

**Rezoning, Site Plan, and Design Review  
Applications**

**For**

**Crismon Estates  
and Offices**

**West of the Southwest Corner of  
Southern Avenue and Crismon Road**

**by:**

**Crismon Development, LLC**

Case Nos.: PLN2016-00943

Submitted: December 21, 2016

Updated: February 16, 2017

# **CRISMON ESTATES AND OFFICES**

## **I. INTRODUCTION**

Crismon Development, LLC (“Crismon Dev”) is the proposed developer of approximately 20 gross (18.4± net) acres west of the southwest corner of Southern Avenue and Crismon Road (the “Site”) with a mix of office and medium-density residential uses. The proposed development, known as “Crismon Estates and Offices,” will consist of approximately 8.62 acres of office uses and approximately 11.44 acres of residential uses. A mix of uses on this challenging, infill Site makes good land use sense and is compatible with the surrounding uses in the area. To achieve this, Crismon Dev is requesting:

- Rezone approximately 8.62 acres from RS-43 to PEP and approximately 11.44 acres from RS-43 to RM-2/PAD;
- Site Plan approval for 142, single-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for the residential uses.

Crismon Dev’s requests will provide for a coordinated and compatible variety of land uses in the area. The requests will provide additional employment opportunities and residential housing choices in the area, that when coupled with the existing employment creates a more diverse, mixed-use environment. Additional high quality housing choices will also provide support for the future employment planned for the area.

## **II. SITE AND SURROUNDING AREA**

An aerial of the Site is attached as **Exhibit 1 (Context Aerial Map)**. The Site is designated on the City’s General Plan as a mix of Employment/Mixed Use Activity District and Neighborhoods, and is zoned RS-43. East of the Site is a U.S. Post Office and large church campus, designated on the General Plan as Employment/Mixed Use Activity District and zoned RS-43. The Site is bordered by a school and undeveloped land on the west (designated on the General Plan as Neighborhoods and zoned RS-43), undeveloped land on the south (designated on the General Plan as Neighborhoods and Employment/Mixed Use Activity District and zoned PEP and NC), and a mobile home community on the north (within unincorporated Maricopa County).

## **III. PROPOSED PEP REZONING**

As discussed, Crismon Dev is proposing approximately 8.62 acres of the Site be rezoned from RS-43 to PEP for general, professional, administrative, and medical office uses. Consistent with good planning principles, Crismon Dev is locating the more intense of the two uses (the office component) along a major arterial street, providing an appropriate transition and buffer from the arterial street to the proposed residential uses. Additionally, office uses along Southern Avenue (a major arterial) and not Hampton Road (a local street), provide for direct access to the employment uses and maximum exposure and visibility for the future tenants. This exposure can contribute to the long-term viability and sustainability of an office complex in this location. Aside from general office uses, given the proximity of the Site to the Mountain Vista Medical Center, Crismon Dev anticipates that medical, dental, and other healthcare-related office uses could be located on this Site. Furthermore, the location of the proposed office complex is

compatible with the adjacent properties to the west (a charter school) and east (U.S. Post Office). The office component use will be developed separately in the future as the market conditions for garden-style office developments continue to recover from the 2007/2008 Recession. Included at **Exhibit 2**, is a **Conceptual Site Plan** with one of many possible office layouts that could be used for an office development. Importantly, the proposed conceptual Site Plan demonstrates how the office and residential uses interact and complement each other. A future Site Plan application will need to be filed and processed through the City for the proposed office development as the plan presented herein is for illustrative purposes only.

#### **IV. PROPOSED RM-2/PAD REZONING, SITE PLAN, AND DESIGN REVIEW**

Crismon Dev is also proposing that approximately 11.44 gross (10.76± net) of the Site be rezoned from RS-43 to RM-2/PAD for a unique high-quality, medium-density residential development known as “Crismon Estates.” Simultaneous with the Rezoning request, Crismon Dev is seeking Site Plan approval and Design Review approval for the Building Elevations, Landscape Plan, etc.

Crismon Estates consists of 142 single-story, predominately detached casita-style residences. Crismon Estates represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Crismon Estates combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The casita-style residences are all one story in height, with many containing no more than 1 du/building, creating a “single family subdivision” feel throughout the development.

The General Plan’s Goals and Policies identified in *Appendix A: General Plan Compatibility* support Crismon Dev’s applications. The proposed residential uses and design of Crismon Estates will support the continued development of employment and commercial uses in the area. The property to the south is zoned PEP and enjoys exposure from the US-60 and Crismon Road. Additional employment and commercial uses are located east of Crismon Road, in the Mountain Vista Medical Campus. When considering the location of the southern portion of the Site (fronting a local street with limited visibility from major arterial streets and a major highway) and the future and existing employment that exists in the surrounding area, it becomes clear that additional housing choices in the immediate area will bring additional support to the employment/commercial uses in the area.

Furthermore, rezoning a portion of the Site to residential makes sense given the Site’s inability to develop thus far under the General Plan’s “Employment” designation. Challenges to developing the Site under its current zoning are due to its location and size. The Site is located at a “mid-block” point along Southern Avenue, with extremely limited visibility from Southern Avenue, Crismon Road, or the US-60 Freeway. Primary access to the southern portion of the Site will occur from Hampton Avenue, a local street. The Site’s relatively narrow frontage along Southern Avenue (662 feet wide) as compared to its depth (1,279 feet deep) further compounds its location and development as a 20± acre employment project.

### **A. *Site Plan***

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Crismon Estates. Crismon Dev has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of the southern area Site. Crismon Estates is a gated community that will consist of approximately 144 residences at a density of approximately 12.4 gross (13.2 net) du/ac. The residences are a mix of one, two, and three bedrooms, with an appropriate mix of the residences being detached and attached in a duplex style. Unlike traditional apartment complexes where most of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Crismon Estates has more 2 and 3 bedroom residences (24% 1 bedrooms, 46% 2 bedrooms, and 30% 3 bedrooms).

The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. See **Exhibit 4, Building Elevations**. The residences are predominately grouped around pedestrian courtyards to create a sense of arrival, place and connectivity within the greater context of the community. All homes and garages will be fire sprinkled, allowing a reduced building separation that enhances the impact of the courtyard design. A unique feature for Crismon Estates is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet) that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Small scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

### **B. *Landscaping, Amenities, and Open Space***

The overall landscape theme is inspired by luxury living, while also embracing an adapted Sonoran Desert style landscape. See **Exhibit 3, Landscape Plan**. The materials and textures used in the landscape and architectural elements create a community identity unique to the neighborhood, while adding a fresh approach to the timeless desert environments of Arizona residential communities. The featured design elements create a welcoming and indulgent environment for prospective residents by integrating the character of the architecture at a human scale.

The landscape character of Crismon Estates draws from the surrounding Sonoran landscape to create an ornamental desert palette tempered for the Arizona climate using drought tolerant species. The landscape palette consists of a variety of tree species including Mesquite, Oak, and Ash species that are medium to large in height. The use of palms at the entry accentuates the transition into the community and establishes a resort-style aesthetic. The palette also includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for more intimate spaces. The shrubs, accents, and groundcovers have been selected to provide year-round color and complement one another and the project as a whole. The selected plant materials have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to residents and visitors.

Crismon Estates has been planned with quality, neighborhood-scale amenities consistent with Crismon Dev's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. See **Exhibit 5, Amenity Plan**. The amenity area

is designed to enhance the community identity and the quality of life of its residents by providing recreational opportunities and connectivity through the integration of effective and accessible internal open spaces. The amenity and theming elements have been integrated to maintain the overall character of the community. The primary amenity area will include a resort-style swimming pool and spa, turf area restroom, and seating areas for residents to relax and socialize. The proposed facilities also provide a building complete with an outdoor shower.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 0.66 acres (28,800 sq. ft.). Crismon Estates will contain approximately 3.59 acres of common area open space and approximately 1.37 acres of private (rear yards) open space for a total of approximately 4.96 acres of open space area of, which is approximately 46.1% of the net Site area. See **Exhibit 6, Open Space Plan**. The common open space is distributed throughout the Site in convenient locations for residents to use and enjoy. The private open space is located within the rear yards of the residences for each resident's personal use and enjoyment. This arrangement is more typical of a single-family development than a traditional multi-family community. The quality and quantity of open space demonstrates the innovative design of Crismon Estates.

Pedestrian paths will be provided throughout the Site, connecting the residences to the open spaces and the amenity area and providing opportunities to connect to each other and the surrounding area. As an extension of these paths, the buildings around the perimeter of the Site have been arranged to front onto pedestrian cul-de-sacs. These pedestrian cul-de-sac clusters form more intimate common areas interspersed throughout the community creating micro social neighborhoods. See **Exhibit 7, Pedestrian Circulation Plan**. The quality of the design and the abundance and accessibility of the community open spaces within Crismon Estates demonstrate a sophisticated and innovative project.

### ***C. Architecture***

Crismon Estates' casita-style homes address the needs and desires of modern families while also integrating energy-efficient and sustainable construction technology. The proposed architectural style for Crismon Estates is the International style. See **Exhibit 4, Building Elevations**. The key architectural features of the International Style are: an asymmetrical facade with strong rectangular forms, flat roofs with cantilevered projections, lack of frivolous ornamentation or decorative details. Careful attention was paid to ensure that the design of Crismon Estates blended well with existing communities adjacent to the project yet reflected the modern form and function of the architectural style.

There are three floor plans (1-, 2-, and 3-bedroom residences) between four different building types: 1-bedroom duplex, 2-bedroom duplex, 2-bedroom building, and 3-bedroom building. See **Exhibit 8, Floor and Roof Plans**. The square footages for the different bedroom types are 635 square feet (1-bedroom), 981 square feet (2-bedroom), and 1,254 square feet (3-bedroom). Three different color schemes will be used throughout the Crismon Estates. See **Exhibit 9, Color and Materials Palettes**. The style and color schemes integrate each home into a community of homes wrapping around gathering points. Each gathering point will be themed using coordinated color schemes to create a sense of space and individual identity to that gathering point.

Unique to Crismon Estates is the desire to create an energy efficient, “green”, and sustainable community. Crismon Estates will be built using a new construction technique/material known as HercuWall® construction for the exterior of the residences. HercuWall® is a single product that combines many operations: composite concrete and steel structure, superior insulation, water and vapor barrier, window and door casings and sills, and attachment points for drywall and exterior finishes.

The pool amenity and management office welcomes residents and guests at the main entrance to the community from Hampton Avenue. See **Exhibit 10, Office Elevation**. The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. See **Exhibit 2, Preliminary Site Plan** and **Exhibit 5, Amenity Area**. The management office is designed to be a focal point of the entrance area. At approximately 25 feet in height, the management office is slightly taller than the homes. This building incorporates the architectural elements, materials, and colors of the homes, with layers of horizontal and vertical planes. The resident postal boxes are incorporated with the building, making it truly a neighborhood-gathering place where residents can regularly interact with management and one another.

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Crismon Estates, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residences to create a consistent design throughout the neighborhood. See **Exhibit 11, Garage Elevations**. Parking canopy covers are consistent with the buildings’ color and will be architecturally integrated with the surrounding structures.

#### ***D. Theme Walls, Entry Gates, and Entry Monument***

The architectural style and character of the walls and monumentation throughout the community integrate the simple elegance of the contemporary architecture of the homes through corresponding details and materials. Use of stucco, and a variety of masonry finishes with contrasting colors and textures provide visual diversity and interest. A hierarchy of four wall types are used in various locations throughout Crismon Estates. See **Exhibit 12, Wall Details** and **Exhibit 13, Wall Plan**. The Theme Wall is located along either side of the entry drive into the development with it transitioning to the Unit Wall along Hampton Avenue. The Unit wall is also located in high visibility areas around the amenity in conjunction with the View Fence. All other walls throughout the development are a four-inch Builder Wall that is a natural grey color tying into the character of the architecture and of the other theme walls.

The design of the entry monument reinforces the horizontal features of the architecture of the homes, and contrasts it with vertical columns in addition to the palm trees along the entry drive to create a sense of arrival. See **Exhibit 14, Entry Details (Entry Monument)**. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron with design articulation to match the architecture of the development and complement the surrounding built environment. See, **Exhibit 15, Entry Details (Entry Gate)**.

#### ***E. Development Standards***

Given the unique nature of Crismon Estates and the traditional requirements of the City’s RM-2 development standards, which are not readily applicable to this distinct, one-story, multi-

family community, Crismon Dev is proposing the following development standards for Crismon Estates (changes in development standards are noted in **bold**):

<b>Regulation<sup>1</sup></b>	<b>City of Mesa RM-2 Development Regulations</b>	<b>Crismon Estates Proposed Development Regulations</b>
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	15
Min. Lot Area per du (sq. ft.)	2,904	2,904
Max. Height (ft.)	30	<b>25 ft./1 story</b>
<b>Building Setbacks</b>		
Front (Hampton Ave.)	25 ft.	25 ft.
Side (east PL)	20 ft.	<b>8 ft.</b>
Side (west PL)	20 ft.	<b>8 ft.</b>
Rear	20 ft.	<b>8 ft.</b>
<b>Landscape Setback<sup>2</sup></b>		
Front (Hampton Ave.)	25 ft.	25 ft.
Side (east PL)	25 ft.	<b>8 ft.</b>
Side (west PL)	25 ft.	<b>8 ft.</b>
Rear	20 ft.	<b>8 ft.</b>
Separation Between Buildings (1-story)	25 ft.	<b>8 ft.</b>
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200

## V. MISCELLANEOUS

### A. *Parking*

Crismon Estates is providing 298 parking spaces, where 298 are required. Of the 298 parking spaces, 42 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The final site plan will meet the City's parking requirements.

### B. *Phasing*

It is anticipated that Crismon Estates will be constructed in at least three phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models homes and the management office being built in Phase 1. Phase 2 will consist of building out the remaining residential homes. Phase 3 will be the offices along Southern and will be developed according to market demand. Staff may administratively approve deviations from the proposed phasing.

---

<sup>1</sup> Per Table 11-5-5.

<sup>2</sup> Per §11-5-5(A)(1).

**C. Grading and Drainage**

The Preliminary Grading and Drainage Plan is attached as **Exhibit 16**. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

**D. Utility Plan.**

The proposed Utility Plan is included as **Exhibit 17**.

**VI. PROJECT TEAM**

Developer:

Crismon Development, LLC  
Attn: Bruce Dunn  
2241 E. Pecos Road, Suite 1  
Chandler, Arizona 85225  
Phone: (480) 726-7575

Civil Engineer:

Terrascope Consulting  
Attn: David Soltysik  
1102 E. Missouri Ave.  
Phoenix, Arizona 85014  
Phone: (602) 297-8732

Landscape:

AndersonBaron  
Attn: Andrew Baron  
50 N. McClintock Dr., Suite 1  
Chandler, Arizona 85226  
Phone: (602) 699-7956

Architect:

Felten Group, Inc.  
Attn: Randy Kunzelmann  
18325 N. Allied Way, Suite 200  
Phoenix, Arizona 85054  
Phone: (602) 867-2500

Zoning & Entitlements:

Burch & Cracchiolo, P.A.  
Attn: Brennan Ray  
702 E. Osborn Rd., Suite 200  
Phoenix, Arizona 85014  
Phone: (602) 234-8794  
Fax: (602) 850-9794

**VII. CONCLUSION**

Crismon Estates and Offices are appropriate land use on this challenging, infill Site that is located at the "mid-block" location of a major arterial street (Southern Avenue). Locating the office uses along Southern Avenue enhances the exposure for future businesses, tenants, and customers, contributing to long-term viability and sustainability. Crismon Estates' casita-style community on the southern portion of the Site is likewise appropriate as alternative housing



options in the area will support the continued development of employment and commercial uses in the area. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Crismon Estates and Offices create a sustainable solution for this Site and an attractive presence in the area. We request your approval.

**Crismon Development, LLC**

# Appendix A

## APPENDIX A: GENERAL PLAN COMPATIBILITY

The Crismon Estates and Offices' Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

### Chapter 4 – Creating and Maintaining a Variety of Great Neighborhoods

Neighborhood Element 1 - Safe, Clean and Healthy Living Environment through:

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards
- Maintenance of streets, sidewalks, street lighting, etc., to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoid incompatible land uses and/or providing appropriate transitions between uses.
- Encourage new development and redevelopment that improves walkability between housing and key amenities and services.

Neighborhood Element 2 – Build Community and Foster Social Interaction by doing the following:

- Provide pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

Neighborhood Element 3 – Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- On the larger neighborhood level a high degree of connectivity is valuable to shorten vehicle trips, disperse traffic, and allow for alternate forms of transportation other than a vehicle.
- It is also important to design and maintain neighborhoods to be walkable.
- Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilize Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping and buildings along streets.
- Providing shade and comfortable places to stop along a street or trail.
- Encouraging a development pattern that provides easy, multi-modal access to shopping, work, recreation, and other nearby amenities.

#### Neighborhood Element 4 – Provide for Diversity

- A variety of housing types within a neighborhood provides interest to the built environment and provides the opportunity for different people to live in close proximity to one another.
- Encourage a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

#### Neighborhood Element 5 – Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting thru-traffic into the neighborhoods.
- Supporting new development and redevelopment projects that support the identity of the neighborhood, and rejecting proposals which fail to do this.

#### Neighborhood Element 6 – Quality Design and Development

- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Maintaining a pedestrian scale and attractiveness along streets.
- Neighborhood Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.
- Neighborhood Policy 2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.
- The City will also be faced with a loss of housing units over time through demolition or removal of substandard dwellings. It is important for the City to meet the needs associated with this loss of housing by providing new opportunities for residential development. Housing is the primary element of neighborhoods. Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and maintaining a variety of great neighborhoods. The design and development of new subdivisions and the redevelopment and revitalization of existing areas of the community must be done in a way to accomplish this goal.
- Housing Policy 1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhood as their housing needs change.
- Much of Mesa is built on a suburban model with commercial corridors along arterial streets backed by residential development with no connection to the commercial areas. This development pattern limits connectivity, leads to extended automobile trips, results in unattractive corridors, and reduces opportunities for social interactions. In older areas of the community some of the corner commercial areas and strip commercial along the arterial streets has deteriorated and is underutilized. These areas create a negative impact

on the adjacent residential neighborhoods and the community as a whole. Conversely, strong, well designed and connected commercial areas with local serving businesses improve and invigorate the surrounding neighborhoods.

#### Chapter 5 – Growing and Maintaining Diverse and Stable Jobs

##### Elements of a Strong Economy

- Businesses seek vibrant places that attract customers, facilitate commerce, and are responsive to their employees' desire for a good quality of life.
- To grow and maintain a diverse job base, Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places which draw people and businesses together.
- In order to attract, retain and expand business, it is also important that efforts also include provision of appropriate support services, workforce housing, and upscale amenities for dining, shopping and entertainment.

#### Chapter 7 – Community Character

- Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses.
- Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

##### Traditional Neighborhood Sub-Type

- Neo-traditional neighborhoods promote walkability by having shorter block lengths and perimeters, and have greater connectivity to recreational and commercial uses than typical suburban development. The development further complies with the Form and Guidelines of the Neo-traditional neighborhood as follows:
  - The predominant building height is one-story.
  - Density is between 2 and 12 du/ac but higher densities are more appropriate on the edges of a neighborhood at higher traffic volume locations, as a transition from non-residential areas.
  - Mixing of housing types and sizes is expected; non-residential uses consistent with the overall guidelines and neighborhood development patterns are anticipated.
  - Diverse architectural design and styles.
  - Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.
  - Open space designed with homes or other uses that front it.

## Employment Core

- This character type is for employment/office areas that utilize a more urban, or semi-urban development form. The character of these areas will be primarily oriented around multi-story office developments but will usually include supporting commercial activities such as retail, business support, restaurants and hotels, and may include residential uses as part of a more mixed use environment.
- Pockets of higher intensity development (typically between 12 and 20 units per acre) will also occur around the community, primarily in Mixed Use Activity District character types, as part of or adjacent to commercial nodes, as part of redevelopment of underutilized commercial areas, or to provide for a housing mix across the City.
- Low intensity developments comprised mainly of office, office/warehouse, research and development, and similar uses.
- Employment districts may include supporting retail and office areas but rarely include any type of residential uses. If residential uses are included, they need to be done in a manner that supports the continued development of the employment uses.

## Chapter 9 – Environmental Planning, Preservation, and Conservation

- An example would be to locate higher density residential neighborhoods near employment centers reducing the distance and amount of energy needed to move between the uses during a daily commute.

## Chapter 12 – Transportation

- Proper land use and transportation planning are necessary for the efficient movement of goods and people. Mixed-use developments in particular with higher density residential maximize the opportunity for non-vehicular forms of transportation within the development maximizing the level of internalized activity and minimizing the impact on surrounding neighborhoods.