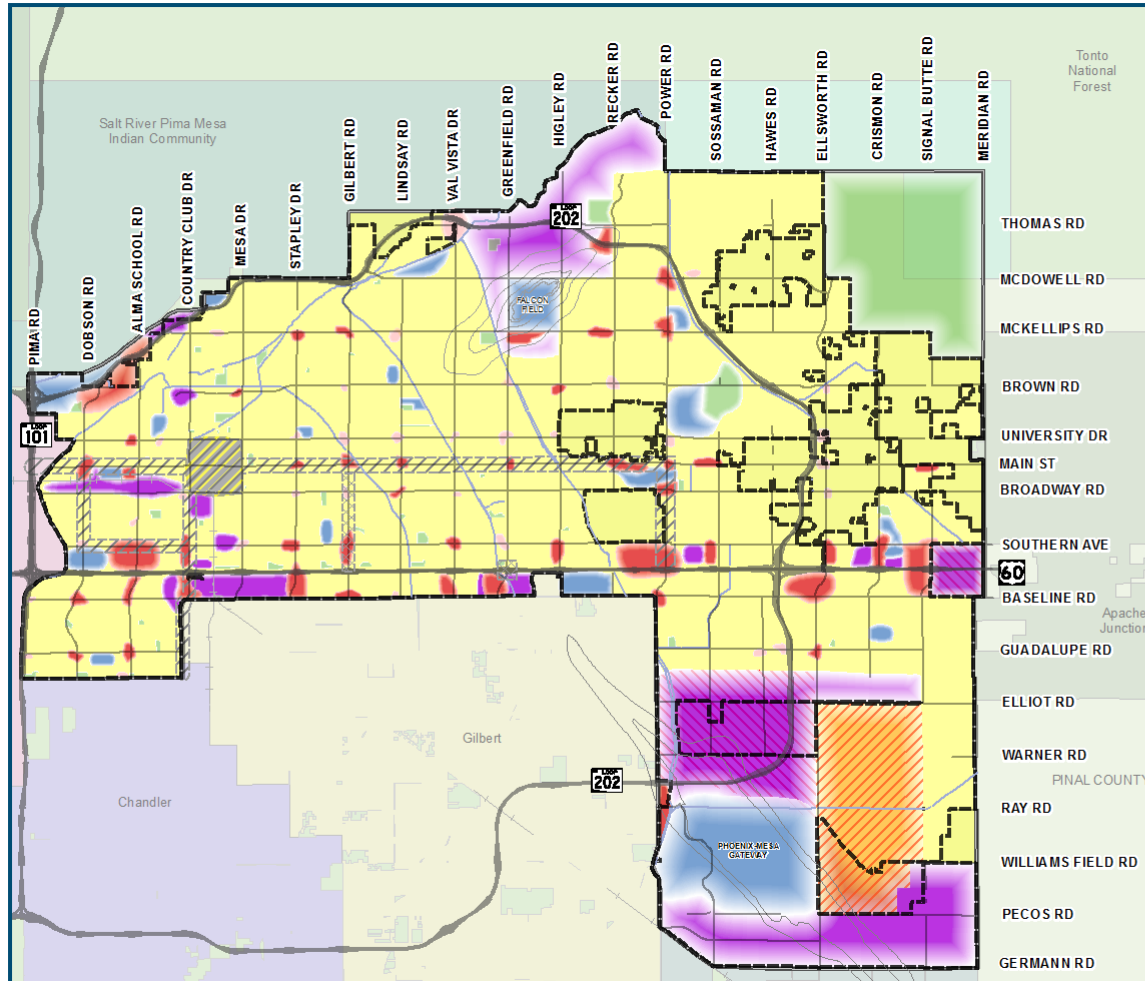


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Chapter 7. Community Character

- Establishes 9 character types to replace existing land uses
 - General description
 - Form and guidelines
 - Typical uses
 - Zoning districts
- Sub-area and Neighborhood Plans provide more detail
- Land uses – general land use intensity map
- Growth areas discussion and map

Character Areas



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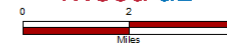
RECOGNIZABLE NEIGHBORHOODS • INNOVATIVE JOBS • MEMORABLE PUBLIC SPACES

Character Areas Figure 7-1

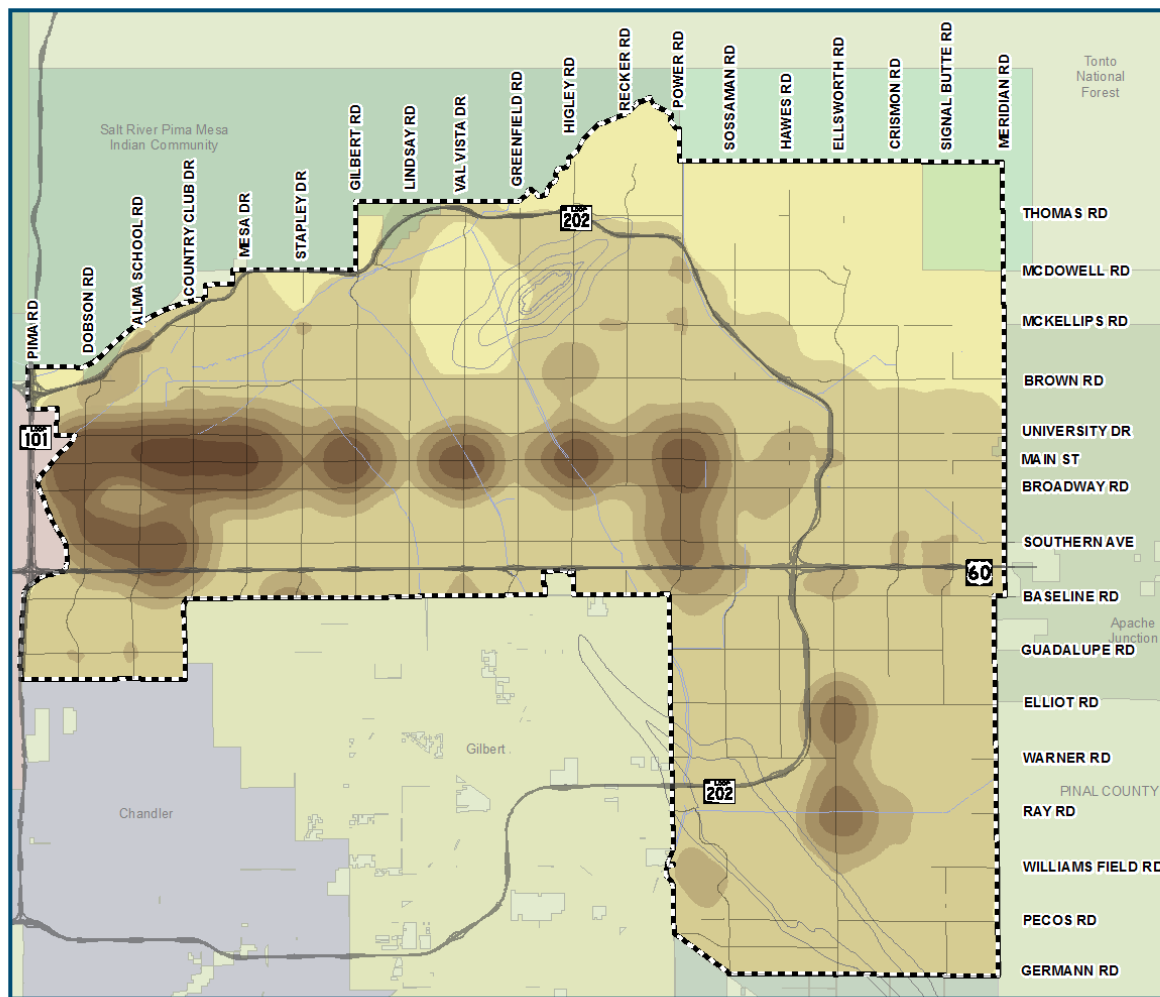
Character Types

- Downtown
- Park
- Mixed Use Community
- Neighborhood Village Center
- Mixed Use Activity District
- Specialty District
- Employment
- Neighborhoods
- Employment / Mixed Use Activity District
- Transit Corridor
- Proposed Transit Corridor

- Freeways
- Arterials
- Noise Contours
- Canals
- City Limits



Development Intensity



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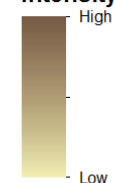


RECOGNIZABLE NEIGHBORHOODS • INNOVATIVE JOBS • MEMORABLE PUBLIC SPACES

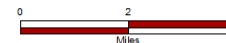
General Intensity 2040

Figure 7-4

Intensity Level



- Planning Area
- Freeways
- Arterials
- Noise Contours
- Canals





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- ✧ **Section III. City Facilities and Services**
- ✧ Chapter 8: Energy Resources
- ✧ Chapter 9: Environment Planning, Preservation, and Conservation
- ✧ Chapter 10: Public Facilities
- ✧ Chapter 11: Public Safety
- ✧ Chapter 12: Transportation
- ✧ Chapter 13: Water Resources



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- ❧ **Section IV. Administration and Implementation**
- ❧ Chapter 14: Financing a Maturing City
- ❧ Chapter 15: Development Review
- ❧ Chapter 16: Plan Implementation and Amendment



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Chapter 15 Development Review, review criteria

- Consistent with Plan
- Consistent with sub-area/neighborhood plans
- Consistent with character type
- Strengthen area through
 - Appropriate infill
 - Removing deteriorated development
 - Adding to mix
 - Improving streetscape
 - Improving safety
 - Adding to sense of place
 - Meeting or exceeding development quality of area
- Provide appropriate transition