



General Plan Amendments

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OUTLINE

- Purpose of the General Plan
- General Plan Comprehensive Review
- Accomplishments
- Identified Challenges
- Recommendations
- Next Steps

GENERAL PLAN'S PURPOSE

- Expression of the community's goals and priorities
- Official policy guide concerning desired physical development of the City
- Fulfillment of legal state law requirements
- Fulfillment of City Charter requirements

GENERAL PLAN COMPREHENSIVE REVIEW

- Occurs every 3 years – 2020 review
- Identifies major successes and challenges
- Evaluation of the Plan's implementation
 - Effectiveness of implementation tools
 - How the plan addresses identified challenges
 - Provides recommendations

ACCOMPLISHMENTS – Plan Implementation

Implementation involves functions of various City departments

JOB GROWTH & EXPANSIONS



- Able Aerospace Services
- Apple Command Center
- AT&T
- Cognizant
- Dexcom Inc.
- Niagara Bottling Inc.
- Northrop Grumman
- Special Devices Inc.
- Time Microwave Systems
- 24/7 In Touch
- Santander Consumer USA

PUBLIC SPACES AND CULTURAL RESOURCES



- Pioneer Park
 - Farmers Market
 - Feastival Forest
- Desert Trails and Desert Arroyo Parks
- Eagles Park & Community Center
- Kleinman Park
- Eastmark Great Park
- Riverview Park
- Rio Salado/Stadium Path Connector
- Downtown Mural Program
- Signal Butte Park

NEIGHBORHOODS



- Eastmark
- Cadence
- Mulberry
- Mountain Bridge
- Mesa Royale
Redevelopment
- The Estates at Thirty
Second
- Medina Court
- Love Your Neighborhood
- Protection of Historic
Neighborhood Designations
- Establishment of Heritage
District Designation
 - Washington Park

DOWNTOWN



- Light Rail Extensions
- Benedictine University
- Encore on First
- Mesa Artspace Lofts
- Façade Improvements
- 12 West Main
- El Rancho Apartments
- The Grove on Main
- The GRID
- ASU @ Mesa City Center

CHALLENGES – Plan Implementation

Character Area Designation

CHARACTER AREA DESIGNATIONS

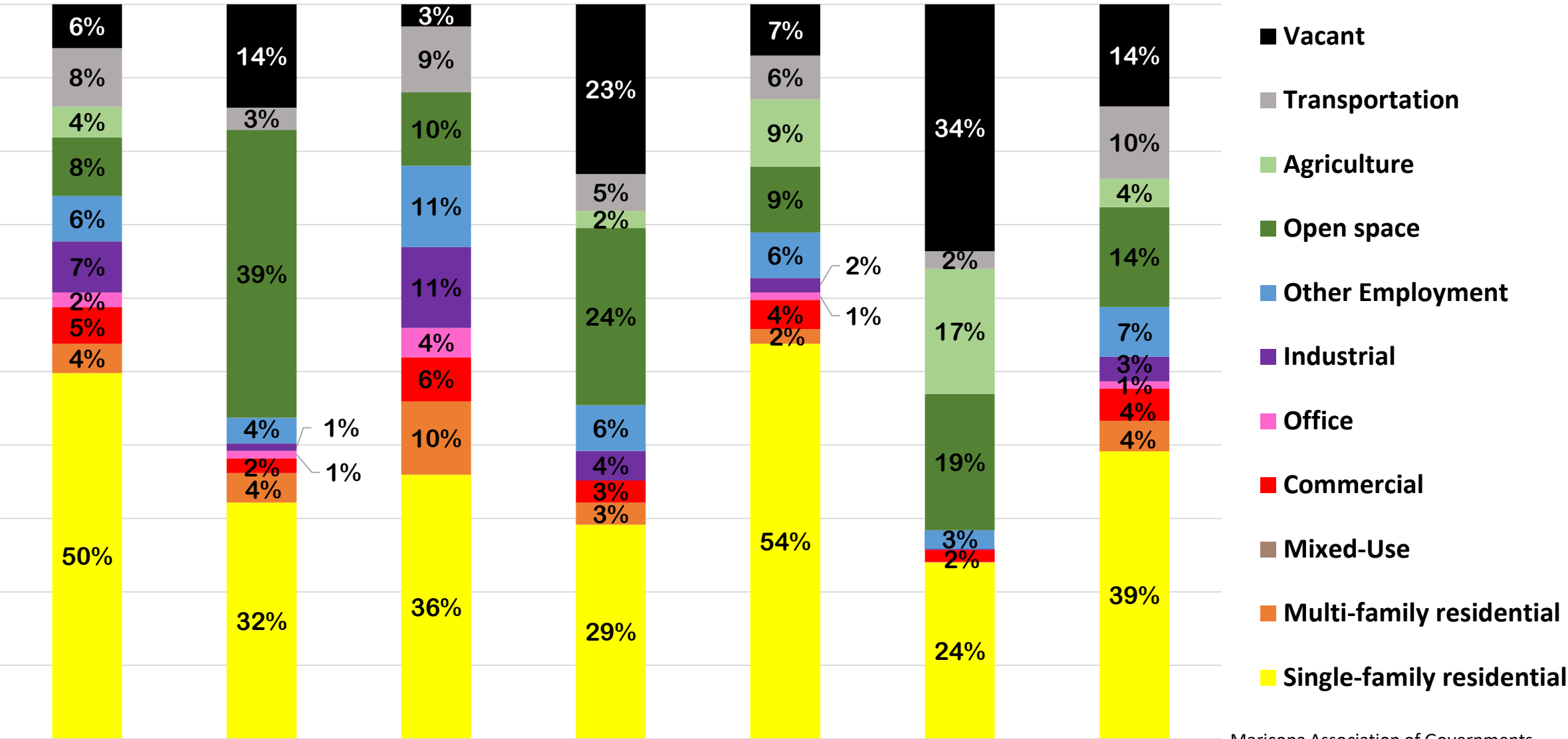
INTENT

- Focus on the character of areas rather than parcel specific land use
- Promote a mixture of uses to provide vibrancy, sense of place, and to reduce auto dependency

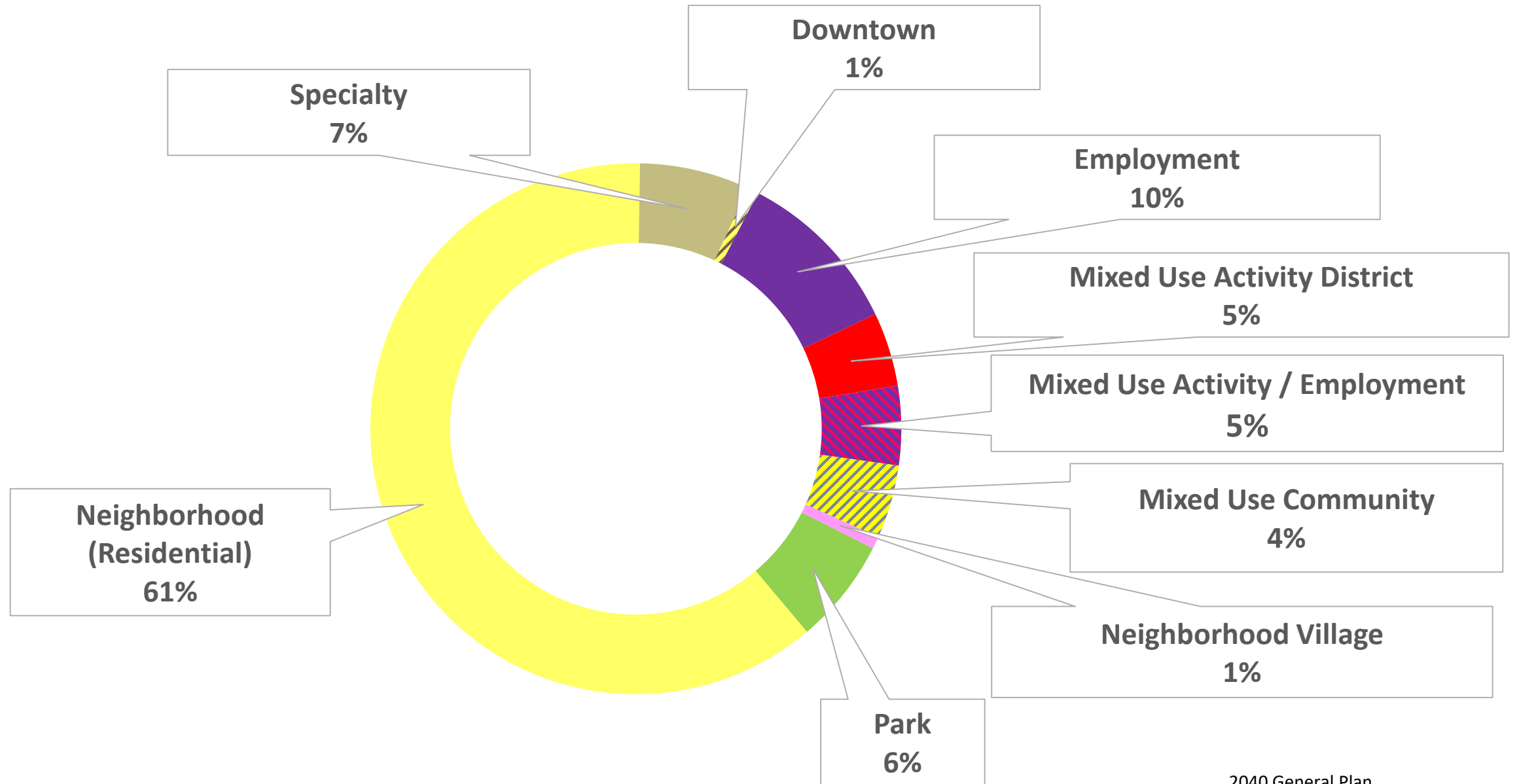
CHALLENGES - MIXED-USE & EMPLOYMENT DESIGNATIONS

- Lack of a well-defined standard for development of primary vs. ancillary uses
- Proposals for the development of ancillary uses instead of primary uses

EXISTING LAND USE



GENERAL PLAN CHARACTER AREAS



RECOMMENDATION— Chapter 7 Amendments

Character Area Designation

CHARACTER AREA DESIGNATIONS

- Clarify the role and importance of primary uses for establishing the character of an area
- Specify primary vs. ancillary uses
- Establish priority for the development of primary uses

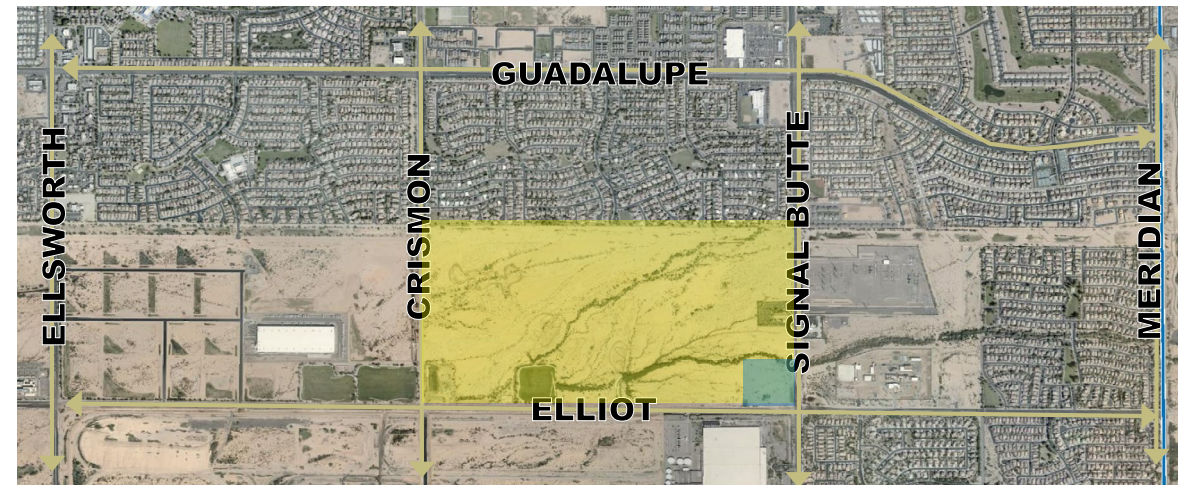
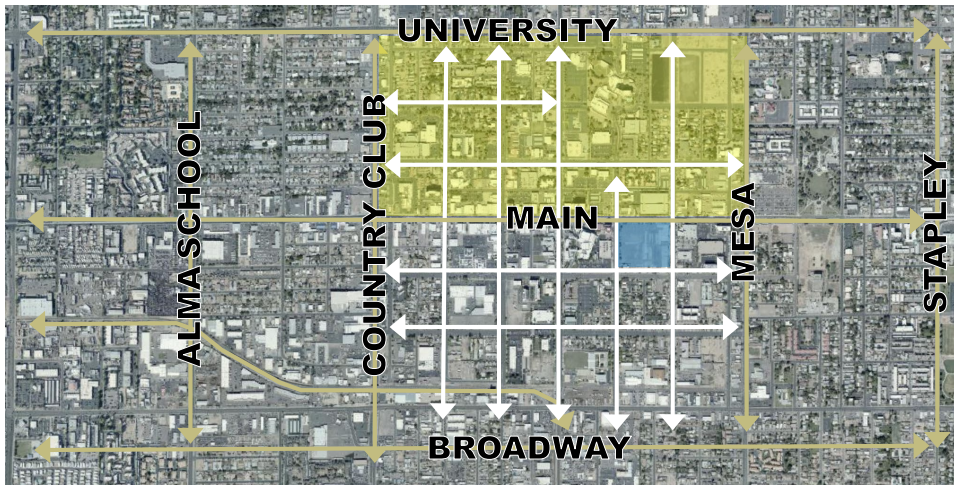
CHALLENGES – Plan Implementation

General Plan Amendment Procedures

GENERAL PLAN AMENDMENT CRITERIA

CHALLENGES

- Ambiguity in requirements for major vs. minor amendments
- Doesn't consider the context of an area



RECOMMENDATION – Chapter 16 Amendments

General Plan Amendment Criteria

GENERAL PLAN AMENDMENT CRITERIA

- Adjust Major & Minor Amendment Criteria
- Establishment of Approval Criteria

PLANNING 2020 WORK PLAN

Adjust land use tools to respond to changing community needs and implementation

TEXT AMENDMENTS

- Leisure & Recreation Zoning Designation
- Form Based Code – Parking Standards for Mid- and High-Rise Buildings
- Group Home Standards
- Parking Standards
- Assisted Living Standards

- Planned Area Development (PAD) Standards
- Site Plan Review Procedures
- Subdivision Ordinance

GUIDELINES

- Small Lot Development Guidelines
- Adaptive Reuse Guidelines
- Historic Properties Design Guidelines

RECOMMENDATIONS

NEXT STEPS

- Developer Advisory Forum
- Community Meetings
- City Council Study Session
- Planning and Zoning Board
- City Council

Questions/Discussion