

Adopted

April 21, 2003

# CITRUS

PLAN



SUB-AREA



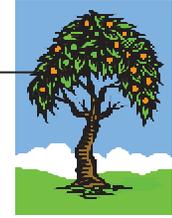
CITY OF  
MESA

*Great People,  
Quality Service!*

### **“Notice and Disclaimer”**

The provisions of this Citrus Sub-area Plan represent many hours of effort by the North East Mesa Home Owners Association (now known as the Citrus Area Homeowners), a group of citizens who reside in the Citrus Area described in the plan. They believe this plan to be a blue print to achieve their vision of a citrus area that is rural in nature and characterized by large lot, single-family residences with no commercial uses other than limited office uses.

“The City Council endorses the vision of the Committee but notes that the Plan contains provisions which may appear to be mandatory and beyond the authority of the Committee in attempting to control use of the property of other owners in the Citrus Area. It is important, therefore, that it be understood that the Plan and its provisions are purely advisory in nature. They are not CCR’s, deed restrictions, rules, regulations, ordinances or laws of any nature whatever; nor are they binding on any property owner, on any City department, employee, advisory board or on the City Council.”



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The Citrus Sub-Area Plan document was prepared by City of Mesa, Planning Division in close cooperation with Citrus Area Homeowners (CAH) and adopted as resolution by City Council.

## **Chapter 1 Plan Introduction**

### **1-1 Purpose**

The purpose of this Citrus Sub-Area Plan is found in Section 14, Plan Administration of the 2025 Mesa General Plan. This sub-area plan is to provide:

1. A framework for future decision-making for this small geographic area of Mesa
2. Statements of principles to be followed
3. Recommendations for strategies to achieve desired goals and objectives
4. A plan of action to guide future land use development in the area

### **1-2 Intent**

The intent of the homeowners in the Citrus Sub-Area is to continue the development of the area as a single residence district zoned for R1-35. The Zoning Ordinance states:

“The purpose of this District is to provide for estate-type residential uses and characteristics associated with large lot, residential development. The intent of this District is to encourage further transition to urban-type single residence uses from large lot, semi-rural, residential areas.”

Homeowners purchased their lots and constructed fine custom homes in the Citrus Sub-Area because it is a special area of Mesa in the current 2025 General Plan and has been in all previous general plans. With the proper definition and protection, the Citrus Sub-Area should continue to develop into the finest residential neighborhood in Mesa. It’s not a large area, but it is unique.

### **1-3 Mesa 2025 General Plan**

On November 5, 2002, residents of Mesa approved the Mesa 2025 General Plan that was adopted by the Council on June 24, 2002. This Plan provides a vision and guide to the community’s citizens, businesses, and officials as the community grows and develops in the future. The vision of the General Plan is to provide for a prosperous and economically balanced community, to address the need for future housing and employment opportunities, and to support Mesa as a sustainable community in the 21<sup>st</sup> century. The elements of this vision are described below:

1. Natural Environment, Recreation and Culture
2. Education as a Focus for the Future
3. Strong Economic Centers or Hubs
4. An involved and caring Community
5. A People-Friendly Transportation System
6. Well Run City and Quality Built Environment

Arizona state law (ARS9-461.05.A) requires that each city adopt a comprehensive, long-range general plan to guide the physical development of the community. The Mesa City Charter also requires the existence of a general plan. The Mesa General Plan has the following three interrelated functions:

1. An expression of community goals and priorities
2. A decision making guide
3. A fulfillment of a legal requirement of state law

The Mesa 2025 General Plan is organized into twelve functional sections or elements as listed below:

1. Land Use
2. Transportation
3. Economic Development
4. Growth Areas
5. Revitalization and Redevelopment
6. Housing
7. Public Facilities, Buildings, and Services
8. Parks, Recreation, and Open Space

- 9. Environmental Planning/Conservation
- 10. Water Resources
- 11. Cost of Development
- 12. Safety

The Land use Element of the Mesa General Plan should guide future growth and development of the community. The Element illustrates how the City anticipates accommodating its future population growth as well as the eventual development patterns the City wishes to encourage.

### 1-4 Sub-Area Plans

The Mesa 2025 General Plan highlights seven sub-areas of Mesa that exhibit a unique character or history. The goal is to promote Mesa’s identity by encouraging the revitalization, preservation or development of these community sub-areas throughout the city. The Citrus Area has been designated as a special sub-area of Mesa.

The other sub-areas are Mesa Grande in northwestern Mesa; Central Broadway in west central Mesa; Williams Field in the southeast corner of Mesa; Falcon Field in eastern Mesa; the Desert Uplands in northeast Mesa; and the Lehi area in north central Mesa.

Sub-Area Plans provide a framework for future decision making for selected small geographical areas within the community. They contain statements of principles to be followed, recommendations for strategies to achieve desired goals and objectives, and a plan of action to guide future land use development in the area. Prepared with substantial public involvement, these plans represent the consensus of the residents.

The Mesa 2025 General Plan land use map, (See Figure 1-page 12), shows the Citrus Sub-Area as entirely low-density residential. With the exception of a few scattered areas still zoned for agriculture, and several small areas that were zoned for business use when the area was annexed from the County in the mid-1980’s, the entire Citrus Sub-Area is zoned as R1-35. This zoning allows for suburban low-density housing with a minimum lot size of 35,000 square feet or larger. The Mesa Zoning Ordinance for R1-35 residential zoning states: "The purpose of this District is to provide for and

preserve low-density, suburban-estate type residential uses, in areas having unique characteristics, whereby large lot residential uses would be most compatible". This definition certainly describes the Citrus Area with its large lots, custom homes and unique citrus groves.

### 1-5 How the Plan is Organized

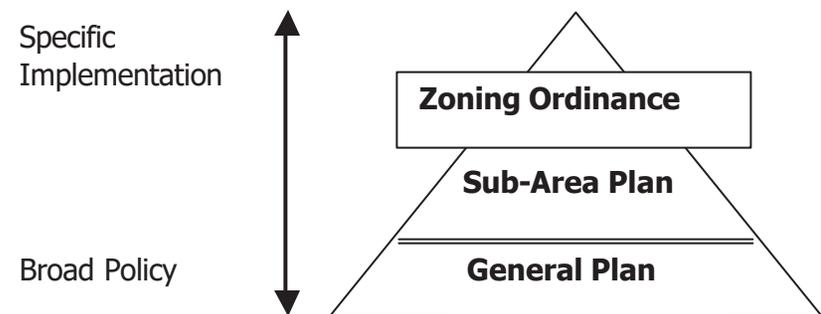
This Plan is organized into four chapters that reflect the fundamental component of this Sub-Area Plan. The fundamental components are as follows:

- 1. Introduction
- 2. Existing conditions
- 3. Plan Development
- 4. Recommendations

Each chapter talks about items and issues related to that category only. Recommendations are all grouped together under the fourth chapter titled "Plan Recommendations".

### 1-6 Hierarchy of Sub-Area Plan Document

The Sub-Area Plan document fits between the broad policies of the Mesa 2025 General Plan and Zoning Ordinance specific implementation tools as shown in the illustration below:



## **1-7 History of Citrus Development**

Early Mesa residents engaged chiefly in farming. The main crops were alfalfa, wheat, grapes and deciduous fruits.

By 1893, Dr. Alexander Trippel was receiving high profits from his investment in 40 acres of almond trees at the southeast corner of town. Growing grapes was also very lucrative, and many vineyards thrived in the sandy soil of this area. Washington navel oranges dotted the first citrus orchard. This grove, two and a quarter miles northwest of town, was started in March 1892 by Amanda Pritchard. Sylvester Moot had 20 acres of orange trees north of town.

The Mesa citrus industry experienced steady growth until about 1980. Urbanization is expanding at the expense of the orchards. An estimated 500 acres of citrus trees had been removed by 1991.

For many years, citrus grown in Mesa was shipped to Phoenix for packing. Increased production after World War II resulted in local packing plants being built. Growers shipped enough fruit to fill 1,100 railroad cars annually. (Source: Our Town, The Story of Mesa, Arizona 1878-1991, Pioneer Edition, Agriculture: page 140)

Today, only a few isolated areas of Mesa have citrus groves. The citrus groves that remain today were once part of thousands of acres of citrus groves that were the history and identity of Mesa. These groves were all privately owned and known as a quiet, rural setting that is an escape from other more dense urban development in the area. As urban development moved through the citrus areas of Mesa, many groves were completely cleared and replaced by various types of residential, business and commercial uses.

The Mesa 2025 General Plan recognized that this development process would eventually destroy an historical part of Mesa and, therefore, designated the Citrus Area as a special sub-area of Mesa. The General Plan states "The historic development of this area has been oriented to the cultivation of citrus orchards. These orchards may have historic value in terms of their character as a unique amenity. It is intended that a rural

citrus character be maintained insofar as practicable." It further states, "It is desired that new developments be compatible with existing homes and citrus style landscaping."

The Mesa 2025 General Plan intends that the rural citrus character of the area be maintained insofar as practicable and that new developments be compatible with existing custom built homes and citrus style landscaping.

## **1-8 Boundaries of the Citrus Sub-Area**

The Mesa 2025 General Plan, and all previous general plans, described the Citrus Sub-Area with definite physical boundaries; 32nd street on the west, the RWCD Canal on the east, Thomas Road on the north, and Adobe on the south.

The Citrus Sub-Area is approximately three square miles in size with Val Vista Drive the only major arterial street running north and south through the center of the area. This sub-area is partially in Council District 1 and partially in Council District 5.

## **1-9 Fringe Areas Bordering the Citrus Sub-Area**

The area known as 'The Groves', south of Brown Road and west of Val Vista Drive, is a community that has retained the citrus character of the area very well. The area east of Val Vista Drive from Brown Road south to Adobe Street is a large citrus grove. The north part was rezoned for R1-15 in 1998 but has never been developed. The southern 80 acres of this area north of Adobe Street has two large custom homes but the remainder is an undeveloped citrus grove. Even though these areas may have higher densities and are not in keeping with the R1-35 zoning of the Citrus Sub-Area, these areas are very important as a buffer fringe area to the main core of the Citrus Sub-Area. (See Figure 2-page 13)

The area around the intersection of Greenfield Road and Brown Road is another fringe area that has been developed into R1-15 and R1-35 zoning but has retained the citrus character.

The area on both sides of Val Vista, beginning approximately one-half mile north of McDowell Road, from the South Canal north to the 202 Freeway, is currently an undeveloped citrus orchard. The 300-acre area to the west of Val Vista Drive is in Maricopa County and the 40-acre area east of Val Vista Drive is in the city of Mesa. This entire area is within the Mesa planning area and is shown in the land use portion of the Mesa 2025 General Plan as mixed-use residential. This 340 acre area is extremely important to the Citrus Sub-Area as a fringe buffer area as it will be the first area that drivers will see when they exit the Red Mountain Freeway and head south on Val Vista Drive into the Citrus Sub-Area.

The area east of the RWCD canal to Greenfield Road, between McDowell Road and McKellips Road, is another important fringe area that is currently a citrus grove. The northern third of this area is privately owned. The City of Mesa purchased the southern part of this area as a buffer to the Falcon Field Airport. Currently, this area has some residential zoning but is mostly zoned as M-1 Industrial and should be developed with the retention of as much as possible to compliment the citrus character of this highly visible area of Mesa.

Projects being developed or redeveloped in these fringe areas are encouraged to use this document to help retain the citrus character of this unique area of Mesa.

### 1-10 Northeast Mesa Homeowners Association

The Northeast Mesa Homeowners Association was formed in the late 1970's by concerned homeowners in the Citrus Sub-Area to monitor future development in the area and to preserve the citrus character. At the present time, there are more than 30 individual homeowner associations within the Citrus Sub-Area. The Northeast Mesa Homeowners Association acts as an umbrella organization to monitor new development within the boundaries of the Citrus Sub-Area. (See Figure 3-page 14)

### 1-11 Name change

The name Northeast Mesa Homeowners Association has recently been changed to Citrus Area Homeowners (CAH). This name is more

descriptive of the present organization since this group only covers the Citrus Sub-Area and not a general area of northeast Mesa.

## Chapter 2 Existing Conditions

### 2-1 Existing Land Uses

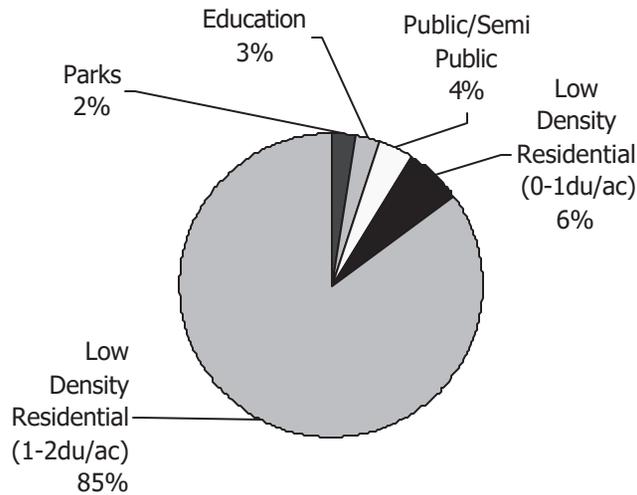
The majority of land uses are residential with two educational institutions (one elementary and one junior high) and a few churches. There are only a few scattered parcels of undeveloped land in the Citrus Sub-Area. A majority of them have citrus groves.

### 2-2 Mesa 2025 General Plan Land Uses

The Mesa 2025 General Plan designates the entire Sub-Area for residential uses except for existing schools, a City park and a golf pro-shop that is adjacent to a golf course and driving range that is zoned agriculture. Most of the Sub-Area is designated as Low Density Residential (1-2 du/ac) for single residence detached developments. Only a few parcels north and south of McDowell Road and west of Val Vista Drive are designated as Low Density Residential (0-1 du/ac) for single residence detached developments.

Land Use Category	Acres	Percentage
Parks	42.70	2.5%
Education	50.02	2.8%
Public/Semi Public	62.22	3.6%
Low Density Residential (0-1 du/ac)	104.90	6.1%
Low Density Residential (1-2 du/ac)	1,471.48	85%
<b>Total</b>	<b>1,731.3</b>	<b>100%</b>

## Existing Land Use by Percentage



### 2-3 Zoning

A majority of the area is zoned as Single Residence District, R1-35, which allows for a maximum density of one dwelling unit per acre (conventional subdivisions) or 1.24 du/ac (Planned Area Development-PAD subdivisions) with minimum lot size of 35,000 square feet. However, many homes are on lots that are more than one acre in size. There is a small parcel zoned C-2 on the northeast corner of 32<sup>nd</sup> street and McKellips Road that is currently being used as a pro-shop next to a golf course and driving range. Another small parcel located 1/2 mile east of Val Vista Drive, on the south side of McKellips, is zoned for C-1. This was a carryover use when the area was annexed from the County in the early 1980's. Other parcels have been zoned for churches, schools, City of Mesa land, and Gene Autry Park. Existing land uses generally conform to the current zoning districts.

Zoning Districts	Acres	Percentage
R-4	0.78	0.04%
C-1 & C-2	4.70	0.20%
PF	46.48	2.73%
AG	140.46	8.13%
R1-35	1538.90	88.90%
<b>Total</b>	<b>1,731.3</b>	<b>100%</b>

### 2-4 Previous Rezoning Requests

Over the last 20 years, the City of Mesa has received a number of rezoning requests in the Citrus Area to allow for business or commercial development; such as, offices, a resort complex, a strip mall, apartments, and a wholesale nursery. All of these requests were vigorously opposed by area residents and were denied by the Mesa City Council as not being compatible with the surrounding residential area.

The following zoning cases are examples of Mesa's desire to maintain the rural residential character of this sub-area. Some were denied by the Council and others were withdrawn by the applicant because of opposition by area property owners.

Z87-85: Request to rezone from R1-35 to C-1 for a 12,000 square foot retail, and convenience strip center with gas pumps. Denial was recommended by the planning staff and also by the Planning & Zoning Board on December 17, 1987. The applicant withdrew that case on December 29, 1987 (SEC Val Vista Drive and McKellips Road).

Z99-14: Rezone from R1-35 to R1-35 PAD for "Hermosa Groves South". During the project development process, the developer proposed to rezone three acres on the northwest corner of Val Vista Drive and McKellips Road for O-S office use, leaving the remaining 33 acres as R1-35 PAD. This

change was vigorously opposed by area residents and was withdrawn by the developer. The City Council approved the entire 37-acre proposed development for R1-35 residential use on June 7, 1999 (NWC Val Vista Drive and McKellips Road).

Z02-13: Rezone from R1-35 to O-S for the development of an 11,244 square foot office building. Approval was recommended by the planning staff and by the Planning & Zoning Board on June 20, 2002. The project was denied by the City Council on August 5, 2002 as not being compatible with the area (SEC Val Vista Drive and McKellips Road)

## **2-5 Schools**

There are two public schools within the Citrus Sub-Area, Ishikawa Elementary and Stapley Junior High. However, there are two other elementary schools districts that partially serve the sub-area, Hale Elementary and Bush Elementary. There is no high school located within the boundary of the sub-area; however, Mountain View High School is located close by at the corner of Brown Road and Lindsay Road.

## **2-6 Falcon Field Airport**

Mesa's Falcon Field Airport is located east of Greenfield Road, between McDowell Road and McKellips Road and is just outside of the Citrus Sub-Area. Airport officials have supported low-density development in the area around the Airport for safety reasons.

## **2-7 Character of the Citrus Sub-Area**

The predominant R1-35 zoning in the Citrus Sub-Area provides for and preserves low-density, suburban-estate type residential uses that give the area its unique characteristics. The intent of the R1-35 single residential zoning district is to prevent urban and agriculture land use conflicts by providing a transitioning buffer between rural and urban residential land uses. In concert with the theme of preserving citrus trees, the area has established itself with a development pattern of custom homes on large lots.

The area has over 1,000 custom homes either built or in the process of being built on R1-35 or larger sized lots. The larger lots make it easier to maintain the citrus character of the area. However, some fringe areas with custom homes on smaller lots have done very well in keeping the citrus character of the area. However, the smaller sized lots are not in keeping with the intent of a low-density, rural estate-type residential setting in the Citrus Sub-Area.

## **2-8 Citrus Microclimate**

The Citrus Area has its own microclimate which is 10 to 15 degrees cooler at night than the adjacent desert areas. To maintain this microclimate, a continued policy of low-density development and the strict retention of citrus trees that are flood irrigated are vital elements in maintaining this fragile environment. Flood irrigation, when available, should be provided to all new developments, common areas and to all individual residential lots.

## **Chapter 3 Plan Development**

Planning staff worked closely with members of a core work group of homeowners representing the Citrus Sub-Area in identifying major issues. A broad range of issues was discussed during the development of this Sub-Area Plan. Some issues pertained to the core Citrus Sub-Area and other issues covered the adjacent fringe areas.

### **3-1 Management and Implementation of the Plan**

All future development and redevelopment proposals within the Citrus Sub-Area should be reviewed and implemented according to the adopted Citrus Sub-Area Plan.

### **3-2 Citizen Participation**

The Citrus Sub-Area may appoint a Citizens Advisory Committee (CAC) to assist and advise the City in implementing this Sub-Area Plan. The Citrus Area Homeowners (CAH) has been recognized by the City as the CAC. The City agrees to:

1. Inform the citizens advisory committee of significant activities undertaken by the City to promote the goals and objectives of the Plan.
2. Notify the citizens advisory committee of all applications for rezoning and development of projects in the Citrus Sub-Area and surrounding fringe areas that may impact the area.
3. All applications for proposed development should follow the adopted City of Mesa Citizen Participation Ordinance. The developer should complete the proposed citizen participation plan well in advance of the introduction of the project by the Council. This would be several weeks prior to the first public hearing by the Planning and Zoning Board.

### **3-3 Notification Guidelines**

To fulfill a requirement of the State of Arizona, all property that is proposed for rezoning should be “posted” prior to the first public hearing by the Planning and Zoning Board. The posting should be by a 4’x 4’ sign placed on the property by the developer giving public notice of the up-coming hearing for rezoning. Additional signs may be required for larger parcels. The signs are designed to the standards as currently specified by the City of Mesa.

Applicants are required to provide an Affidavit of Public Posting with a photo of the site with the “posting” in place. The “last posting date” is on the Friday before the public hearing by the Planning and Zoning Board. This date is considered too late for proper notification of the property owners in the Citrus Sub-Area, given the sensitivity of the area. An earlier posting date is requested in the Chapter 4, Recommendations.

### **3-4 Land Uses**

Residents would like to see the entire area remain as a community of low-density residential development. However, the vacant corner lots at arterial street intersections present a challenge. The current opinion among Council members is that some of these corner lots have been vacant for a long time and may not be attractive to developers for single residences. Area homeowners are adamantly against all retail development, such as gas stations, fast food businesses and other retail and commercial uses that might substantially increase noise and traffic congestion and decrease the

property values of the area. If this were to happen, the Citrus Sub-Area would lose its identity and become just another area of Mesa.

The only acceptable option between R1-35 residential zoning and commercial retail zoning is office development under O-S zoning. Citrus Sub-Area property owners feel that office development under O-S zoning would be acceptable but only under special conditions. These conditions are listed under O-S Office Zoning in Chapter 4, Recommendations.

## **Chapter 4 Plan Recommendations**

The Citrus Sub-Area Plan, adopted by the Council as a resolution, provides recommendations for all future development and redevelopment within the boundaries of the Citrus Sub-Area. These recommendations are in addition to the standard development requirements by the City of Mesa. Properties that have been already developed and properties that do not require rezoning should not be affected by the recommendations made in this Chapter.

Only under special circumstances should the Planning Division in cooperation with CAH consider modifications to these recommendations.

The property owners recognize that this unique area requires additional protection to keep this area as a special sub-area of Mesa.

Except for office development provided for in these recommendations, commercial and retail development or redevelopment are not considered compatible land uses in the Citrus Sub-Area from the South Canal crossing of Val Vista Drive, south throughout the entire Citrus Sub-Area.

### **4-1 General Guidelines**

1. The 4’ x 4’ sign posted for public hearing notices should be required for all rezoning requests irrespective of the lot size being rezoned.
2. Two (2) rows of citrus trees should be either preserved from existing orchards or new citrus trees planted along all arterial streets fronting on the property. (See Figure 4-page 15)

3. One (1) row of citrus trees should be either preserved from existing orchards or new citrus trees planted along all collector streets and along local streets in the development.
4. For all new developments and redevelopment, one (1) row of citrus trees should be either preserved from existing orchards or new citrus trees planted along the side and rear property lines and a minimum of four (4) citrus trees in the front area of the lot.
5. All citrus trees planted in the Citrus Sub-Area should be locally grown and budded onto Seville sour orange root stock. Various varieties of citrus may be budded. Seville sour orange trees may also be used alone as decorative citrus. The trees may be either 24-inch boxed or 20-inch balled. The trunk should have a minimum caliper of two (2) inches when measured twelve (12) inches above the bud line.
6. All citrus trees should be provided with flood irrigation if irrigation water is available to the property.
7. Citrus trees that die, or become unsightly or distorted, should be promptly replaced with new citrus trees of the same size as specified herein.
8. Where soil conditions are proven to be unfavorable to growing citrus trees, then other appropriate trees may be planted as agreed upon by the CAH and the City of Mesa.
9. All walls should be of solid masonry construction using natural stone, stone veneer, brick, or decorative block in keeping with the rural theme.
10. All exterior lighting should be designed to allow for the minimal lighting necessary to provide for safety and security without interfering with existing residential development or other development in the area.
11. Proposed developments along the RWCD Canal should integrate both visually and physically with the Canal multi-use path project.
12. After exploring various opportunities for public art projects for the Citrus Sub-Area, signs should be posted strategically at the arterial street gateways to the citrus area to visually welcome both visitors and residents alike.
13. Except for single residences, all developments and redevelopments regardless of size within the Citrus Sub-Area should be reviewed by the Design Review Board as specified in Section 11-18-9 of Chapter 18 of the Zoning Ordinance.
14. Future non-residential development across the RWCD canal along the eastern boundary of the Citrus Sub-Area should preserve substantial citrus trees to act as additional buffer.

#### **4-2 Residential Development Guidelines:**

1. In the Citrus Sub-Area, all new residential development and redevelopment should be on R1-35 zoned lots. The City should promote and encourage custom home development.
2. In R1-35 PAD zoning, the minimum lot size should be no less than 30,000 square feet, with an average lot size in the development of not less than 35,000 square feet.
3. All garages should have either side or rear entry.
4. Developers of residential homes in the Citrus Sub-Area should prepare CC&R's to clearly indicate the number and location of citrus trees to be maintained along public and private streets and on individual lots within the subdivision. Deed restrictions in the CC&R's should require the maintenance and/or replacement of citrus trees that become unsightly or die for whatever reason.
5. The City Council should clearly state in their conditions of approval for a rezoning project that the preservation, maintenance and flood irrigation of citrus trees be included in the CC&R's prepared by the developer. In this way, the rezoning ordinance can be easily monitored in the future.

### 4-3 Office Development Guidelines:

The property owners in the Citrus Sub-Area would prefer that the entire area be developed or redeveloped for residential purposes as outlined in the Mesa 2025 General Plan. However, a consensus among property owners adjacent to or near arterial street intersections accept office development at the specific arterial corners highlighted in the plan (See Figure 5-page 16) but only under special conditions and recommendations outlined in this section.

The Mesa ordinance for O-S zoning allows small-scale offices and residential service businesses without retailing. It is imperative that the rural citrus character be maintained. Office development should be compatible with the existing residential community and look like a custom residential dwelling with respect to site layout, landscaping, and architectural design. Lush landscaping should be provided throughout the development. All perimeters of the development should serve as a buffer to allow for a harmonious transition with adjacent residential areas. Parking areas should be kept visually subordinate to the office building(s), placing emphasis on blending the office development into the residential character of the area. (See Figure 6-page 17)

1. All buildings should be no more than one story in height above the existing ground surface with no additional lofts, dormers or spires.
2. In order to not stand out from other residences in the area, the office building(s) should be located in the rear most corner of the property. Parking should be located in front of the office building(s) and behind a 6-foot high masonry wall set at the required 30-foot setback line from all streets fronting the property.

As an alternative, the office building(s) could be set at the required 30-foot setback line without a wall. Parking would be behind the building(s). However, the building(s) would then stand out on the corner and not look like other custom homes fronting on Val Vista Drive that have walls and are set back from the street. In either scenario, the net area remaining to develop the office complex would be the same.

All parking areas should be shielded from view from the street by either the buildings themselves or by solid block walls.

3. To maintain the citrus character of the area, two rows of citrus trees should be planted in the required 30-foot setback area along the street.
4. There is a required 20-foot setback along the side and rear lot lines. This area should be planted with either citrus trees or other fast growing trees to shield the office buildings from the adjacent residences.
5. A masonry wall is required to be constructed along the side and rear lot lines to act as a visual barrier and for sound protection for adjacent residences. This wall should be 8 feet high and be similar to the walls recently built along the front of other property fronting on Val Vista Drive.
6. Normal office working hours should be restricted to the hours between 7AM and 7PM weekdays, 7 AM to noon on Saturdays, and closed nights, weekends and holidays. The intended uses are for administrative office purposes only. Only under emergency conditions and infrequent occasions, should the offices be open outside of these hours.
7. All activities in the office complex are to be within the enclosed buildings and behind closed doors with no outside storage or display.
8. The number of parking spaces required for the office development should be calculated for potential medical use.
9. There should be no noise from activities generated by users in the office complex that would substantially increase the existing ambient noise level when measured on residential property outside of the side and rear masonry walls.
10. No free standing monumental informational signs should be allowed along the streets fronting the property.
11. The following uses currently allowed under O-S zoning should not be allowed under this Plan:

- a. Bank and financial institutions,
- b. Small animal hospitals or clinics,
- c. Rehabilitation centers,
- d. Day care centers,
- e. Wedding and reception centers,
- f. All other uses currently allowed by special permit, or
- g. Businesses that include service vehicles parked on the property.

#### **4-4 Commercial Development:**

Except for office development provided for in these recommendations, commercial and retail business development or redevelopment are not considered compatible land uses in the Citrus Sub-Area from the South Canal crossing of Val Vista Drive, south throughout the entire Citrus Sub-Area.

# CITRUS SUB-AREA

## Mesa 2025 General Plan

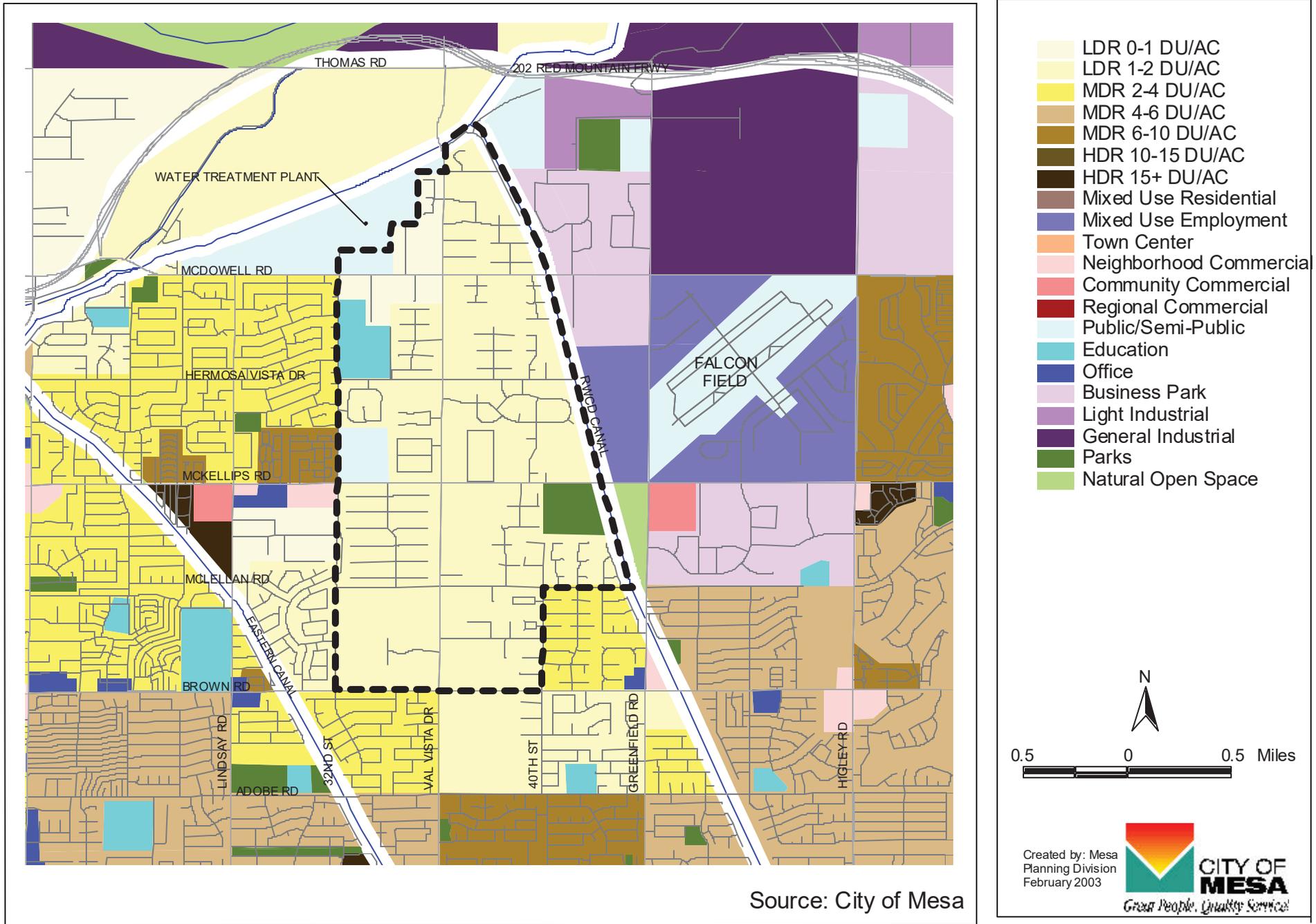
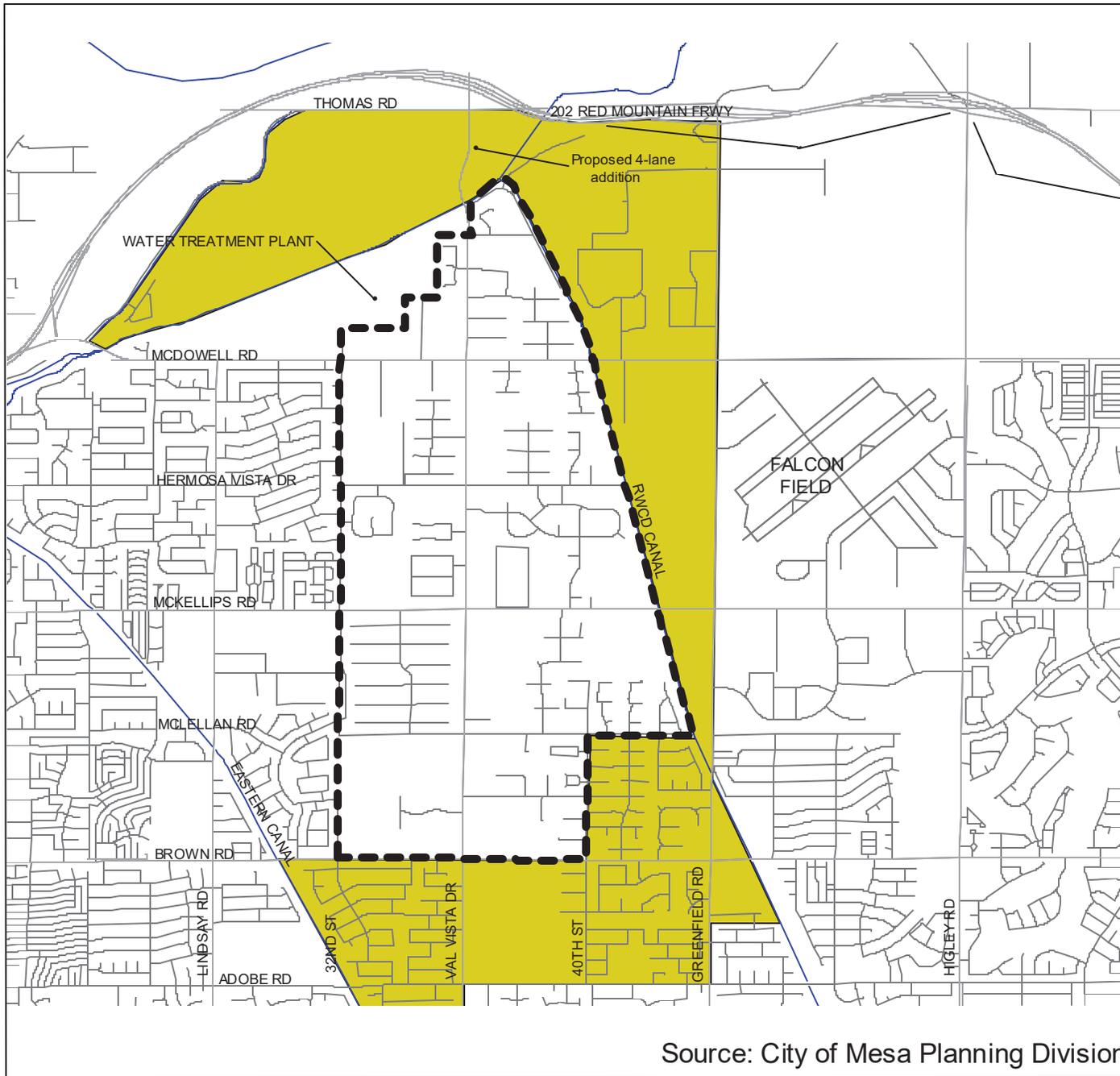


Figure 1

# CITRUS SUB-AREA

## Fringe Areas



- Fringe Area Bordering the Citrus Sub-Area
-  Citrus Sub-Area
-  Fringe Area

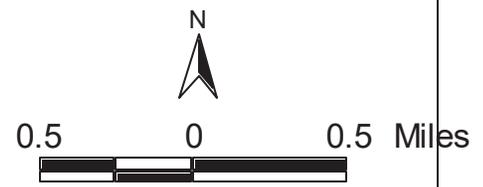
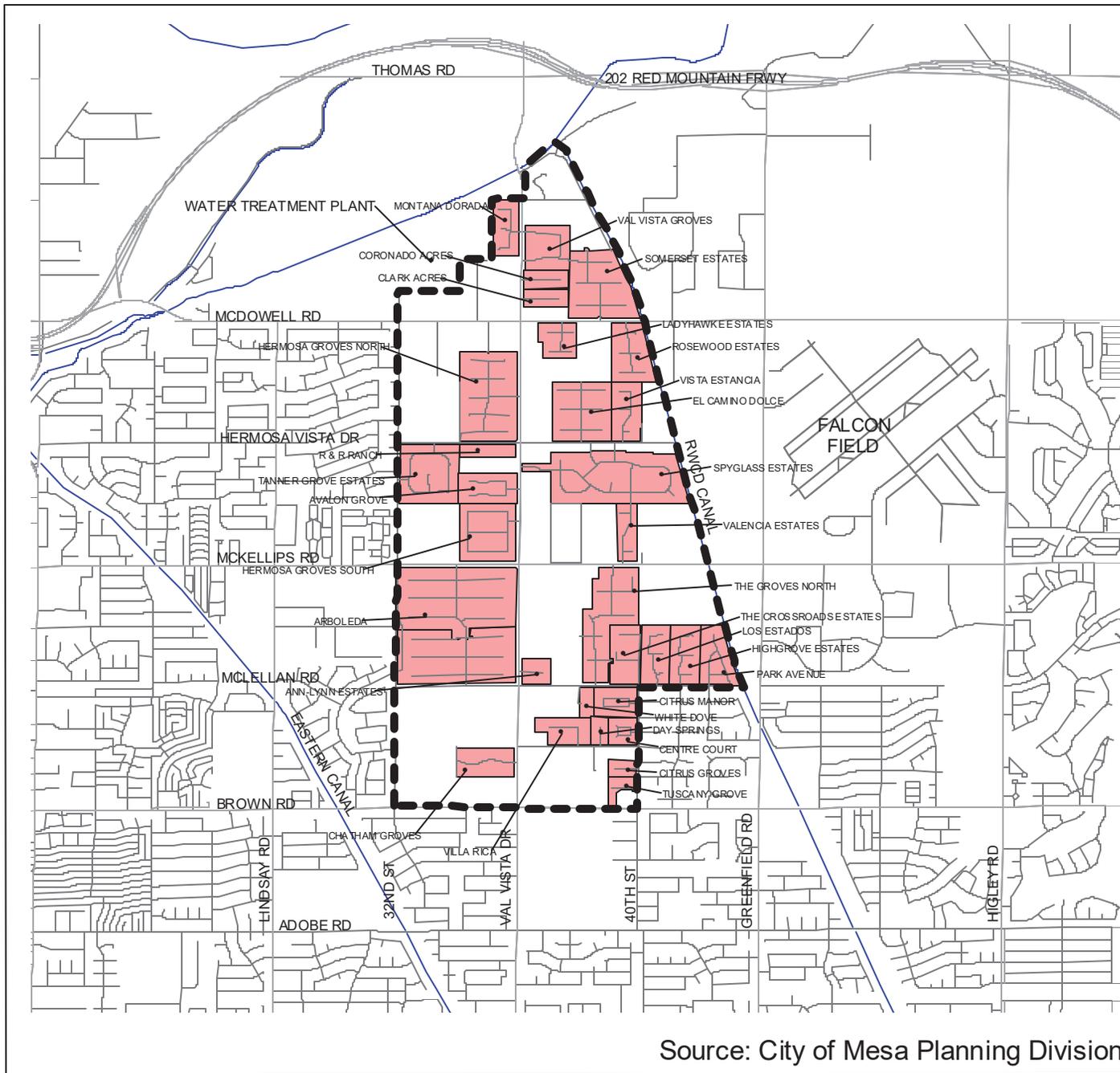


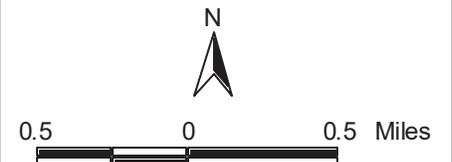
Figure 2

# CITRUS SUB-AREA

## Subdivisions



Subdivisions



Source: City of Mesa Planning Division

Figure 3

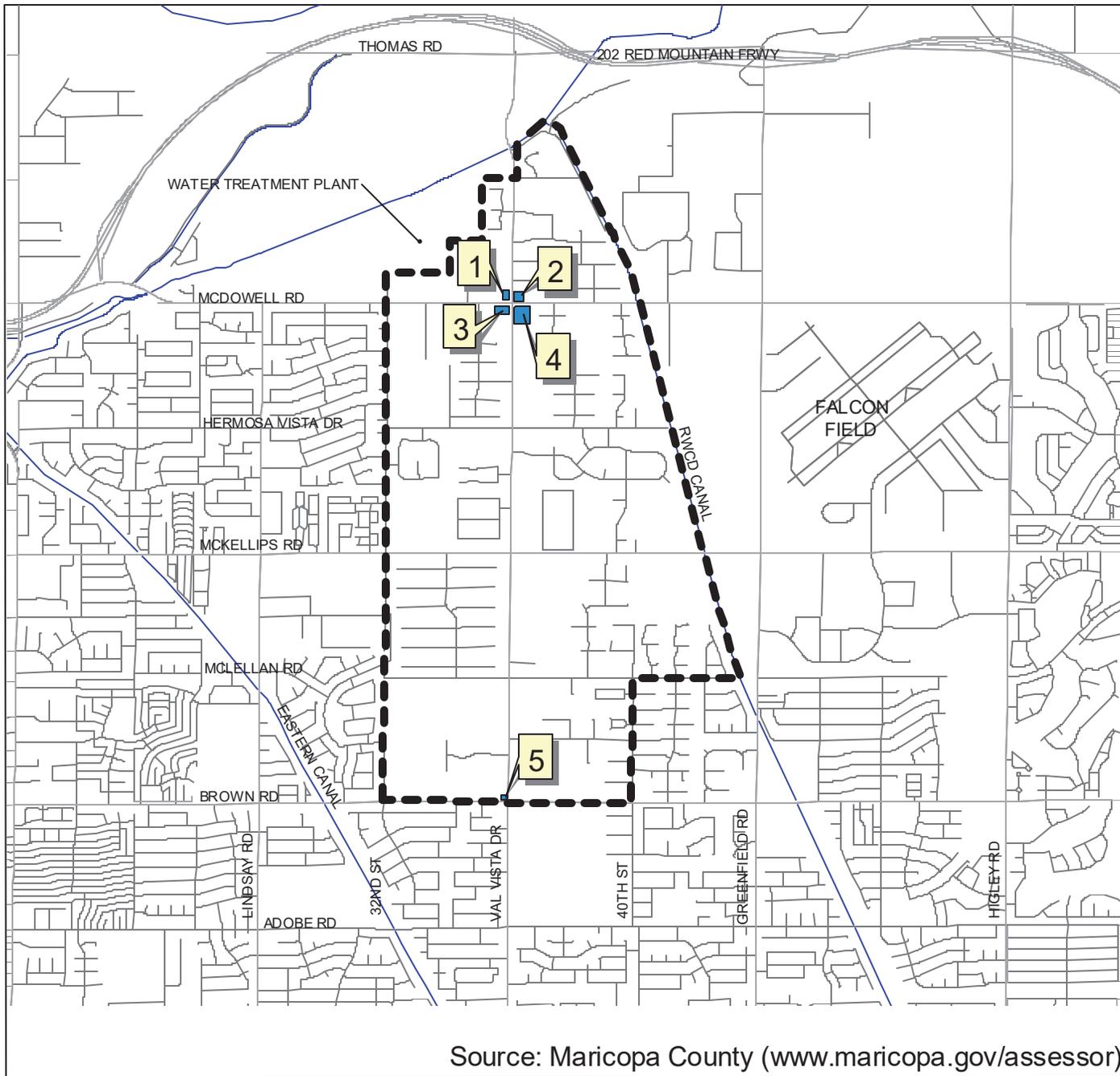
# Citrus Preservation or Planting Along Streets



Along Arterial Streets- *Preserve or plant two rows of Citrus trees*  
Along Collector Streets - *Preserve or plant one row of Citrus trees*  
Along Residential Local Streets- *Preserve or plant one row of Citrus trees*

# CITRUS SUB-AREA

## Office Development



Source: Maricopa County ([www.maricopa.gov/assessor](http://www.maricopa.gov/assessor))

Acceptable five corner lots for office development

- 1** NWC of McDowell Rd & Val Vista Dr- 0.8 acres \*\*
- 2** NEC of McDowell Rd & Val Vista Dr- 0.8 acres \*\*
- 3** SWC of McDowell Rd & Val Vista Dr- 1.3 acres \*\*
- 4** SEC of McDowell Rd & Val Vista Dr- 2.6 acres \*\*
- 5** NWC of Brown Rd & Val Vista Dr- 1.5 acres \*\*

\*\* approximate sizes from Maricopa County



# Conceptual layout for Office Development

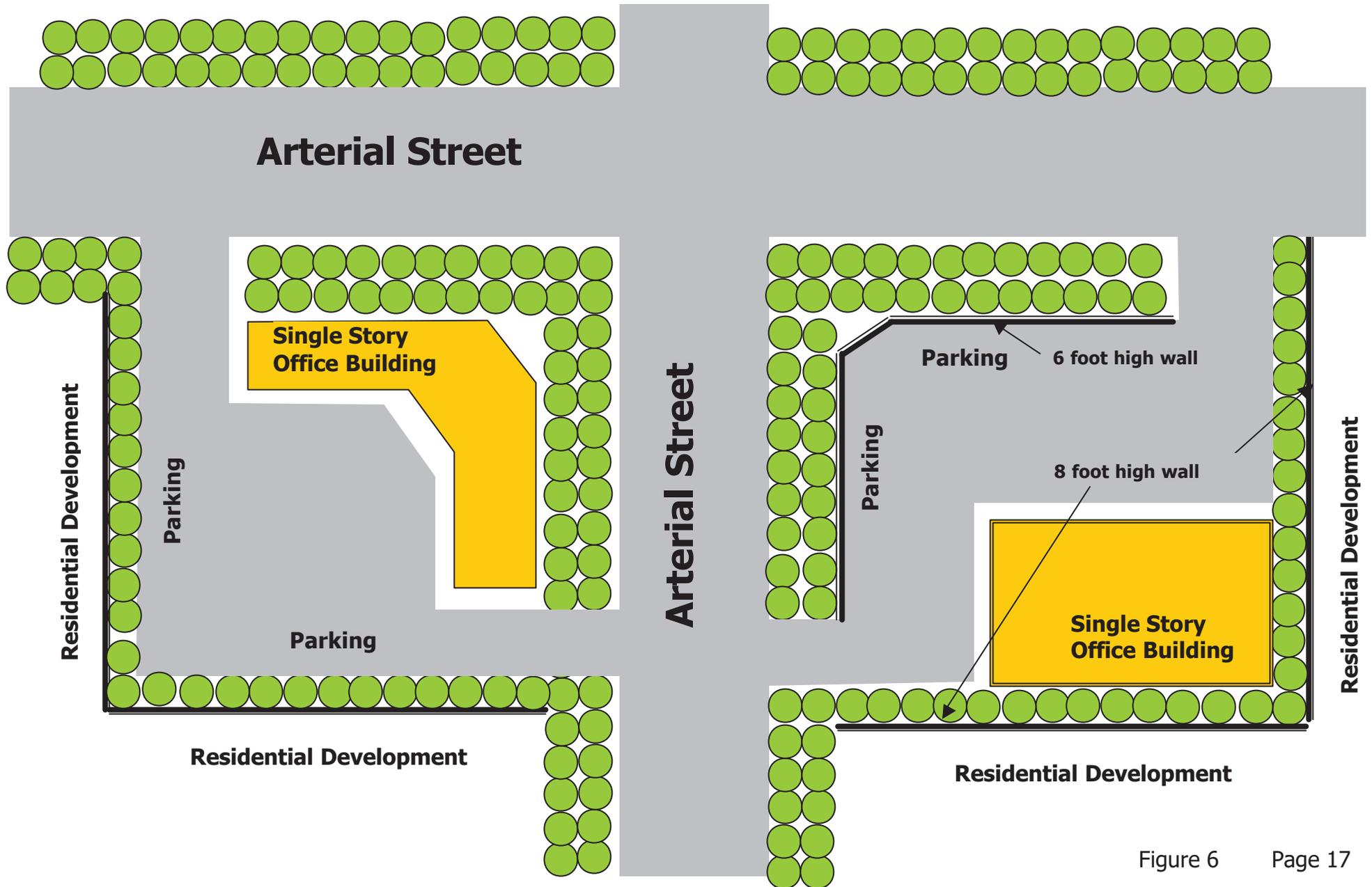


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