

LEGACY PARK

MESA REIMAGINED

Community Plan

Case Number:
ZON25-00891

City of Mesa
August 2026

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1. INTRODUCTION

Legacy Park is a 196.3-gross-acre mixed-use development in Mesa, Arizona, located east of Ellsworth Road and north of Williams Field Road (the "Site"). The Site's access to SR-24, Loop 202, and Mesa Gateway Airport positions Legacy Park as an important employment and activity center in the Gateway area.

The Site is zoned Planned Community ("PC") District. The Legacy Park Community Plan ("Plan") establishes the standards, guidelines, and development framework for the Site. The Plan supports a cohesive, well-integrated community while allowing flexibility to respond to future market and development needs consistent with the vision's design principles.

The Plan addresses land use, design standards, guidelines, circulation, and community character in one unified document.

FIGURE 1: SITE LOCATION MAP



1.A VISION

Legacy Park is envisioned as a mixed-use destination that brings together residential, office, retail, dining, hospitality, open space, and civic gathering uses within a coordinated development framework. The Vision is implemented through the design principles below, which guide interpretation of this Plan, future Development Plan Review, and later phases of development within the Site.

The design principles are listed in order of priority for interpreting this Plan. The principles are intended to work together; however, where two (2) principles appear to conflict, the higher-listed principle shall guide the interpretation, unless a more specific standard in this Plan applies.

1.A.1 Design Principle 1 – Mixed-Use Community

Legacy Park is envisioned as a cohesive mixed-use community with residential, office, retail, dining, hospitality, open space, and civic gathering uses. The Site will provide places for residents, employees, and visitors to live, work, gather, and engage in daily activities.

1.A.2 Design Principle 2 – Walkable and Connected Community

Development shall be organized to support walkability, pedestrian comfort, and clear connections between uses. Buildings, streets, open spaces, paths, trails, paseos, and gathering areas shall be arranged to support a connected environment centered around “The Boulevard” and the broader open space network.

1.A.3 Design Principle 3 – Flexibility

The Plan provides flexibility to adapt over time while maintaining a consistent community vision and supporting Mesa’s long-term growth.

1.B SITE CONTEXT

Pacific Proving, LLC acquired the Site in 2004 from the former General Motors Desert Proving Grounds. The Site was historically used for automotive testing and has remained vacant since those operations ended.

The area around the Site has become a major regional growth area supported by employment, education, aviation, recreation, and transportation assets. Nearby developments such as Cadence at Gateway, Avalon Crossing, and Eastmark reflect the Gateway area’s transition from vacant and industrial land to an urban environment with residential, employment, and recreational uses.

The Site is bordered by Ellsworth Road to the west, Williams Field Road to the south, and State Route 24 to the east. Its access to major roads and proximity to Mesa Gateway Airport, Arizona State University Polytechnic Campus, and Arizona Athletic Grounds make it well suited for employment, business, housing, and mixed-use development.

FIGURE 2: VICINITY MAP



The PC District establishes a coordinated mixed-use development framework that includes one land use group that supports compatibility with surrounding development, and advances the long-term planning vision for the Gateway area and the City of Mesa.

FIGURE 3: 2050 GENERAL PLAN PLACETYPE AND GROWTH STRATEGY

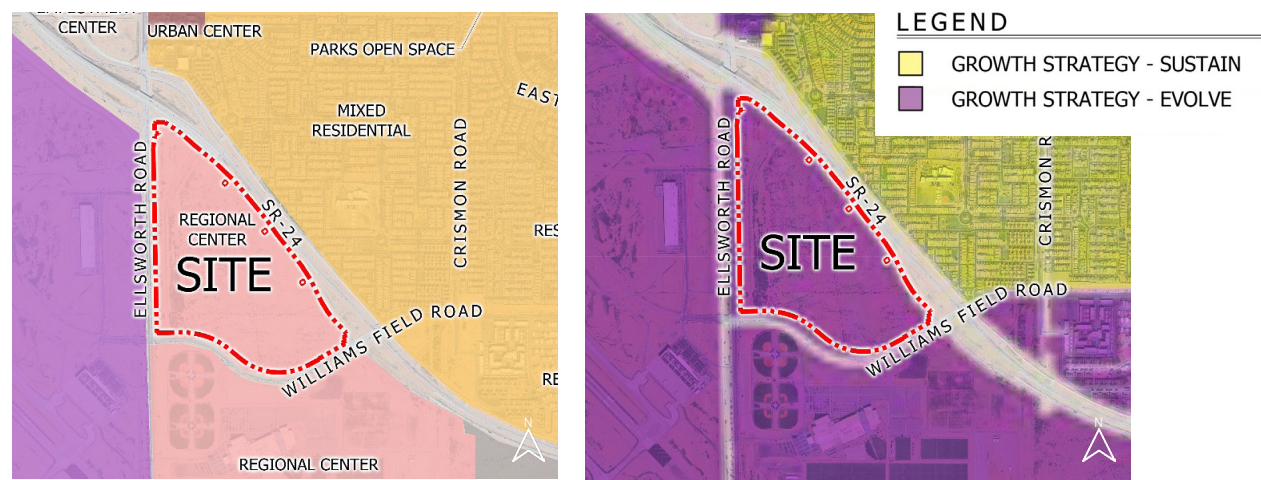


FIGURE 4: EXISTING AND PROPOSED ZONING MAP

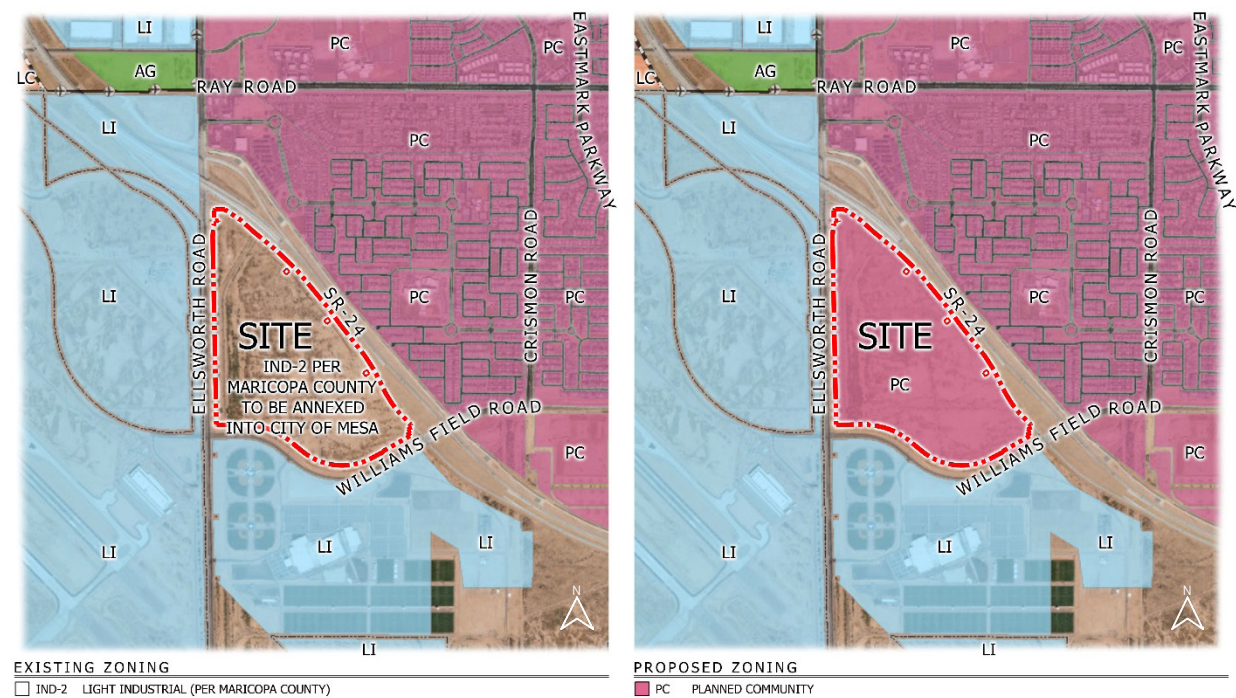


TABLE 1: SURROUNDING LAND USES

Northwest Regional Employment Light Industrial PAD Mesa Gateway Airport	North Mixed Residential Planned Community Single Residential	Northeast Mixed Residential Planned Community Single Residential
West Regional Employment Light Industrial PAD Mesa Gateway Airport	Site Regional Center Light Industrial (Maricopa County) Vacant	East Mixed Residential Planned Community Single Residential
Southwest Regional Employment Light Industrial PAD Mesa Gateway Airport	South Regional Center Light Industrial Arizona Athletic Grounds	Southeast Regional Center Light Industrial Arizona Athletic Grounds

1.C CULTURAL RESOURCES CONTEXT

For purposes of this Plan, “cultural resources” means any significant historical, cultural, or archaeological features, artifacts, structures, sites, or resources located on or associated with the Site.

The Master Developer will ensure compliance with all applicable federal and state statutes, regulations, and rules, and any applicable City regulations and policies governing cultural resources, and any applicable conditions of approval. To preserve cultural resources, the Master Developer will consult with the City Archaeologist, the State Historic Preservation Office, Tribal Historic Preservation Offices, and any other qualified professionals. Prior to excavating on land owned or controlled by the City, the Master Developer shall consult with the City Archaeologist, who may require a cultural resource review, survey, testing, monitoring, mitigation, or preservation measures that shall be completed by a qualified professional and coordinated with the City Historic Preservation Office.

1.D MASTER TECHNICAL REPORTS

The Plan is accompanied by the Master Technical Reports that support infrastructure planning and implementation.

- A. Master Concept Sewer Report
- B. Master Concept Water Report
- C. Master Concept Drainage Report
- D. Traffic Impact Study

These Master Technical Reports, available as ancillary materials to the Plan, are part of and incorporated into the Plan to support the overall development of the Site.

1.E MASTER DEVELOPER

The Master Developer is Vestar Pacific Master Plan, LLC. (“Vestar”).

2. THE LEGACY PARK PLAN

The Plan has been developed in accordance with Chapter 11: Planned Community District of the Mesa Zoning Ordinance ("MZO") and in conformance with Arizona Revised Statutes § 9-462.04. The Plan is a zoning regulatory document, providing project-specific regulations that includes one land use group, permitted uses, development standards, land use budget, design standards, and regulatory processes.

All development that takes place within the boundaries of Legacy Park shall be governed by and built in accordance with the Plan or approved amendments to the Plan.

2.A DEVELOPMENT UNIT LAND USE PLAN

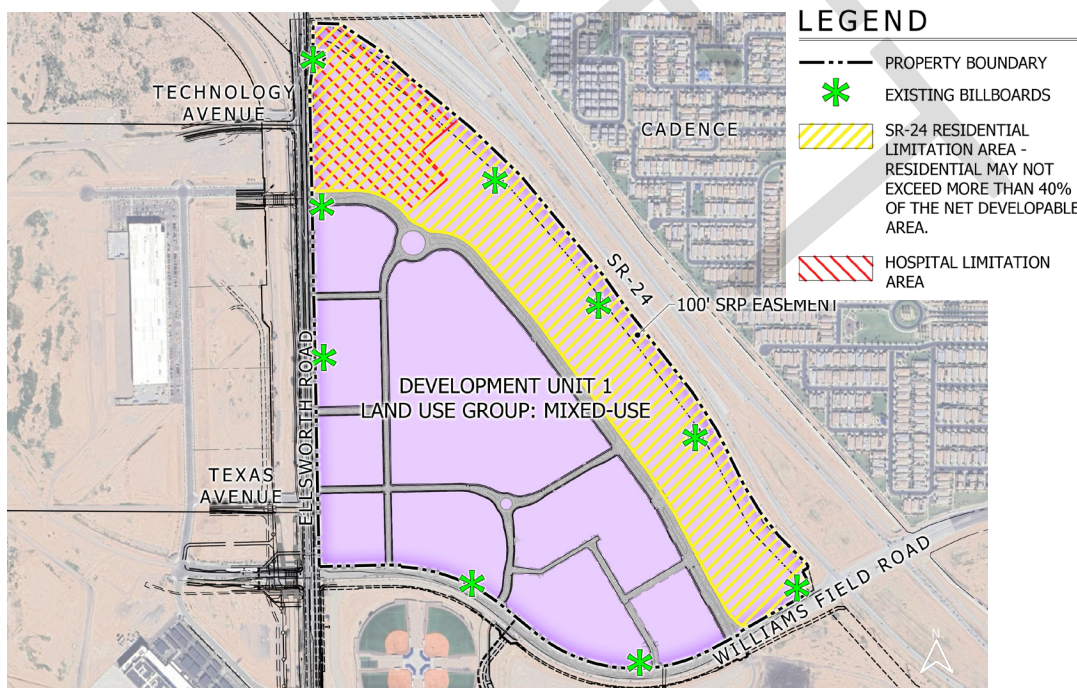
Legacy Park consists of one (1) Development Unit. As such, the Plan functions as both the Community Plan and the Development Unit Plan for the Site.

2.B LAND USE GROUP – MIXED-USE LUG

To support future flexibility in the development of the Site, the Plan establishes one (1) Land Use Group (LUG). The LUG identifies the permitted and conditional land uses.

- A. Encourages residential and non-residential uses that result in a dynamic, pedestrian oriented community where living, working, and recreation occur within close proximity.
- B. Ensures that development responds to the changing market conditions and community needs while maintaining the integrity of the overall vision.
- C. Promotes walkability and connectivity across the Site, with pathways, public spaces, and amenities that enhance the sense of place and community
- D. Within the SR-24 Residential Limitation Area identified on **Figure 5: Land Use Group**, Residential uses shall not exceed 40% of the net developable area within that limitation area.

FIGURE 5: LAND USE GROUP



3. PERMITTED USES AND LAND USE BUDGET

3.A ZONING INTERPRETATION OF EQUIVALENT USE

A. Request for Interpretation

1. Any applicant may, for a land use not listed as permitted, request a zoning interpretation of equivalent use.
2. If a land use is not explicitly listed as a permitted use in the Plan, the use is prohibited unless the Zoning Administrator determines that it is within or equivalent to a permitted land use as set forth in this Section.
3. When determining if a proposed land use is within or equivalent to a permitted land use in the Plan, the Zoning Administrator shall base their decision on the following:
 - a. The characteristics and impacts of, and activities associated with, the unlisted land use are substantially comparable to one or more of the permitted land uses in the Plan;
 - b. The unlisted land use will not create greater negative impacts, or be otherwise injurious or detrimental to the Site, adjacent and surrounding properties or the general welfare of the City than similar uses that are listed as permitted uses.
 - c. Adequate public services, public facilities, and public infrastructure are available to serve the unlisted land use; and
 - d. The unlisted land use will advance the Vision of, and is consistent with, the Plan, the General Plan, all applicable specific plans, and all other applicable City plans and policies.

B. Effect of Equivalent Determination

1. If the Zoning Administrator determines a proposed land use is within or equivalent to a permitted land use in the Plan, the proposed land use will be treated in the same manner as the permitted or conditionally permitted land use (i.e., the same requirements for conditional use permits, (Development Standards, Design Guidelines, and all other standards shall apply).
2. If the Zoning Administrator determines a proposed land use is not within or not equivalent to a permitted land use in the Plan, the proposed land use will not be permitted.

3.B PERMITTED USES

The following Table establishes the permitted land uses in Legacy Park. Residential uses permitted by Table 2 within the SR-24 Residential Limitation Area are subject to the residential land use limitation established in **Section 2.B** and Note 3 of **Table 2: Permitted Uses**.

P = Permitted

TABLE 2: PERMITTED USES		
Use Type	Mixed-Use Land Use Group	Additional Use Regulations and Notes
Residential Use Classifications		
Community Residence - Family	P	See Note 3
Community Residence - Transitional	P	Refer to MZO Section 11-31-14: Community Residences See Note 3
Multi-Family Residence	P	See Note 3
Single-Family Residence	P	See Note 3, Refer to Section 3.D: SR-24 Residential Limitation Area
Small Day Care Group Home (Up to 4)	P	See Note 3
Public and Semi-Public Use Classifications		
Clinics	P	Refer to MZO Section 11-31-15: Hospitals and Clinics
Clubs and Lodges	P	
Colleges or Universities, Private	P	
Colleges or Universities, Public	P	
Commercial Trade Schools, Private	P	
Commercial Trade Schools, Public	P	
Community Center	P	
Community Gardens	P	Refer to Section 4.C: Community Gardens
Cultural Institutions	P	
Day Care Centers	P	Refer to Section 4.E: Day Care Centers
Government Offices	P	
Hospitals	P	Refer to MZO Section 11-31-15: Hospitals and Clinics Limited to be located only within the Hospital Limitation Area, refer to Figure 5: Land Use Group .
Industrial Trade Schools, Private	P	

TABLE 2: PERMITTED USES

Use Type	Mixed-Use Land Use Group	Additional Use Regulations and Notes
Industrial Trade Schools, Public	P	
K-12, Private	P	Refer to MZO Section 11-31-24: Schools
K-12, Public	P	Refer to MZO Section 11-31-24: Schools
Parks and Recreation Facilities, Private	P	
Parks and Recreation Facilities, Public	P	
Places of Worship	P	Refer to Section 4.I: Places of Worship
Commercial Use Classifications		
Artists' Studios	P	
Banks and Financial Institutions	P	
Banquet and Conference Center	P	See Note 1,2
Bars/Clubs/Lounges	P	1,2
Bed and Breakfast Inns	P	1,2 Refer to MZO Section 11-31-8: Bed and Breakfast Inns
Business Services	P	
Coffee Shops/Cafes	P	1,2
Commercial Entertainment	P	1,2
Commercial Recreation, Large-Scale	P	1,2
Commercial Recreation, Small-Scale	P	1,2
Convenience Markets	P	Refer to Section 4.D: Convenience Markets
General Market	P	
General Market With Pick-Up Window Facilities	P	
Hotels and Motels	P	Refer to Section 5.C Resort Area for resort hotels. For all others, refer to Chapter 8 in this Plan.
Laboratories	P	

TABLE 2: PERMITTED USES

Use Type	Mixed-Use Land Use Group	Additional Use Regulations and Notes
Live-Work Unit within Artist Studios, Business Services, Offices - Business and Professional, and Personal Services	P	Refer to Section 4.G: Live-Work Units
Offices - Business and Professional	P	
Offices - Medical and Dental	P	
Parking Structure	P	
Personal Services	P	
Pet Stores	P	
Restaurants, Bar and Grill	P	1,2
Restaurants, Full Service	P	1,2
Restaurants, Limited Service	P	1,2
Retail Sales - General	P	
Signature Commercial	P	Refer to Section 4.J: Signature Commercial
Small Animal Day Care	P	
Tattoo and Body Piercing Parlors	P	
Veterinary Services	P	
Employment and Industrial Use Classifications		
Handicraft/Custom Manufacturing	P	
Research and Development	P	
Transportation, Communications, and Utilities Use Classifications		
Antenna and Transmission Towers	P	
Communications Facilities within Buildings	P	
Temporary Uses		
Farmer's Markets	P	
Mobile Food Vending	P	

TABLE 2: PERMITTED USES		
Use Type	Mixed-Use Land Use Group	Additional Use Regulations and Notes
Special Events	P	Refer to Section 4.L: Temporary Uses
Temporary Outdoor Entertainment	P	
Specific Accessory Uses		
Caretakers' Residences	P	
Community Gardens	P	Refer to Section 4.C: Community Gardens
Day Care Centers, Accessory	P	Refer to Section 4.E: Day Care Centers
Garden Center	P	
Home Occupation	P	Refer to Section 4.F: Home Occupations
Live Entertainment, Accessory	P	
Outdoor Eating Areas	P	Refer to Section 4.H: Outdoor Eating Areas. Limited to those areas with a 2 in the notes.
Outdoor Sales	P	Refer to Section 4.N: Temporary Outdoor Sales
Temporary Outdoor Sales	P	Refer to Section 4.N: Temporary Outdoor Sales
Notes: 1. Live Entertainment, Accessory is permitted as an accessory use where indicated with a 1. 2. Outdoor Eating Areas are permitted as an accessory use where indicated with a 2. 3. Within the SR-24 Residential Limitation Area identified on Figure 5: Land Use Group, the residential uses identified as permitted in this Table are subject to the limitation established in Section 2.B. Residential uses, collectively, shall not exceed 40% of the net developable area within the SR-24 Residential Limitation Area. Refer to Section 3.D: SR-24 Residential Limitation Area. 4. Hospitals shall be located with the approval of the FAA and Mesa Gateway Airport.		

3.C LAND USE BUDGET

The Land Use Budget ensures that a balance of land uses occurs within the Site. The Land Use Budget identifies the maximum residential dwelling units and the maximum non-residential gross floor area for the Site.

The Master Developer is responsible for maintaining and updating the Land Use Budget throughout the life of the project. To ensure development plans are consistent with the Land Use Budget, the Master Developer will provide the following with each application to the City of Mesa or at the request of the City of Mesa:

- A. Written confirmation that the project meets the vision for Legacy Park.
- B. Update on the Land Use Budget indicating the allocation for the land uses proposed is consistent with the Plan.

TABLE 3: LAND USE BUDGET			
Land Use Group	Acres	Maximum Number of Dwelling Units (Total Number)	Maximum Gross Floor Area (Square Feet - SF)
Mixed-Use	196.3	0 - 2,400	6.7 million

3.D SR-24 RESIDENTIAL LIMITATION AREA

- A. The SR-24 Residential Limitation Area ("SR-24 RLA") is identified on **Figure 5: Land Use Group**.
- B. Residential uses shall collectively occupy no more than 40% of the net developable area within the SR-24 RLA.
- C. Detached Single-Family Residences are prohibited within the SR-24 RLA.

TABLE 4: SR-24 RESIDENTIAL LIMITATION AREA		
Location	Acres	Percent of SR-24 RLA Permitted as Residential
SR-24 Residential Limitation Area (RLA)	71 acres	40%

3.E DEVELOPMENT SCHEDULE

Legacy Park is intended to develop in a flexible sequence while maintaining consistency with the overall vision, planning parameters and requirements of the master technical reports. Phased development must occur in coordination with required infrastructure improvements to ensure that development remains orderly, functional, and supported by available or planned public facilities allowing Legacy Park to accommodate changing market conditions while ensuring long-term implementation of the project vision.

The Development Schedule for the first phase of Legacy Park is outlined in the associated project Development Agreement, which includes the timeframes and terms for the commencement and completion of construction of the first phase and required minimum land use components. Future phases of development within Legacy Park will occur in response to market demands.

4. DEVELOPMENT AND DESIGN STANDARDS FOR SPECIFIC USES

4.A ACCESSORY OUTDOOR SALES, DISPLAY AND PATIO AREAS

4.A.1 General

- A. Accessory outdoor sales, display, and patio areas:
 - 1. Are permitted only in conjunction with a lawfully established business.
 - 2. Shall remain accessory to the primary business and shall be administratively approved through Development Plan Review.
- B. Outdoor sales, display and patio areas shall only operate during the hours of operation of the primary business.
- C. Outdoor sales, display, and patio areas shall:
 - 1. Only contain goods sold by the associated business.
 - 2. Be located on a hardscape surface and shall not be located within any landscaped area.
 - 3. Not obstruct required pedestrian routes, accessible routes, fire access, emergency access, utility access, sight visibility areas, drive aisles, loading areas, or required parking spaces.
 - 4. Remain unobstructed for pedestrian use and shall require a City of Mesa encroachment permit if located on public or private sidewalks, a minimum continuous width of six (6) feet.
- D. Outdoor Sales and Display Areas
 - 1. All structures, signs, equipment, and displays associated with an outdoor sales or display areas must be stored indoors at all times when the primary business is closed to the public, unless the outdoor sales or display is permitted as a permanent location on an approved Development Plan.
 - 2. With the exception of potted trees, the height of individual displayed items shall not exceed seven (7) feet above finished grade.
 - 3. Stacked displays shall not exceed six (6) feet in height.
- E. Outdoor Patio Areas
 - 1. Outdoor patio areas may include seating, dining areas, customer gathering areas, shade structures, planters, railings, furnishings, heaters, cooling features, lighting, and similar elements customarily associated with outdoor patio use.
 - 2. Outdoor patio furniture, planters, shade structures, railings, lighting, heaters, cooling features, and similar patio elements may remain outdoors after business hours when shown on an approved plan and maintained in good condition.

4.B ACCESSORY USES

- A. An Accessory Use shall be secondary to a primary use and shall be allowed only in conjunction with a principal use or building to which it relates.
- B. Accessory uses are subject to the regulations of the primary use and specific standards found in this Chapter.

4.C COMMUNITY GARDENS

4.C.1 Development Standards for Community Gardens

A. Size.

1. Community Gardens shall only be developed as individual garden plots, with no single garden plot exceeding 400 square feet in size.
2. The aggregate area of all garden plots on a lot shall not exceed one-half (1/2) acre.

B. Setbacks.

1. Site features, such as plantings or raised planter beds not exceeding 24 inches in height may be located within required building setbacks provided they do not encroach into required site visibility triangles
2. Accessory buildings and structures that do not exceed 200 square feet in size or eight (8) feet in height may encroach into the required side, street side, and rear setbacks.
3. Accessory buildings or structures that exceed 200 square feet in area or eight (8) feet in height shall comply with the required building setbacks.

C. Parking.

1. On-site parking shall not be required for a Community Garden.
2. Where parking spaces are provided, they shall be surfaced with a dust-proof material.

D. Fences or Walls. Fences and walls may be located within required yards in accordance with the fence and wall standards of **Chapter 6, Section E.2** of this Plan.

4.C.2 Operational Standards for Community Gardens

- A. Community Gardens shall remain free of weeds, debris, and waste.
- B. Any composting shall occur in a screened area or within a contained system.
- C. Tools and equipment shall be stored out of public view or screened when not in use.
- D. Fences shall comply with the standards set forth in **Chapter 6, Section E.2** of this Plan.

4.D CONVENIENCE MARKETS

Convenience Markets shall:

- A. Be integrated into a building containing other permitted uses and not occupy a standalone building.
- B. Not exceed 10,000 square feet in GFA.
- C. Not include any service/fueling stations.

4.E DAY CARE CENTERS AND ACCESSORY DAY CARE CENTERS

4.E.1 Development Standards For Day Care Centers

- A. Day Care Centers, Accessory shall not exceed 25% of the Gross Floor Area (GFA) of the principal use or 10,000 square feet, whichever is less.
- B. Outdoor Use Screening. Outdoor recreation or play areas shall be screened by a minimum six (6) foot-high solid decorative fence or wall.

4.E.2 Operational Standards for Day Care Centers

- A. Pick Up and Drop-Off Plan.
 - 1. A pick-up and drop-off plan and schedule shall be provided at the time of Development Plan Review identifying parking, loading, and vehicle queuing areas and illustrating circulation patterns for pick-up and drop-off operations.
 - 2. Pick-up and drop-off operations shall not interfere with through traffic, pedestrian circulation, or emergency access.
- B. Licensing Requirements. Day Care Centers and Day Care Centers, Accessory shall comply with applicable state licensing requirements and building and fire codes.

4.F HOME OCCUPATIONS

Home Occupations are limited by the following additional requirements:

- A. No more than one (1) non-resident employee shall work at the Home Occupation site.
- B. There shall be no exterior commercial storage or display of materials, goods, or equipment at a Home Occupation site.
- C. Any short-term employee or client parking shall occur on the property, or on the street immediately in front of the Home Occupation if street parking is permitted.
- D. One (1) non-illuminated, static sign not exceeding five (5) square feet in sign area, either attached to the building or placed in a window, is allowed. All other signage is prohibited.

4.G LIVE-WORK UNITS

4.G.1 Establishment

- A. Live-Work Units shall only be established through new construction specifically designed for Live-Work use. Such construction may include either construction of a new building, or the renovation, conversion, or expansion of an existing non-residential building.
- B. Existing residential buildings shall not be converted into Live-Work Units.

4.G.2 Allowed Uses

- A. The work activities conducted in Live-Work Units shall be limited to the following uses:
 - 1. Artists' Studios;
 - 2. Business Services;
 - 3. Offices – Business and Professional;
 - 4. Personal Services.
- B. No portion of a Live-Work Unit shall be rented or sold separately as a commercial space for persons not residing on the premises, or as a residential space for persons not engaged in work activities on the premises.

4.G.3 Minimum Work Area Requirement

- A. At least thirty (30) percent of the Live-Work Unit's gross floor area shall be designated for non-residential activities.
- B. A detailed floor plan for each unit shall be submitted to the Master Developer and the Planning Division through Development Plan Review to ensure compliance with this requirement.

4.G.4 Open Space Requirements

- A. Private open space used to satisfy this requirement shall have a minimum area of forty-five (45) square feet and a minimum dimension of five (5) feet in any direction.
- B. Open space may be provided as private open space attached to an individual Live-Work Unit, common open space serving multiple Live-Work Units, rooftop open space, courtyard space, plaza space, patio space, balcony space, terrace space, or other usable outdoor area located adjacent to or integrated with the building.
- C. Common open space may be counted toward the required open space on a proportional basis by dividing the total qualifying common open space area by the number of Live-Work Units served.
- D. Common open space used to satisfy this requirement shall have a minimum dimension of ten (10) feet in any direction and shall be designed as a usable outdoor area for the Live-Work Units it serves.
- E. Open space areas used to satisfy this requirement shall be accessible to the Live-Work Units they serve and shall not include drive aisles, parking spaces, loading areas, service areas, or required landscape areas that are not designed for occupant use.

4.H OUTDOOR EATING AREAS

4.H.1 Location

- A. Outdoor Eating Areas shall be located within the following areas:
 - 1. Within the buildable area of the site.
 - 2. Up to one-half (½) of the depth of a required front or street-side building setback, provided the enclosure surrounding the Outdoor Eating Area does not exceed forty (42) inches in height.
- B. Where located on a sidewalk, a minimum five (5) foot wide continuous portion of the sidewalk shall remain unobstructed for pedestrian use.
- C. Outdoor Eating Areas located within the public right-of-way shall require a City of Mesa encroachment permit and a Certificate of Insurance meeting City of Mesa requirements.

4.H.2 Barriers

- A. Outdoor Eating Areas located within the public right-of-way, within a required front or street-side building setbacks, and all Outdoor Eating Areas serving alcohol, shall provide a barrier between thirty-six (36) and forty-two (42) inches in height
- B. Outdoor eating area barriers shall consist of durable materials and shall complement the architecture of the building which they serve.
- C. Outdoor eating area barriers shall not be constructed with chain link fencing, chicken wire, cyclone fencing, sway ropes, fabric, or canvas.

4.H.3 Fixtures

- A. Fixtures, including but not limited to furniture, awnings, umbrellas, planters, heaters, lighting fixtures, enclosure legs, and supports, shall not be located beyond the Outdoor Eating Area barrier, where provided, or encroach into a required pedestrian walkway. Permanent roof structures, awnings, or shelters located within the public right-of-way shall require approval of a City of Mesa encroachment permit from the City Engineer.

- B. Portable fixtures located within the public right-of-way, including but not limited to umbrellas, tables, chairs, planters, and heaters, shall be securely anchored or weighted and removable.
- C. Lighting fixtures shall be permanently affixed to the exterior front of the building.

4.I PLACES OF WORSHIP

- A. All Places of Worship shall comply with Chapter 6, Site Development and Design Standards. Where a Place of Worship is located within a Key Site Design Element identified in Chapter 5, Key Site Design Elements, including the Resort Area, the applicable standards of Chapter 5 shall apply. Where a Place of Worship is developed as part of a Vertical Mixed-Use, Commercial, or Office development, the applicable standards of Chapter 8, Development and Design Standards – Vertical Mixed-Use; Chapter 9, Development and Design Standards – Commercial; or Chapter 10, Development and Design Standards – Office, shall apply.
- B. Accessory uses customarily associated with Places of Worship, such as clergy residences, seminaries, classrooms, and other similar facilities, are permitted, provided they are located on the same parcel or an adjoining parcel.
- C. Athletic facilities and day care centers associated with Places of Worship are permitted. These facilities shall be designed and operated in compliance with applicable community standards to ensure they do not negatively impact adjacent properties or disrupt the intended land use of Legacy Park.

4.J SIGNATURE COMMERCIAL

4.J.1 Site Design and Circulation

- A. Signature Commercial developments that include any individual user exceeding eighty thousand (80,000) square feet of floor area on a site that is 12 acres or greater shall meet or exceed these standards and demonstrate enhanced pedestrian connectivity, architectural articulation, and site integration appropriate to their scale.
- B. Pedestrian Circulation
 - 1. A continuous system of hard-surfaced, safe, and accessible pedestrian walkways, measuring at least five (5) feet in width, shall connect all buildings, automobile and bicycle parking areas, open spaces, and pedestrian amenities.
 - 2. Pedestrian walkways shall connect to adjacent public rights-of-way.
 - 3. A connection to an adjacent public right-of-way is not required if one (1) or more of the following conditions apply:
 - a. Restricted access frontage or controlled-access roadway condition;
 - b. Drainage channel, retention area, utility corridor, easement, or similar physical barrier;
 - c. Grade condition that would prevent an accessible connection;
 - d. Conflict with required fire access, service access, loading areas, or utility access;
 - e. Sight visibility, traffic safety, or pedestrian safety concern;
 - f. Lack of legal access rights; or
 - g. Similar site constraint approved through Development Plan Review.

4. Where a direct connection to an adjacent public right-of-way is not provided due to one (1) of the conditions listed in 2 above, an alternative pedestrian connection may be approved through Development Plan Review when the alternative provides safe and convenient pedestrian access to the surrounding pedestrian network.
5. Pedestrian circulation throughout the development, including walkways, plazas, paseos, outdoor activity areas, and primary building entrances, shall incorporate at least three (3) of the following features:
 - a. Enhanced paving materials;
 - b. Shade structures or building-mounted shade elements;
 - c. Pedestrian-scale lighting;
 - d. Seating areas;
 - e. Public art or sculptural elements;
 - f. Landscape planters or accent planting areas;
 - g. Wayfinding features; or
 - h. Similar pedestrian-oriented features approved by the Planning Director.
6. Large parking areas shall include clearly marked pedestrian routes that connect parking areas to primary building entrances and outdoor activity areas.

C. Shade Coverage

1. A minimum of fifty (50) percent of all on-site walkways shall be shaded by trees, shade structures, artwork or other permanent elements integrated into the site design.
2. Shade coverage shall be measured at 3:00 P.M on the summer solstice and verified through a shadow study.
3. Tree Canopies shall be evaluated based on their projected growth five (5) years after planting.

4.J.2 Building Orientation And Entrances

- A. Primary Building Entrance(s) shall be clearly identifiable and architecturally emphasized through articulation, canopies, or similar design features.
- B. Any Primary Building Entrance shall incorporate a shaded pedestrian-oriented entry or drop-off area.
- C. Customer entrances shall provide safe, direct connections to:
 1. Customer parking areas serving the building;
 2. Bicycle parking areas serving the building;
 3. Adjacent buildings within the same development or commercial center;
 4. Public sidewalks, trails, or pedestrian paths along adjacent public streets;
 5. Transit stops, transit shelters, or transit facilities located on-site or along an adjacent public street; and
 6. Outdoor activity areas, plazas, or pedestrian amenities serving the development.
- D. Where a Signature Commercial development includes multiple entrances, the primary entrance shall be distinguished through enhanced architectural treatment, increased height, accent materials, expanded glazing, special paving, or other comparable design elements.

4.J.3 Entryway Monumentation Features

- A. Signature Commercial developments shall provide at least one (1) entryway monumentation feature at a primary driveway serving an arterial or collector street.
 - 1. For purposes of this Section, a designated primary driveway means:
 - a. A driveway selected by the applicant through Development Plan Review to serve as a principal customer, member, or visitor arrival point for the Signature Commercial development.
 - b. A designated primary driveway is not required to be the highest-volume driveway, the widest driveway, or the only driveway serving the development.
 - 2. The designated primary driveway shall be identified by its enhanced entry treatment and its role as a recognizable arrival point.
 - 3. Where more than one (1) driveway serves the Signature Commercial development, the applicant may designate the primary driveway based on one (1) or more of the following factors:
 - a. Relationship to a primary building entrance, customer arrival area, drop-off area, or principal parking field;
 - b. Visibility from an arterial or collector street;
 - c. Relationship to monument signage, directory signage, or wayfinding;
 - d. Relationship to a primary pedestrian connection or internal arrival drive;
 - e. Ability to incorporate enhanced entry design without conflicting with fire access, utility access, sight visibility, or vehicular circulation; or
 - f. Other site design factors approved through Development Plan Review.
- B. The location, size, configuration, and design of the entryway or arrival feature shall be determined through Development Plan Review based on the final site layout, access points, building placement, circulation pattern, and relationship to adjacent streets.
- C. Entryway or arrival features may include, but are not limited to, three (3) or more of the following:
 - 1. Planted median or enhanced entry drive;
 - 2. Roundabout, traffic circle, or special paving area;
 - 3. Architectural gateway, column, wall, trellis, canopy, or similar vertical feature;
 - 4. Monument sign, entry sign, directory sign, or wayfinding element;
 - 5. Seating area;
 - 6. Public art, sculpture, or specialty graphic;
 - 7. Water feature, misting feature, drinking fountain, or other cooling feature;
 - 8. Shade structure, canopy, trellis, or tree canopy;
 - 9. Decorative paving or paving pattern change;
 - 10. Landscape planter, accent planting area, or tree grouping;
 - 11. Mobility feature, such as a bike repair station, micromobility dock, or wayfinding kiosk;
 - 12. Event or activation area, such as a small performance area, pop-up space, or utility stub-out area for temporary programming; or

13. Other entryway, arrival, or pedestrian-oriented feature approved by the Planning Director or designee, through Development Plan Review.

D. Entryway and arrival features shall be designed to avoid conflicts with pedestrian routes, accessible routes, fire access, utility access, sight visibility, and required vehicular circulation.

4.J.4 Architectural And Site Integration

A. Signature Commercial developments shall maintain a unified architectural theme across buildings, structures, landscape elements, signage, and lighting.

B. Architectural detailing shall be provided based on the visibility, function, and pedestrian relationship of each building facade, as described in Subsections C and D, and E, below.

C. Primary Building Elevation

1. Primary Building Elevation are facades that either contain a Primary Building Entrance or face a public street, primary internal drive, customer parking area, outdoor activity area, plaza, pedestrian route, or other customer-oriented areas.

2. Each Primary Building Elevation shall include the highest level of architectural detailing, and incorporate at least three (3) of the following features:

- a. Change in wall plane;
- b. Canopy, awning, arcade, trellis, roof projection, or other shade element;
- c. Recessed or emphasized building entry;
- d. Change in material, color, or texture;
- e. Window pattern, display window, storefront glazing, or similar opening;
- f. Vertical or horizontal architectural articulation;
- g. Parapet, roofline, or building height variation;
- h. Tower element, pilaster, column, frame, or similar architectural feature;
- i. Public art, specialty graphic, or integrated tenant identity feature;
- j. Decorative lighting;
- k. Landscape planter, seating edge, or pedestrian-oriented frontage feature; or
- l. Similar architectural feature approved through Development Plan Review.

D. Secondary Facades

1. Secondary facades are facades that do not contain a Primary Building Entrance but are visible from internal drives, parking areas, adjacent commercial buildings, or other publicly accessible areas.

2. Secondary facades shall include architectural detailing that is compatible with the Primary Building Entrance.

3. Each secondary facade shall include at least two (2) of the features listed in Subsection C, above.

E. Service-Oriented Facades

1. Service-oriented facades may include simplified architectural detailing where they face loading areas, service areas, utility areas, or other back-of-house functions.

2. Where service-oriented facades are not visible from public streets, customer parking areas, pedestrian routes, or outdoor activity areas, they shall include architectural detailing, screening, or landscape elements to reduce the appearance of blank walls and service-related functions.
 3. Service-oriented facades visible from public streets, customer parking areas, pedestrian routes, or outdoor activity areas shall include at least one (1) of the features listed in Subsection C, above, or shall be screened in accordance with the applicable screening standards in Chapter 6, Section E.1 of this Plan.
- F. Design elements such as light, shadow, texture, wall plane changes, material changes, and solar orientation shall be incorporated where they support pedestrian comfort, building articulation, or the overall design quality of the development.
 - G. Freestanding pad developments, if included, shall integrate with the overall architectural character and circulation pattern of the site through coordinated building placement, pedestrian connections, landscape design, parking layout, signage, lighting, materials, and architectural detailing.

4.K SPECIAL EVENTS

- A. Special Events are permitted on the Property in accordance with Titles 5 and 6 of the Mesa City Code, and any approved Community Activity Plan as set forth in Chapter 12 of this Plan.
- B. Facilities, structures, and utilities shall be installed and maintained in conformance with applicable building, fire, and traffic regulations.
- C. The site of the event shall provide adequate utilities and sanitary facilities to support the needs of attendees and participants.
- D. Impact Mitigation
 1. Special Events shall be planned and managed to avoid safety hazards, minimize disturbances, and prevent adverse impacts on surrounding properties and land uses.
 2. Events shall proactively mitigate potential issues such as noise, glare, heat, dust, odors, or pollutants.
 3. The Planning Director and Fire Marshal will review proposals to ensure compliance with these standards and address any potential concerns.

4.K.1 Farmer's Markets

- A. Preference is given to locating vendors on sidewalks or other pedestrian-oriented areas, provided that a minimum five (5) foot-wide accessible pedestrian path is maintained in front of each vendor space.
- B. If a parking lot is used, only parking spaces in excess of ninety (90) percent of the minimum required parking are permitted to be used for vendor spaces. Displays shall not encroach upon driveways, fire lanes, ADA-accessible pedestrian walkways, or required landscape areas.

4.K.2 Mobile Food Vending

- A. General
 1. Mobile Food Vending may remain in an approved location only during the days and hours approved through Administrative Review and Approval, including reasonable time for setup and removal.

2. A separate maximum time limit shall not apply unless established as a condition of approval based on the location, duration, frequency, parking demand, pedestrian circulation, fire access, utility access, or other site-specific operational consideration.

B. Location

1. Mobile Food Vending is permitted on sidewalks, provided that a minimum five (5) foot-wide, continuous accessible lane is maintained for pedestrian use.
2. If a parking lot is used, only parking spaces in excess of ninety (90) percent of the minimum required parking for the site are permitted to be used for Mobile Food Vending.
3. Mobile Food Vending is permitted on vacant lots provided there is a permanent driveway and the location meets all approved dust proof surface requirements. Decomposed granite or Aggregate Base Course (ABC) gravel surfacing are permitted to be substituted for paving subject to approval by the Planning Director and Fire Marshal.

C. Fixtures and Furnishings

1. Any furnishings or shade devices (e.g., tables, chairs, umbrellas) associated with Mobile Food Vendors shall not encroach upon driveways, fire lanes, ADA-accessible pedestrian walkways, or obstruct sight distance for vehicles.
2. These furnishings and shade devices shall be temporary and removed after the duration of the use.
3. Mobile Food Vending units, associated equipment, furnishings, shade devices, waste containers, generators, and similar items shall be removed from the approved location when the Mobile Food Vending use is not in operation, unless otherwise approved through Administrative Review and Approval as part of a multi-day Temporary Use, Farmer's Market, Special Event, or similar approved activity.

4.L TEMPORARY USES

4.L.1 General

- A. Temporary Uses identified in this Section shall be subject to Administrative Review and Approval in accordance with Chapter 12: Administration and Process Framework.
- B. Accessory outdoor sales, display, and patio areas approved as part of a lawfully established business pursuant to Section 4.I shall not be regulated as Temporary Uses under this Section unless the activity exceeds the scope of the approved accessory outdoor sales, display, or patio area.
- C. All temporary structures, equipment, and materials shall be removed or stored within an enclosed building when the Temporary Use is not in operation.
- D. The site shall be restored to its original condition within 72 hours after the approved temporary use ceases.

4.L.2 Required Licenses, Permits and Approvals

- A. Temporary structures, such as a tent, pop-up, umbrella, or covering shall require permit approval by the Fire Code Official when:
 1. The temporary structure is enclosed by walls and exceeds 400 square feet in area; or
 2. The temporary structure is not enclosed by walls and exceeds 1,200 square feet in area.

- B. Approval under this Section does not waive or replace any other applicable City license or approval required by Building Code, Fire Code, Health Code, or other applicable regulation.
- C. All vendors and operators participating in any Temporary Use shall maintain any required licenses, permits, and approvals in accordance with applicable State, County, and City requirements.

4.L.3 Location

- A. Temporary Uses shall be located, developed, and operated in compliance with the applicable use regulations in Chapter 3, the definitions in Chapter 16, and the requirements of this Section.
- B. Approval of a Temporary Use shall not authorize the obstruction of required pedestrian routes, accessible routes, fire access, emergency access, utility access, sight visibility areas, drive aisles, loading areas, or required parking spaces unless otherwise approved through the applicable City review process.
- C. Where a Temporary Use is located on a sidewalk or pedestrian route, a minimum five (5) foot wide continuous accessible pedestrian path shall be maintained.
- D. Temporary Uses located on private property, private sidewalks, private plazas, parking areas, or other privately controlled areas shall demonstrate authorization to use the proposed location as part of the applicable Administrative Review and Approval process.
- E. Temporary Uses may be located within public or private sidewalks, plazas, parks, pedestrian-oriented areas, parking areas, vacant lots, or other areas approved through the applicable City review process, provided the location complies with this Section and all applicable health, safety, access, and operational requirements.
- F. Temporary Uses located within public right-of-way shall obtain all applicable City permits, which may include an encroachment permit, temporary traffic control permit, special event license, or other approval required by the City of Mesa.
- G. Temporary Uses shall occur on a paved, dust-proof surface. The Planning Director and Fire Marshal may approve alternative surfacing materials, including decomposed granite or Aggregate Base Course (ABC) gravel, when the alternative surface supports safe access, fire access, and dust control.

4.L.4 Hours of Operation

- A. Hours of operation for Temporary Uses shall be limited to the hours approved through the applicable Administrative Review and Approval process.
- B. When a Temporary Use is associated with an existing primary business, the hours of operation shall not extend beyond the hours of operation of the primary business unless otherwise approved through the applicable Administrative Review and Approval process.

4.L.5 Parking for Temporary Uses

- A. Parking demand for Temporary Uses shall be accommodated through available parking within the Site.
- B. The applicant must demonstrate that parking demand can be met through available parking and may include one (1) or more of the following:
 - 1. Parking spaces on the same parcel or development site as the Temporary Use;
 - 2. Parking spaces within parking structures or surface parking areas located within the Site;

3. Shared parking spaces serving uses with different peak parking demand periods;
 4. On-street parking spaces where such spaces are available and permitted to serve the Temporary Use;
 5. Temporary parking areas approved through the applicable City review process; or
 6. Other parking arrangements approved through Administrative Review and Approval.
- C. A temporary parking and access plan may be required by the City when the Temporary Use is expected to generate parking demand that exceeds the parking available immediately adjacent to the Temporary Use area.
- D. The temporary parking and access plan may include the following information, as applicable:
1. Location and size of the Temporary Use area;
 2. Amount of designated vendor area, seating area, event area, or other area used to estimate parking demand;
 3. Estimated attendance, vendors, employees, or participants;
 4. Days and hours of operation;
 5. Location and number of available parking spaces intended to accommodate the Temporary Use;
 6. Shared parking assumptions or staggered peak parking periods;
 7. Pedestrian routes between parking areas and the Temporary Use;
 8. Accessible parking and accessible routes;
 9. Fire access, emergency access, and service access;
 10. On-street parking areas, if proposed;
 11. Temporary traffic control or wayfinding, if proposed; and
 12. Other information requested by the Planning Director to determine compliance with this Section.
- E. Parking located more than six hundred sixty (660) feet from the Temporary Use area or primary pedestrian entrance may be approved when the applicant provides a temporary parking and access plan demonstrating safe and convenient pedestrian access, wayfinding, shuttle service, valet service, managed pedestrian crossings, event staff, traffic control, or similar access and circulation measures.

4.M TEMPORARY OUTDOOR ENTERTAINMENT

- A. Temporary Outdoor Entertainment shall comply with **Section 4.L: Temporary Uses**.
- B. Temporary Outdoor Entertainment may operate as a stand-alone Temporary Use or as part of a Special Event. Refer to **Section 4.L: Special Event** for requirements for Special Events.
- C. Temporary Outdoor Entertainment may occur within plazas, parks, paseos, pedestrian-oriented areas, outdoor gathering areas, parking areas, or other locations approved through Administrative Review and Approval.
- D. Temporary Outdoor Entertainment may occur within or adjacent to residential uses within the Site without a fixed minimum separation. Stages, speakers, screens, temporary lighting, and similar equipment shall be located and oriented to reduce noise, glare, and other impacts on nearby residential uses.

- E. Administrative Review and Approval may authorize a single activity, a multi-day activity, or a recurring series of activities. A recurring series may be approved under one application when the activities occur in the same general location and follow the same site and operational plan.
- F. The Administrative Review and Approval shall establish the approved dates, hours, setup and removal periods, and any operational conditions needed to support public safety and compatibility with surrounding uses.

TEMPORARY OUTDOOR SALES

4.M.1 Location

- A. Temporary Outdoor Sales are permitted to be located on private sidewalks, parks, or pedestrian-oriented areas. In such cases:
 - 1. These businesses shall not be located in front of an existing retail business without the property owner's consent.
 - 2. A minimum five (5) foot-wide, continuous accessible lane shall be maintained.
 - 3. A municipal encroachment permit shall be required for public sidewalks, including a temporary traffic control permit through the City of Mesa Transportation Department.
- B. Temporary Outdoor Sales are permitted to be located in an existing parking lot for a commercial use, provided only parking spaces in excess of ninety (90) percent of the minimum required for the site are permitted to be used.
- C. Temporary Outdoor Sales are permitted to be located on a vacant lot or parcel, provided the lot has permanent driveway access and meets all approved dust proof surface requirements. Decomposed granite or Aggregate Base Course (ABC) gravel surfacing are permitted to be substituted for paving subject to approval by the Planning Director and Fire Marshal.

4.M.2 Fixtures and Displays

- A. Temporary furnishings such as tables, chairs, umbrellas, and displayed merchandise shall not obstruct driveways, fire lanes, ADA-accessible walkways, or sight distance for vehicles.
- B. All displayed items and furnishings shall not create hazards for vehicles or pedestrians and shall be removed after the duration of the use

4.M.3 Parking Requirements

- A. If Temporary Outdoor Sales occur more than two (2) times in any seven (7) day period, parking shall comply with the parking ratio in this Plan.
- B. For sales occurring two (2) or fewer times per week with sufficient existing parking, no additional parking spaces are required.

4.M.4 Signs

- A. All signs associated with a temporary outdoor sale shall comply with the rules and regulations for temporary signs in Chapter 11 of this Plan.
- A. All signs shall be removed upon cessation of the Temporary Use or upon expiration of the Administrative Review and Approval process which will include a deadline with the approval, whichever occurs first.

4.M.5 Hours of Operation

- A. Hours of operation for Temporary Outdoor Sales shall be limited to the hours approved through the Administrative Review and Approval process.
- B. When a Temporary Outdoor Sale is associated with an existing primary business, the hours of operation shall not extend beyond the hours of operation of the primary business unless otherwise approved through the Administrative Review and Approval process.

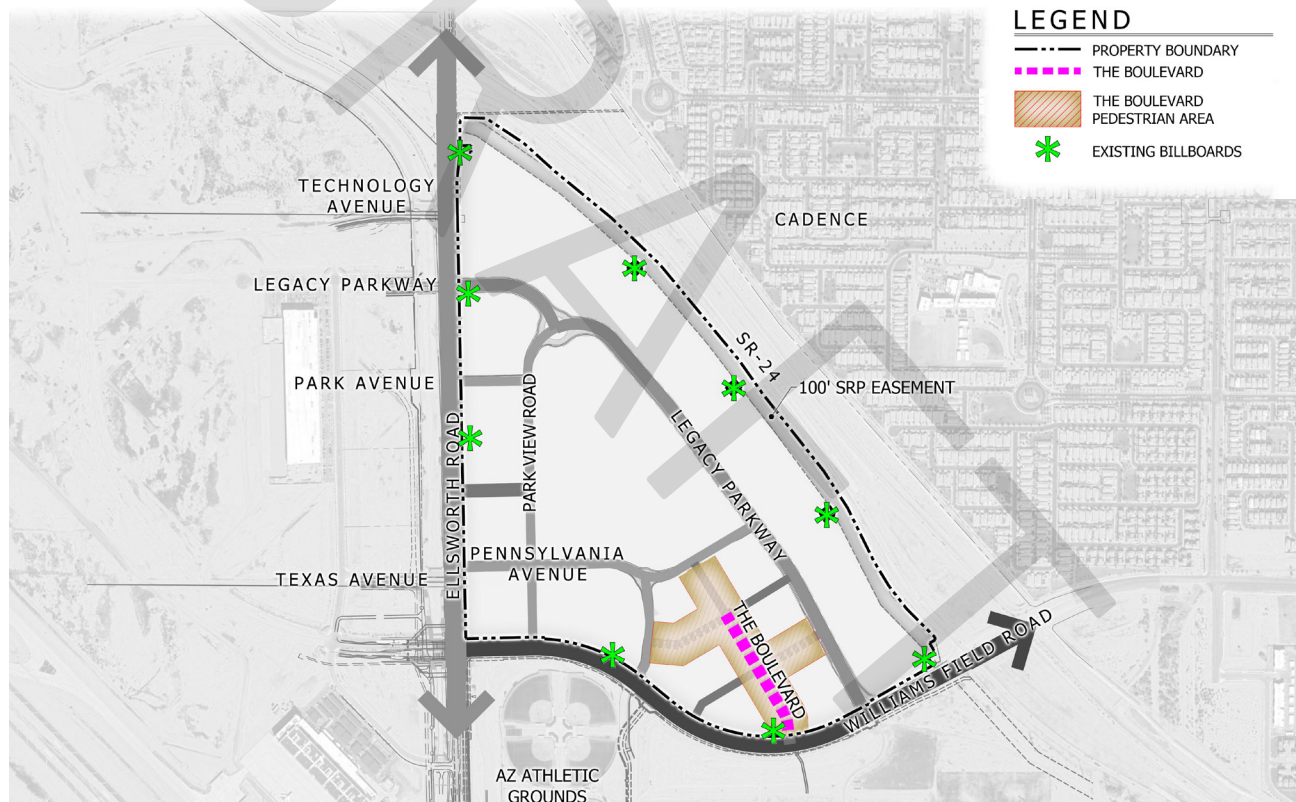
5. KEY SITE DESIGN ELEMENTS

- A. The standards in this Chapter apply to the Key Site Design Elements specifically identified herein, including The Boulevard, The Park/Lake, Resort areas, and other specifically identified areas or features.
- B. Where a standard in this Chapter differs from an otherwise applicable standard in Chapters 6 through 11, the standard in this Chapter shall govern for the applicable Key Site Design Element.
- C. Where this Chapter does not provide a specific standard for a development or design topic, the otherwise applicable standards in Chapters 6-11 shall remain in effect.
- D. Unless specifically stated otherwise, all other applicable standards of Chapters 6 through 11 shall remain in effect.

5.A THE BOULEVARD

The Boulevard is the primary mixed-use, pedestrian-oriented corridor within the Site. The standards in this Section apply to the area identified as The Boulevard.

FIGURE 6: "THE BOULEVARD" AND "THE BOULEVARD" PEDESTRIAN AREA



The Boulevard Pedestrian Area includes the main corridor ("The Boulevard") and the associated lateral extensions shown in **Figure 6: "The Boulevard" and "The Boulevard" Pedestrian Area**. The lateral extensions are intended to extend the pedestrian-oriented character of The Boulevard into adjacent development areas, plazas, paseos, open space connections, and related frontages.

The standards in this Section establish location specific development and design standards for The Boulevard and The Boulevard Pedestrian Area. The standards in this Section apply only to development fronting or otherwise subject to the requirements of The Boulevard as identified in Figure 6.

For frontages along The Boulevard, including associated lateral extensions, the following standards modify the otherwise applicable general standards:

- A. Foundation base requirements that would otherwise apply along building exterior walls shall not apply to building frontages directly abutting The Boulevard Pedestrian Area. The Boulevard Pedestrian Area, Build-to-Zone, frontage, shade, and streetscape standards in this Section shall apply instead.
- B. Surface parking shall not be located between a building and The Boulevard, except for on-street parking, designated drop-off areas, emergency access, drive aisles crossing the frontage, or other limited vehicular access approved through Development Plan Review.
- C. Bicycle parking is not required directly in front of each building entrance along The Boulevard. Required bicycle parking may be located within The Boulevard Pedestrian Area, a paseo, side street frontage, plaza, parking structure, courtyard, or other area provided the bicycle parking does not obstruct the required clear pedestrian path.

5.A.1 The Boulevard Architectural Standards

The architectural standards for The Boulevard establish minimum architectural requirements intended to create a high-quality mixed-use, pedestrian-oriented environment through measurable standards governing storefront design, building articulation, exterior materials, fenestration, pedestrian orientation, shade, and architectural detailing. These standards establish the minimum level of architectural quality required throughout The Boulevard while allowing flexibility in architectural style, tenant identity, storefront design, exterior materials, and individual building expression. The standards of this Section are intended to promote long-term architectural quality, provide consistency between multiple property owners and developers, and ensure that future development maintains the overall design vision established for The Boulevard.

A. The Build-to-Zone

- 1. The Build-to-Zone is a frontage alignment area used to place buildings and pedestrian-oriented frontage elements close to the street edge to frame pedestrian areas and support walkability while allowing flexibility for entries, plazas, patios, paseos, outdoor seating, and other pedestrian-oriented spaces.
- 2. The Build-to-Zone shall be measured from the back edge of the required clear pedestrian path, extending 10 feet toward the adjacent building or development frontage.
- 3. A minimum of 50% of the ground-floor building façade frontage abutting The Boulevard Pedestrian Area shall be located within the Build-to-Zone.
- 4. Compliance with the required Build-to-Zone frontage shall be achieved through one (1) or more of the following elements:
 - a. Ground-floor building façades;
 - b. Recessed building entries;
 - c. Covered pedestrian areas;
 - d. Outdoor dining areas;

- e. Patios;
- f. Plazas;
- g. Courtyards;
- h. Paseo entrances;
- i. Public art areas;
- j. Storefront display areas;
- k. Seating areas; or
- l. Similar pedestrian-oriented frontage elements approved through Development Plan Review.

5. Building recesses, entry courts, plazas, patios, and other recessed areas may extend beyond the Build-to-Zone, provided the required minimum 50% of the Build-to-Zone frontage is maintained.

6. Recessed areas shall include at least one (1) of the following features:

- a. Seating;
- b. Enhanced paving;
- c. Shade structure or building-mounted shade element;
- d. Public art;
- e. Landscape planter;
- f. Outdoor dining area;
- g. Building-mounted lighting;
- h. Wayfinding element; or
- i. Similar pedestrian amenity approved through Development Plan Review.

7. No building, structure, furnishing, sign, planter, seating area, or other frontage element shall obstruct the required clear pedestrian path.

8. Alternative Build-to-Zone compliance may be administratively approved through Development Plan Review only when the proposed alternative provides an equal or greater level of pedestrian orientation, street enclosure, and pedestrian activation than would otherwise be achieved by strict compliance with this Section, such as:

- a. Maintains or enhances the continuity of the pedestrian streetscape;
- b. Maintains an active building frontage through building placement, pedestrian oriented spaces, or architectural elements;
- c. Preserves the pedestrian scale and street enclosure intended by this Section; and
- d. Does not reduce the overall level of pedestrian activity, visibility, or accessibility along The Boulevard Pedestrian Area.

B. Storefront and Building Plane Design

1. Ground-floor facades along The Boulevard shall not exceed 40 linear feet without at least one (1) of the following plane or design changes:

- a. A wall plane projection or recess with a minimum depth of 12 inches;
- b. A change in storefront system;

- c. A change in exterior material, color, or texture;
 - d. A change in canopy, awning, arcade, trellis, or shade element;
 - e. A recessed entry;
 - f. A vertical architectural element, pilaster, column, or frame;
 - g. A change in glazing pattern; or
 - h. A public art, display, or specialty graphic element integrated into the façade.
2. Repeated storefront bays may be used, provided no more than three (3) consecutive storefront bays have the same combination of wall plane, exterior materials, glazing pattern, and shade element.
 3. Façade plane changes shall be organized to emphasize entries, corners, plazas, paseos, tenant spaces, or other focal areas while maintaining the maximum 40 linear foot façade interval established in Subsection B.1.

C. Storefront Character and Tenant Expression

1. Ground-floor frontages along The Boulevard may include individualized storefront designs for separate tenants, users, lobbies, amenity spaces, restaurants, cafes, or other pedestrian-oriented spaces.
2. Individual storefronts may vary in exterior materials, color, glazing pattern, entry design, canopy design, lighting, signage, and architectural detailing, provided each storefront is integrated into the overall building composition.
3. Each ground-floor storefront, tenant bay, lobby bay, amenity bay, or other comparable ground floor frontage module shall include at least three (3) of the following features, provided that at least one (1) selected feature shall be from Items (a) through (e):
 - a. Recessed or framed entry;
 - b. Storefront glazing;
 - c. Display window, shadow box display, or similar display feature;
 - d. Canopy, awning, arcade, trellis, or roof projection;
 - e. Specialty exterior material, including decorative tile, masonry, stone, architectural metal, architectural wood, wood-look material, or other similar specialty material;
 - f. Accent lighting;
 - g. Sign Band, Blade Sign, projecting sign, or tenant identification area;
 - h. Change in wall plane;
 - i. Decorative door system;
 - j. Operable window, folding window, roll-up window, or similar opening system;
 - k. Integrated planter, low wall, or seating edge;
 - l. Public art or integrated specialty graphic; or
 - m. Similar pedestrian oriented architectural feature approved through Development Plan Review.

4. Tenant storefronts are not required to match adjacent storefronts. Variation between storefronts is permitted and encouraged, provided the overall building maintains a coordinated building composition through consistent building proportions, structural rhythm, upper-floor design, or other unifying architectural elements.

D. Specialty Materials Along The Boulevard

1. Boulevard facing façades shall comply with all of the following:
 - a. Incorporate a minimum of three (3) distinct exterior cladding and/or glazing materials visibly expressed on the Boulevard facing façade. Primary exterior materials, specialty materials, storefront systems, curtain wall systems, and decorative glazing may each count toward this requirement;
 - b. Comply with the material placement, transition, and corner wrap requirements of this Section;
 - c. Incorporate a minimum of one (1) specialty material selected from the approved specialty materials listed in Subsection 1.d;
 - d. Approved Specialty Materials included, but are not limited to, the following:
 - i. Architectural wood or exterior-rated wood systems;
 - ii. Wood-look metal, fiber cement, composite, or similar exterior-rated materials;
 - iii. Decorative masonry;
 - iv. Natural or manufactured stone;
 - v. Tile, glazed tile, terra cotta, or ceramic cladding;
 - vi. Brick;
 - vii. Architectural metal panels;
 - viii. Perforated metal panels, corrugated metal panels, or decorative metal screens when used as an architectural accent or integrated design feature; or decorative screens;
 - ix. Precast concrete or cast stone;
 - x. Stucco or EIFS systems with enhanced finish;
 - xi. Glass, storefront systems, curtain wall systems, or decorative glazing;
 - xii. Weathered steel, including Cor-Ten or similar architectural weathering steel; or
 - xiii. Other durable specialty exterior architectural materials approved through Development Plan Review.
2. Architectural wood, wood-look materials, and similar specialty materials shall be designed for exterior use or protected from weather exposure through detailing, finish, sealant, overhangs, canopies, or similar methods.
3. The following materials shall not be permitted as exterior façade materials:
 - a. Unfinished wood;
 - b. Untreated wood;
 - c. Low-grade wood;
 - d. Exposed plywood;
 - e. Exposed foam insulation;

- f. Corrugated metal panels used as the primary exterior wall material unless incorporated as part of an architectural design concept approved through Development Plan Review;
 - g. Unfinished metal panels, except for weathered steel, Cor-Ten, or similar architectural weathering steel; or
 - h. Similar unfinished or non-architectural exterior materials.
4. Exterior materials shall terminate or transition at one (1) or more of the following architectural elements:
 - a. Inside corners;
 - b. Outside corners;
 - c. Changes in wall plane;
 - d. Columns or pilasters;
 - e. Storefront frames;
 - f. Floor lines;
 - g. Parapet changes;
 - h. Architectural reveals; or
 - i. Other logical architectural break points.
 5. Materials used on a Boulevard-facing façade shall wrap exposed building corners a minimum of three (3) feet or terminate at a logical architectural break point.
 6. Where high-quality plaster, stucco, or EIFS is utilized as the predominant exterior wall material on a Boulevard facing façade, the façade shall incorporate a minimum of one (1) additional specialty material selected from Subsection D.1.d and integrated into the primary building façade.

E. Windows, Glazing, and Display Areas

1. Glazing along The Boulevard shall consist of clear or lightly tinted glass where utilized as storefront glazing or viewing windows. Display windows, merchandise displays, art installations, screened views, or similar pedestrian-oriented storefront treatments may be incorporated in lieu of direct views into interior tenant spaces, provided the storefront maintains an active pedestrian-oriented character.
2. Spandrel glass, opaque glass, back-painted glass, screened glass, heavily tinted glass, and similar glazing systems may be incorporated as part of the overall storefront design, provided the storefront complies with the storefront standards of this Section and Section 5.A.1.C. Mirrored glass may be incorporated as a limited architectural accent but shall not be used as the primary storefront glazing material along ground-floor pedestrian-oriented storefront frontages unless specifically approved through Development Plan Review as part of an integrated storefront design.
3. Window displays, shadow box displays, art displays, merchandise displays, or similar display areas may be incorporated along The Boulevard when they are visible from The Boulevard Pedestrian Area.
4. Operable windows, folding windows, roll-up windows, service windows, and similar opening systems are permitted along The Boulevard when they support outdoor dining, retail activity, tenant interaction, or pedestrian activity.

5. Security grilles, if provided, shall be placed behind the glass or integrated into the storefront design. Exterior roll-down security doors or exterior security grilles shall not be permitted along The Boulevard unless fully concealed when open.

F. Corner and Focal Building Elements

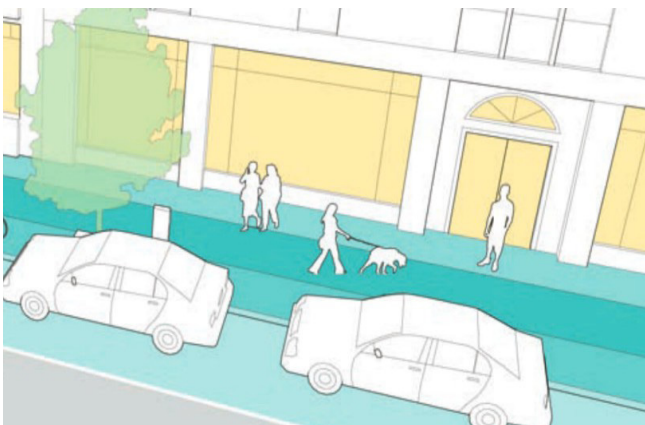
1. Buildings predominantly located at intersections, plaza edges, paseo entries, buildings terminating a street vista, or other focal points along The Boulevard shall include at least two (2) architecturally integrated corner or focal building features from the following:
 - a. Corner entry;
 - b. Corner glazing;
 - c. Corner tower or vertical element;
 - d. Change in wall plane;
 - e. Change in building height or parapet height;
 - f. Public art;
 - g. Specialty material;
 - h. Outdoor seating or patio area;
 - i. Enhanced canopy, awning, arcade, or shade feature; or
 - j. Decorative lighting.
2. Corner treatments may extend above the primary roofline or parapet when permitted by the height standards of this Plan.

5.A.2 The Boulevard Pedestrian Area and Landscape Standards

A. Clear Pedestrian Path

1. A minimum 6-foot-wide clear pedestrian path shall be maintained within The Boulevard Pedestrian Area for safe and unobstructed pedestrian movement.
2. The required clear pedestrian path shall remain free of permanent obstructions, including signs, planters, furnishings, outdoor seating, merchandise display, and similar features.

FIGURE 7: CLEAR PEDESTRIAN PATH



B. Pedestrian Amenity Zone

1. The Boulevard Pedestrian Area amenity zone located outside of the required clear pedestrian path may be public or private and may be used for pedestrian zone amenities such as, but not limited to:
 - a. Outdoor seating and patios for restaurants and cafes;
 - b. Retail display zones;
 - c. Public art;
 - d. Small gathering spaces that enhance street-level activity;
 - e. Trash receptacles and other site furnishings;
 - f. Wayfinding elements;
 - g. Decorative paving;
 - h. Planters and container plantings; or
 - i. Other site furnishings or pedestrian amenities approved through the Development Plan Review.
2. Pedestrian zone amenities shall be located and arranged to maintain safe pedestrian movement.

FIGURE 8: PEDESTRIAN ZONE AMENITIES



C. Landscape Areas Along The Boulevard

1. Landscape areas may be located adjacent to the roadway, within plazas, adjacent to building frontages, or within other pedestrian-oriented areas where they support shade, pedestrian comfort, and streetscape character.
2. Where provided adjacent to the back-of-curb, landscape areas shall be sized and configured through Development Plan Review based on the available space, the required clear pedestrian area, utilities, drainage, access, fire access, streetscape design, and specific site conditions.
3. Planting may be incorporated through landscape strips, tree wells, raised planters, planter boxes, container plantings, or similar features appropriate to an urban mixed-use corridor.
4. Landscape areas, tree wells, planters, and site furnishings shall not obstruct the required clear pedestrian path, interfere with fire access, utility access, sight visibility, or other required clearances.

FIGURE 9: LANDSCAPE ON THE BOULEVARD



D. Streetscape Coordination

1. Variations in planting design may occur between projects, provided the overall continuity of The Boulevard streetscape is maintained.
2. Landscape design shall be coordinated with storefronts, building entrances, outdoor seating areas, plazas, paseos, and pedestrian access points where provided.
3. Landscape elements may be used to define transitions between the required clear pedestrian path and adjacent outdoor seating areas, retail display zones, plazas, patios, paseos, and building frontages.

E. Shade and Pedestrian Comfort

1. Unless otherwise modified by this Section, shade within The Boulevard Pedestrian Area shall comply with the applicable shade requirements of Chapter 6. The required shade may be provided through one (1) or more of the following:
 - a. Tree canopy (measured at maturity);
 - b. Shade structures;
 - c. Building overhangs;
 - d. Canopies;
 - e. Awnings;
 - f. Arcades;

- g. Balconies;
 - h. Trellises; or
 - i. A combination of these elements.
2. The placement of trees, shade structures, and other shade elements shall consider pedestrian use patterns, storefront visibility, utility locations, and solar exposure.

5.A.3 Pedestrian and Architectural Lighting Standards

- A. Pedestrian-scale lighting shall be provided along sidewalks, storefronts, plazas, paseos, and The Boulevard Pedestrian Area to support pedestrian circulation, safety, and visual comfort.
- B. Lighting shall incorporate a minimum of two (2) of the following lighting types:
 - 1. Street lighting;
 - 2. Pedestrian-scale lighting;
 - 3. Building-mounted lighting;
 - 4. Accent lighting;
 - 5. Landscape lighting;
 - 6. Architectural lighting; or
 - 7. Similar integrated lighting approved through Development Plan Review.
- C. Ground-floor storefronts, Primary Building Entrances, lobby entrances, outdoor dining areas, and similar active pedestrian-oriented spaces shall be illuminated to maintain visibility and pedestrian activity after dark.
- D. Lighting shall emphasize key intersections, plazas, paseos, gathering areas, building entrances, and other focal points through coordinated fixture placement, lighting intensity, architectural lighting, accent lighting, or similar lighting elements.
- E. Outdoor dining areas, retail frontages, public spaces, and gathering areas may incorporate decorative lighting, string lighting, integrated architectural lighting, landscape lighting, or similar decorative lighting elements.
- F. Lighting fixtures, fixture mounting heights, fixture spacing, lighting color temperature, and illumination levels shall be coordinated across adjacent properties to maintain a consistent streetscape character along The Boulevard and other mixed-use corridors.

5.A.4 Screening Standards for The Boulevard

- A. Screening shall not obscure required ground-floor storefronts, entrances, display windows, storefront glazing, or other active pedestrian-oriented frontage elements along The Boulevard, The Boulevard Pedestrian Area, and other pedestrian-oriented corridors. Blank walls and fully screened frontages shall not be permitted along these areas.
- B. Service areas, loading zones, trash and solid waste enclosures, utilities, and mechanical equipment shall be located away from primary street frontages and shall be screened from view from public streets, The Boulevard Pedestrian Area, plazas, paseos, and other publicly accessible open spaces.
- C. Screening elements shall be integrated into building architecture, perimeter walls, landscape design, or other site features using exterior materials and specialty materials consistent with the primary building architecture.

- D. Where screening is required adjacent to pedestrian areas, screening shall incorporate at least two (2) of the following:
1. Landscaping;
 2. Architectural detailing;
 3. Specialty Materials;
 4. Public art;
 5. Decorative metal screens;
 6. Architectural openings;
 7. Integrated seating;
 8. Vertical planting systems; or
 9. Similar architectural or landscape features approved through Development Plan Review.
- E. Screening shall be designed to distinguish active pedestrian-oriented frontages from service-oriented edges through building orientation, architectural treatment, landscape design, screening elements, or similar site design features.

5.A.5 Signage Standards for The Boulevard

A. Storefront and Tenant Sign Flexibility

1. Individual storefronts along The Boulevard may incorporate different sign types, colors, materials, lighting methods, typography, and mounting methods to support tenant identity and storefront variety.
2. Signs are not required to match adjacent tenant signs, provided each sign is compatible with the storefront or building element to which it is attached.
3. Signage may be integrated into storefront systems, sign bands, canopies, awnings, arcades, entry portals, tenant bays, public art features, or similar architectural elements.
4. Tenant signs shall be located and scaled to relate to the pedestrian environment and the storefront or building frontage served by the sign.

B. Pedestrian Clearance and Safety

1. Signs shall not obstruct the required clear pedestrian path within The Boulevard Pedestrian Area.
2. Projecting signs, blade signs, awning signs, canopy signs, and similar sign types shall maintain required vertical clearance and shall not interfere with accessible routes, fire access, utility access, sight visibility, required building access, or emergency access.
3. Freestanding, temporary, portable, or movable signs may be located within the pedestrian zone outside the required clear pedestrian path when allowed by Chapter 11 and approved through the applicable review process.

C. Sign Lighting

1. Sign lighting along The Boulevard may include internal illumination, external illumination, halo illumination, backlighting, integrated LED lighting, or similar lighting methods when designed as part of the storefront or tenant identity.
2. Sign lighting shall be designed to minimize glare, light trespass, and conflicts with adjacent residential units.

3. Sign lighting may be coordinated with architectural lighting, storefront lighting, outdoor dining lighting, and pedestrian-scale lighting to support the nighttime character of The Boulevard.

D. Public art, murals, specialty graphics, sculptural elements, and similar features may be incorporated along The Boulevard when designed as part of the storefront, building facade, pedestrian area, or streetscape. Where such elements include sign copy or tenant identification, the applicable Signage Standards of this Section and Chapter 11 shall apply.

5.B THE PARK

The Park shall serve as a central organizing, recreational, and visual element of the Site's design and programming, linking surrounding residential, office, retail, and mixed-use areas through pedestrian pathways, open space connections, and gathering areas that promote walkability, social interaction, and community activity.

5.B.1 Park Amenities

A. The Park shall incorporate lighting, pathways, seating areas, landscape features, and other site amenities that support safe, convenient, and accessible use.

B. The Park shall be connected to adjacent residential, office, retail, mixed-use, and open space areas through pedestrian pathways, sidewalks, paseos, plazas, or other publicly accessible open space connections.

C. The Park shall include a primary pedestrian route with a minimum clear width of eight (8) feet.

1. The primary pedestrian route shall connect major Park access points, gathering areas, and adjacent pedestrian connections.
2. The primary pedestrian route may be designed as a loop, linear route, paseo connection, promenade, trail, path, or combination of route types.
3. The final alignment and configuration of the primary pedestrian route shall be determined through Development Plan Review

D. Seating Nodes

1. The Park shall include a minimum of four (4) seating nodes.
2. Seating nodes may be concentrated in gathering areas, shaded areas, overlook areas, plazas, flexible activity areas, or other programmed Park areas and are not required to be evenly spaced along the primary Park pedestrian route.
3. At least two (2) required seating nodes shall be located adjacent to a primary Park pedestrian route, gathering area, overlook, open space feature, or other key destination within the Park.
4. Each required seating node shall be shaded a minimum of 50% and include shade through tree canopy (measured at maturity), shade structure, building shade, trellis, canopy, ramada, covered seating area, or similar shade element.

E. The Park shall incorporate a minimum of five (5) amenities selected from Table 4: Park Type Amenities.

1. For purposes of meeting the minimum five (5) amenities, multiple instances of the same amenity shall count as one (1) amenity. Multiple instances of the same amenity may be counted separately where each instance functions as a distinct amenity

and the overall Park design and amenity package are consistent with the applicable commitments of the Development Agreement, as determined through review of subsequent development submittals by the Master Developer and City.

2. Prior to submission for City approval, the Master Developer shall review and approve the Park amenities and programming.
3. Additional amenities or program elements beyond those identified in Table 4: Park Type Amenities may be incorporated, provided they are consistent with the functionality, level of programming, and overall character for The Park, subject to both Master Developer approval and City approval.

TABLE 4: PARK TYPE AMENITIES

Augmented Reality/ Geocache Elements	Meditative Labyrinth Walk	Small Turf Area
Accessible Play	Multi-Use Sports Field	Splash Pad
Pavilion	Park Internal Interpretive Level Signage	Tennis Court
Bag Toss Court	Parking Facility	Trash Receptacle
Barbeque Grill		Volleyball Court
Basketball Court	Parkour Course	Yoga Lawn
Bench	Passive Turf Area	
Bicycle Parking	Pet Waste Station	
Bocce Ball Court	Pickleball Court	
Community Garden	Picnic Table	
Covered Large Play Structure (Ages 5-12)	Plaza	
Covered Small Play Structure (Ages 5-12)	Pollinator Garden	
Covered Tot Lot (Ages 2-5)	Pond	
Dog Park	Public Art	
Drinking Fountain	Restroom Facilities	
Fire Pit	Sculpture/Art	
Great Lawn	Seating Node	
Interpretive Signage	Sensory Garden	
Internal Trail and/or Path	Shade Structure	
Little League Field	Shade Tree	

F. Lake Feature

1. If a lake feature is incorporated into The Park, it shall not exceed 10 acres in size.
2. The final design, configuration, shoreline treatment, water quality systems, maintenance access, operational characteristics, and related engineering details of the lake feature shall be determined through the improvement plan process.

5.B.2 Park Planting and Landscape Standards

- A. The Park shall include a coordinated landscape design that supports the approved Park program, primary pedestrian routes, gathering areas, open space features, and long-term maintenance, as determined through Development Plan Review.
- B. For purposes of this Section, “Park Planting Area” means an area identified for live plant material. Hardscape areas, water surfaces, buildings, paths, plazas, event areas, utility areas, maintenance areas, and other non-plantable areas shall not be counted as Park Planting Area.
- C. Planting may be clustered or concentrated where needed to support gathering areas, seating areas, shade, visual screening, circulation, utilities, event programming, maintenance access, open views, or the overall Park design. Planting is not required to be evenly distributed throughout the Park.
- D. Planting within the Park may be provided through a combination of tree planting, understory planting, turf or flexible lawn areas, raised planters, planter walls, container planting, garden areas, accent planting, planting associated with water features or overlooks, and similar landscape design features approved through Development Plan Review.
- E. Pedestrian plazas, paved gathering areas, overlooks, seating terraces, shade structures, lake edges, water feature edges, event areas, and similar Park areas may incorporate trees, raised planters, planter walls, container planting, or other landscape design features without requiring shrubs or groundcover in every such area.
- F. A fixed shrub-to-tree ratio shall not be required within the Park. Planting shall instead be reviewed based on the overall Park design, the function of each Park area, and consistency with the applicable Park planting standards of this Section.
- G. Planting shall be located to support the function of primary pedestrian routes, seating nodes, shade structures, gathering areas, plazas, open space features, water features, and Park access points.
- H. Planting shall be coordinated with lighting, seating, walls, shade structures, signs, public art, utilities, emergency access, maintenance access, and sight visibility.
- I. Planting shall not obstruct required pedestrian clearances, accessible routes, emergency access, utility access, maintenance access, or required sight visibility.
- J. The design, construction, and maintenance of The Park shall comply with the applicable City of Mesa Facilities Maintenance (FM) and Parks, Recreation and Community Facilities (PRCF) construction and maintenance standards in effect at the time of design and construction, as applicable.

5.B.3 Park Lighting Standards

- A. Lighting shall be provided within the Park to support pedestrian safety, visibility, wayfinding, and evening use of primary pedestrian routes, seating nodes, gathering areas, access points, and public-facing amenities.
- B. The primary Park pedestrian route shall include pedestrian-oriented lighting. Lighting may include bollard lighting, pedestrian-scale pole lighting, path lighting, low-level wall lighting, structure-mounted lighting, or similar lighting approved through Development Plan Review.
- C. The Park shall include a minimum of three (3) lighting types from the following list:

1. Bollard lighting along paths or pedestrian routes;
 2. Pedestrian-scale pole lighting;
 3. Down lighting integrated into planter walls, seat walls, shade structures, or architectural features;
 4. Accent lighting, expression lighting, or lighting integrated with public art;
 5. Strip lighting or linear lighting integrated into steps, walls, roofs, shade structures, or similar design features;
 6. Landscape lighting used to highlight trees, planting areas, gathering areas, or open space features;
 7. Structure-mounted lighting for shade structures, covered seating areas, restrooms, kiosks, or similar Park structures;
 8. Event power drops or utility connections that support temporary event lighting or programming; or
 9. Similar lighting or electrical features approved through Development Plan Review.
- D. Lighting shall be provided at primary Park access points and within or adjacent to required seating nodes, gathering areas, shade structures, and other areas intended for evening use.
 - E. A minimum of fifty (50) percent of required seating nodes shall include lighting within or adjacent to the seating node.
 - F. Where a shade structure, covered gathering area, or similar Park structure is provided, the structure shall include integrated lighting, adjacent pedestrian lighting, or nearby lighting sufficient to support visibility and safe pedestrian use.
 - G. Where public art is incorporated into the Park, lighting for the public art may be provided through accent lighting, expression lighting, integrated lighting, adjacent path lighting, or other lighting approved through Development Plan Review.
 - H. Park lighting shall be coordinated with pedestrian routes, seating nodes, gathering areas, shade structures, access points, emergency access, utilities, landscape design, public art, and adjacent development.
 - I. Park lighting shall be designed to minimize glare, light trespass, and conflicts with adjacent residential uses.
 - J. Final fixture type, fixture height, fixture spacing, color temperature, illumination levels, lighting controls, and photometric compliance shall be determined through Development Plan Review.

5.C RESORT AREA

The Resort Area is for the hotel, resort, restaurant, event, recreation, guest amenity, and related uses within the Site. The standards in this Section establish the development, site design, architecture, open space, landscape, lighting, screening, pedestrian circulation, parking, and signage standards for Resort development.

5.C.1 Development Standards for Resort

TABLE 5: RESORT DEVELOPMENT STANDARDS	
Standard	Requirement
Minimum Lot Area	Per building area, parking requirements, and required setbacks
Maximum Building Height ^{1,2}	94 feet, subject to the Airport Height Limit
Minimum Building Setbacks	
Front Setback	10 feet
Internal Side Setback	10 feet
Street Side Setbacks	10 feet
Rear Setbacks	10 feet
Building Separation	
To Another Resort or Commercial Building	10 feet
To a Residential Building	20 feet
Open Space Requirements	
Common Open Space	Minimum of 5% of the net Resort development site.
Notes. ¹ Refer to Chapter 6 Section B.2.B Exceptions to Height Limitations for additional information regarding building height exceptions. ² Building height is subject to Chapter 13, Section C: Building Height and FAA Airspace Regulations .	

5.C.2 Site Design Standards for Resort

- A. Resort development shall be organized to create a clear arrival sequence for guests, visitors, residents, employees, and service areas.
- B. Primary arrival areas shall be visually identifiable from internal streets, private drives, parking areas, and pedestrian routes.
- C. Primary arrival areas may include hotel entries, lobbies, porte cocheres, valet areas, drop-off areas, entry courts, plazas, courtyards, arrival gardens, or similar arrival features.
- D. Each primary arrival area shall include at least two (2) of the following features:
 - 1. Porte cochere, canopy, arcade, trellis, roof projection, or similar shade element;
 - 2. Decorative paving or paving pattern change;
 - 3. Seating area;
 - 4. Landscape planter, tree grouping, or accent planting;
 - 5. Building-mounted lighting or pedestrian-scale lighting;
 - 6. Monument sign, entry sign, directory sign, or wayfinding element;
 - 7. Public art, water feature, or similar focal element;
 - 8. Outdoor dining, patio, or gathering area; or
 - 9. Similar arrival feature approved through Development Plan Review.
- E. Any vehicular drop-off, valet, and/or service circulation shall be designed to maintain safe pedestrian movement between parking areas, building entrances, outdoor amenity areas, and pedestrian routes, and accessible building entrances.
- F. Where a porte cochere or covered drop-off area is provided, it shall be integrated into the building architecture through compatible materials, colors, roof forms, columns, lighting, or other architectural features.

5.C.3 Architecture Standards for Resort

The Architecture Standards for the Resort area are intended to support a durable, guest-oriented, climate-responsive resort character while allowing flexibility in architectural style, building form, brand identity, and project programming. Buildings shall be designed with attention to guest arrival, outdoor amenity areas, shaded pedestrian movement, indoor/outdoor relationships, and durable exterior materials appropriate for the climatic conditions of the area.

- A. Primary Building Frontages
 - 1. Primary Building Frontages include building elevations and site edges visible from primary arrival areas, lobbies, porte cocheres, drop-off areas, outdoor amenity areas, event spaces, plazas, courtyards, pedestrian routes, The Park, or adjacent streets.
 - 2. Primary Building Frontages shall include at least three (3) of the following features:
 - a. Recessed or emphasized building entry;
 - b. Canopy, arcade, trellis, porte cochere, roof projection, balcony, or similar shade element;
 - c. Window or door openings oriented toward guest areas;
 - d. Balcony, terrace, patio, or outdoor room;

- e. Change in wall plane;
 - f. Change in material, color, or texture;
 - g. Decorative masonry, stone, tile, architectural wood, wood-look material, architectural metal, or other specialty material;
 - h. Public art, water feature, or similar focal element;
 - i. Decorative screen, breeze block, shade panel, or similar architectural element;
 - j. Decorative lighting; or
 - k. Similar architectural feature approved through Development Plan Review.
3. Primary Building Frontages are not required to match each other, provided the building or development maintains a coordinated architectural composition through building proportions, materials, colors, roof forms, landscape design, lighting, signage, or other unifying design elements.

B. Arrival and Entry Architecture

- 1. Primary Building Entrances shall be clearly identifiable from arrival drives, drop-off areas, pedestrian routes, and parking areas.
- 2. Primary Building Entrances shall include at least two (2) of the following features:
 - a. Porte cochere;
 - b. Canopy, arcade, trellis, roof projection, or similar shade element;
 - c. Recessed entry or framed entry;
 - d. Decorative paving or paving pattern change;
 - e. Entry court, plaza, or courtyard;
 - f. Public art, water feature, or focal element;
 - g. Building-mounted lighting or pedestrian-scale lighting;
 - h. Monument sign, entry sign, directory sign, or wayfinding element; or
 - i. Similar entry feature approved through Development Plan Review.
- 3. Porte cocheres, covered drop-off areas, and entry canopies shall be integrated into the building architecture through compatible materials, colors, roof forms, columns, lighting, or other architectural features.

C. Climate Responsive Design

- 1. Primary building frontages shall incorporate architectural or site design features that respond to solar exposure and support guest comfort.
- 2. South and west facing Primary Building Frontages shall incorporate at least one (1) of the following climate-responsive design feature:
 - a. Deep roof overhangs;
 - b. Arcades or covered walkways;
 - c. Canopies or awnings;
 - d. Trellises or shade structures;
 - e. Recessed windows or recessed entries;
 - f. Fin walls, shade panels, breeze block, or decorative screens;
 - g. Balconies or terraces that provide shade;

- h. Courtyards, shaded outdoor rooms, or covered patios;
 - i. Low-reflective exterior materials;
 - j. Tree canopy adjacent to Primary Building Frontages; or
 - k. Similar feature approved through Development Plan Review.
3. Shade elements shall not obstruct pedestrian routes, accessible routes, fire access, sight visibility, utility access, or required clearances.

D. Specialty Materials and Finish

- 1. Primary Building Frontages may incorporate specialty materials to support a resort character, including architectural wood, wood-look materials, decorative masonry, natural or manufactured stone, tile, metal, decorative screens, glass, enhanced plaster or stucco finishes, or similar durable exterior materials.
- 2. Architectural wood, wood-look materials, and similar specialty materials are permitted when designed for exterior use or protected from weather exposure through finish, sealant, detailing, overhangs, canopies, or similar methods.
- 3. Unfinished wood, untreated wood, exposed plywood, and low-grade wood are not permitted as exterior materials on Primary Building Frontages.
- 4. Highly reflective or glossy materials shall not be used as the dominant exterior material on Primary Building Frontages unless the design demonstrates that glare will be limited through placement, orientation, finish, shade, or other design treatment.

E. Indoor/Outdoor Relationships

- 1. Buildings shall be designed to support connections between indoor guest areas and outdoor amenity areas where such areas are provided.
- 2. Where a building directly abuts an outdoor amenity area, courtyard, plaza, patio, pool area, event space, or outdoor dining area, the adjacent building frontage shall include at least one (1) of the following:
 - a. Windows or doors oriented toward the outdoor area;
 - b. Operable doors, folding doors, roll-up doors, or similar opening system;
 - c. Covered patio, arcade, or shaded transition area;
 - d. Balcony or terrace;
 - e. Recessed entry;
 - f. Decorative paving transition;
 - g. Architectural frame or portal; or
 - h. Similar indoor/outdoor transition feature approved through Development Plan Review.
- 3. Large expanses of uninterrupted glass on south and west facing Primary Building Frontages shall incorporate one (1) or more of the following:
 - a. Overhangs;
 - b. Arcades;
 - c. Canopies;
 - d. Screens;
 - e. Recessed wall planes;
 - f. Tree canopy; or

g. Other similar features.

F. Resort Amenity and Accessory Structures

1. Cabanas, pool buildings, outdoor bars, shade structures, trellises, pavilions, restroom buildings, event structures, and similar resort amenity structures shall be designed as part of the overall Resort Area.
2. Resort amenity and accessory structures shall be coordinated with the primary building through at least two (2) of the following:
 - a. Similar or complementary materials;
 - b. Similar or complementary colors;
 - c. Similar roof form or canopy form;
 - d. Similar column, post, or frame design;
 - e. Similar lighting;
 - f. Similar decorative screen, panel, or shade element;
 - g. Similar paving, landscape edge, or site wall treatment; or
 - h. Similar architectural detailing approved through Development Plan Review.
3. Resort amenity and accessory structures are not required to match the primary building, provided they are compatible with the overall resort character.

G. Freestanding Pad and Restaurant Buildings

1. Freestanding pad buildings, restaurant buildings, and similar detached buildings within the Resort Area shall be integrated into the overall site design through coordinated building placement, pedestrian connections, landscape design, parking layout, lighting, signage, materials, and architectural detailing.
2. Freestanding pad buildings and restaurant buildings are not required to replicate the primary Resort building, provided they maintain a coordinated design relationship through compatible proportions, materials, colors, shade elements, roof forms, or architectural details.
3. Outdoor dining areas, patios, and similar guest areas associated with freestanding buildings shall include a clear pedestrian connection to the primary pedestrian network within the Resort Area.

6. SITE DEVELOPMENT AND DESIGN STANDARDS

The standards in this Chapter apply to all development within the Site unless otherwise modified by this Plan. These standards establish baseline requirements for site design, architecture, open space, landscape, lighting, screening, pedestrian circulation, parking, and related development conditions.

The standards in this Chapter establish the baseline development and design standards applicable throughout the Site. Chapters 5 and 7 through 10 establish location specific or land use specific standards that supplement or modify these baseline standards only where expressly provided.

Unless expressly modified by another Chapter of this Plan, the standards of this Chapter shall remain applicable.

Where a more specific standard applies to a particular use, Key Site Design Element, development, building type, or other provision of this Plan, the more specific standard shall govern.

6.A GENERAL SITE DEVELOPMENT AND DESIGN STANDARDS

6.A.1 Access to Transit Facilities

- A. If transit facilities including bus stops, shuttle stops, rideshare pick-up areas, or similar transit-supportive facilities are provided, they shall be designed to support safe, accessible, shaded, and convenient access for users.
 - 1. Transit facilities shall connect to the surrounding pedestrian network through a hard surface-accessible route with a minimum clear width of five (5) feet, pedestrian-scale lighting, and a trash receptacle.
- B. Where transit facilities are provided, they shall provide shade and include at least three (3) of the following features:
 - 1. Bench, seat wall, or other seating element;
 - 2. Wayfinding sign, route information sign, or transit identification sign;
 - 3. Bicycle parking or micromobility parking located adjacent to the transit facility;
 - 4. Decorative paving or pavement pattern change;
 - 5. Landscape improvements, including landscape areas, planters, or landscape edges, that do not obstruct pedestrian access or required sight visibility;
 - 6. Public art or other decorative feature; or
 - 7. Similar pedestrian amenity that provides a comparable level of functionality or comfort, as approved through Development Plan Review.
- C. The required transit facility features may be satisfied through existing site improvements, buildings, or other existing infrastructure, as approved through Development Plan Review.
- D. Transit facilities shall be located and designed to maintain required pedestrian routes, accessible routes, fire access, emergency access, utility access, sight visibility, and vehicular circulation.

6.A.2 Visibility at Intersections

- A. Visibility triangles shall be kept clear to ensure safety and visibility at street intersections.
- B. Sight visibility shall be maintained at street intersections and driveways in accordance with the applicable City of Mesa Engineering and Design Standards, except as modified by Table 43: Alternative Standards. Sight visibility triangles subject to Table 43 shall be calculated using AASHTO methodology based on the approved design speeds.
- C. Within required sight visibility areas, plant material, structures, walls, fences, signs, and other improvements shall maintain a clear visibility zone between two and one-half (2.5) feet and eight (8) feet above the adjacent sidewalk or ground plane. A minimum vertical clearance of fourteen (14) feet shall be maintained above the roadway.
- D. Intersections along The Boulevard shall remain subject to sight visibility review. The configuration of required sight visibility areas shall be determined using the applicable standards of this Section and Table 43: Alternative Standards.

6.A.3 Transitioning Between Residential and Other Uses

- A. Transitions between residential and non-residential land uses shall incorporate coordinated design elements, including landscape improvements, shade elements, decorative paving, pedestrian pathways, walls, fencing where appropriate, and other site features that reinforce a compatible transition between adjoining development.
- B. Development shall maintain visual and functional compatibility between adjacent residential and non-residential land uses through coordinated site planning, architecture, landscape improvements, pedestrian circulation, open space, and other compatible site design elements.

6.A.4 Fire Access and Emergency Response

- A. Site design shall comply with applicable fire and life-safety requirements in effect at the time of development, including the International Fire Code (IFC), City of Mesa Fire and Medical Department standards, and other applicable fire protection regulations. Such requirements include, but are not limited to, fire apparatus access roads, building access, fire lanes, hydrant placement, emergency vehicle turning movements, fire protection infrastructure and emergency access.
- B. Specific fire access, emergency access, and life safety requirements shall be reviewed during Development Plan Review.
- C. Development plans shall demonstrate compliance with the applicable fire and life-safety requirements in effect at the time of development.

6.B GENERAL ARCHITECTURE DEVELOPMENT AND DESIGN STANDARDS

6.B.1 Building Projections into Setbacks

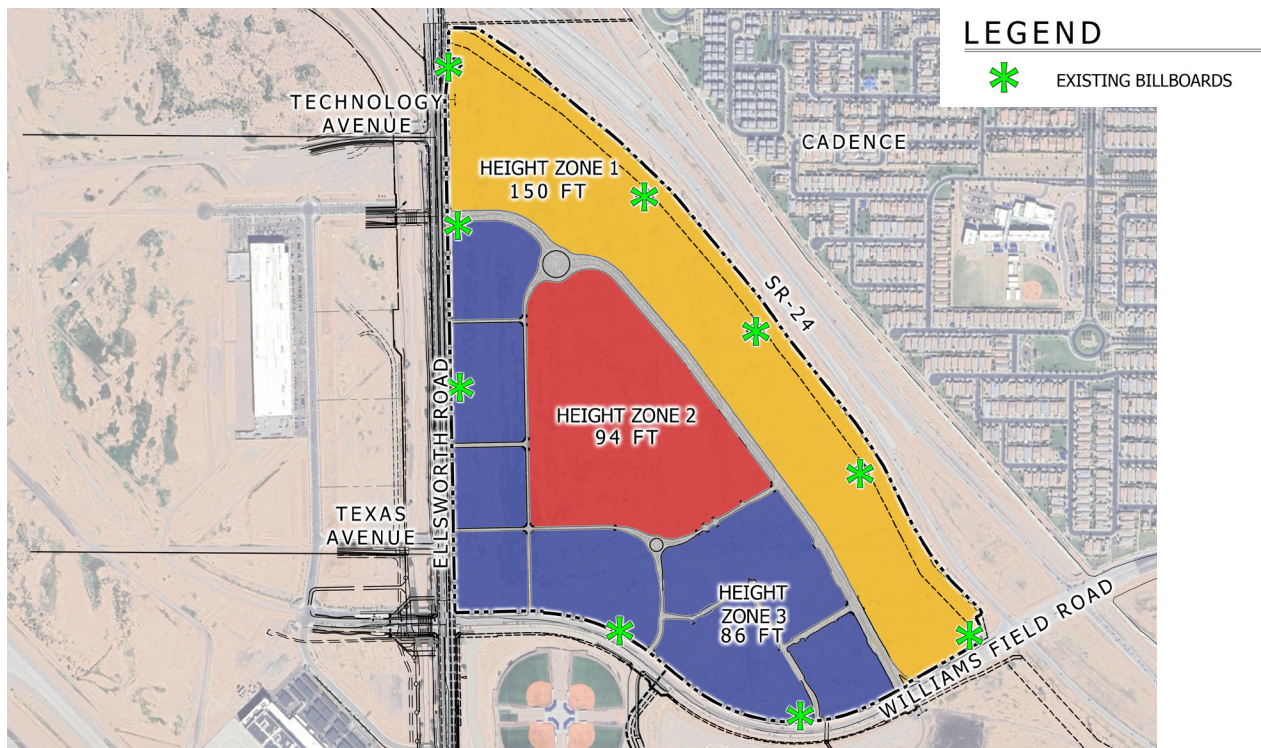
- A. Building projections are intended to enhance building architecture through visual articulation, shade, and shadow.
- B. Permitted Projections
 - 1. Awnings, eaves, overhangs, light shelves, canopies, arcades, pergolas, and upper-level porches may encroach up to 10 feet into any required setback.

2. Where a building projection extends over a sidewalk, pedestrian path, accessible route, plaza, outdoor seating area, building entry, or other pedestrian area, the lowest structural or decorative element of the projection shall provide a minimum vertical clearance of eight (8) feet above the finished walking surface, unless a greater clearance is required by applicable Building Code.
 3. Where a building projection extends over a drive aisle, loading area, fire lane, emergency access route, or other vehicular circulation area, the projection shall provide a minimum vertical clearance of 14 feet, or greater clearance where required by the Fire Code or Building Code.
 4. Where a building has a zero-foot setback, permitted projections may encroach up to five (5) feet into the public right-of-way or Public Utilities and Facilities Easement ("PUFE"), subject to approval of an encroachment agreement by the City Engineer. A minimum unobstructed pedestrian clear zone of six (6) feet clear shall be maintained at all times.
 5. Building projections shall not obstruct required pedestrian routes, accessible routes, fire access, emergency access, utility access, sight visibility areas, or required clearances.
- C. Staircases may encroach up to three (3) feet into any required setback provided they maintain sufficient clearance for access.
- D. The Planning Director may approve building projections that exceed the encroachment limits of this Section upon making all of the following findings:
1. The projection supports the architectural detailing;
 2. Required pedestrian circulation, accessible routes, fire access, emergency access, utility access, and sight visibility are maintained;
 3. The projection does not adversely affect adjacent property or public infrastructure; and
 4. The projection complies with applicable Building Code requirements.

6.B.2 Maximum Building Heights

- A. Allowed Heights.
1. The maximum building height within Height Zone 1 shall not exceed 150 feet.
 2. The maximum building height within Height Zone 2 shall not exceed 94 feet.
 3. The maximum building height within Height Zone 3 shall not exceed 86 feet.

FIGURE 10: MAXIMUM BUILDING HEIGHT MAP



B. Exceptions to the maximum building height limitations specified in this Plan may be approved by the Planning Director during the Development Plan Review for the structure and elements identified in Table 6: Building Height Exceptions, subject to the applicable requirements of Chapter 13, Building Height and FAA Airspace Regulations, provided all of the following criteria are met:

1. The height exception shall be limited to the specific structure, projection, or element for which the exception is requested and shall not authorize a general increase in the maximum building height for the entire building.
2. The height of any approved building height exception shall not exceed the maximum additional height or dimensional limitation established in Table 6: Building Height Exceptions;
3. The density or intensity is consistent with the requirements for the land use; and
4. At least one (1) of the following conditions shall be satisfied:
 - a. The development includes increased setbacks, enhanced landscape design, architectural screening, or other design measures that reduce the visual impact of the additional height.
 - b. The height exception is necessary to accommodate the proposed use, activity, equipment, utility need, or building access, life-safety requirement, or functional requirement of the building or structure.
 - c. The height exception is for an architectural feature, rooftop element, equipment enclosure, access feature, shade structure, or similar element that is integrated into the overall architectural design of the building.
 - d. The height exception is located at a focal point or within a limited portion of the building where it contributes to the overall architectural composition.

- C. Approval of a building height exception by the Planning Director does not replace or supersede any required FAA determination, Mesa Gateway Airport review, or other applicable airspace clearance. All height exceptions shall comply with the applicable limitations of Table 6: Building Height Exceptions and the requirements of Chapter 13, Building Height and FAA Airspace Regulations. Any required FAA determination, Mesa Gateway Airport review, or related airspace clearance shall be completed prior to issuance of a Building Permit.

TABLE 6: BUILDING HEIGHT EXCEPTIONS

Structures Allowed Above the Height Limit	Maximum Coverage, Location Restrictions	Maximum Vertical Projection Above the Height Limit (ft)
Skylights	No limitation	10 ft
Solar panels and other energy production facilities located on a rooftop.	No limitation	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10 ft
Architectural decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments.	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscape.*	25% of roof area	20% of base height limit up to 12 ft
Elevator and stair towers (for multi-family and non-residential buildings only).	N/A	20 ft
Mechanical penthouses	60% of roof area	15 ft
Flagpoles	N/A	No limitation, subject to administrative approval when exceeding the maximum building height of the applicable Height Zone.

TABLE 6: BUILDING HEIGHT EXCEPTIONS

Structures Allowed Above the Height Limit	Maximum Coverage, Location Restrictions	Maximum Vertical Projection Above the Height Limit (ft)
Distribution and transmission towers, lines, and poles; water tanks; windmills; radio towers; and airway beacons	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of the MZO Chapter 35: Antennas and Wireless Communications Facilities. Administrative approval shall be required for commercial communication towers that exceed the maximum permitted height of the applicable Height Zone.	
Note: * Areas may include restrooms, storage rooms, elevator lobbies, stair access enclosures, and similar accessory areas directly associated with a roof deck or rooftop open space. These areas shall not include dwelling units, sleeping rooms, independent leasable commercial space, or an additional occupiable floor above the maximum building height.		

6.B.3 Airport Overflight Compatibility Standards

- A. Development within an applicable Airport Overflight Area or Airfield Overlay District shall comply with the applicable airport overflight, aviation easement, disclosure, airspace, and noise attenuation requirements of the MZO.
- B. Where required by MZO Section 11-19-5(D), building permit plans shall demonstrate compliance with applicable airport noise attenuation requirements.

6.B.4 Integrated Architectural Theme

- A. Architectural Integration. Buildings shall maintain a coordinated architectural relationship with surrounding structures through compatible materials, colors, proportions, and design elements while allowing visual variety throughout the development.
- B. The overall site shall exhibit a coordinated design character through the integration of architecture, landscape improvements, amenities, common open space, signage, lighting, and pedestrian circulation. Individual buildings are not required to be identical in architectural style, materials, colors, or detailing, provided the overall development maintains a cohesive architectural composition.

6.B.5 Ground Floor Transparency

- A. This Section establishes general ground-floor transparency and blank wall treatment for buildings within the Site. Where a more specific standard applies to The Boulevard, Vertical Mixed-Use development, parking structures, or another specific use or development, the more specific standard shall govern.
- B. This Section applies to the ground-floor portion of a Primary Building Elevation that faces public streets, private streets, primary pedestrian routes, plazas, or Common Open Space intended for public, customer, resident, or visitor use. This Section does not apply to service areas, loading areas, utility areas, alleys, parking structure interiors, or building frontages that do not face a public, customer, resident, or visitor-oriented pedestrian area.
- C. Ground-floor transparency shall be measured as the percentage of building wall area located between two-and-one-half (2.5) feet and seven (7) feet above the adjacent sidewalk, pedestrian pathway, plaza, common open space area, or finished grade.
- D. Non-residential, multi-family, and mixed-use buildings shall provide a minimum of 20% transparency on the ground-floor portion of applicable facades unless a more specific standard applies.
- E. Types of Openings
 - 1. Transparency may be provided by windows, doors, storefront systems, display windows, shadow box displays, glass doors, or other transparent elements that provide views into active areas such as workspaces, display areas, retail areas, lobbies, amenity areas, residential living spaces, or window displays. Openings counted toward the required transparency shall utilize transparent glazing.
 - 2. For retail uses, display windows or shadow box displays may count toward the transparency requirement when they include transparent glazing, are visible from the adjacent pedestrian area, and provide a minimum display depth of 12 inches.
- F. Ground-floor Primary Building Elevations subject to this Section shall not contain uninterrupted wall planes exceeding 20 feet in length without an opening, wall plane change, material change, architectural feature, public art, decorative screen, landscape improvement, or other approved facade treatment.
- G. Uses such as theaters, fitness centers, medical imaging facilities, single-user buildings over 10,000 square feet, structured parking, back-of-house areas, service areas, or other uses with demonstrated operational requirements for reduced transparency may request modifications through Development Plan Review, provided the applicant demonstrates that alternative design treatments, including façade articulation, material variation, architectural detailing, public art, decorative screening, enhanced entrances, or landscape areas, reduce the appearance of blank walls and maintain a pedestrian oriented frontage.
- H. Multi-Level parking structures shall comply with the transparency and façade design requirements applicable to parking structures established elsewhere in this Plan.

6.B.6 Building Entrances

- A. This Section establishes general building entrance standards for the Site. Building entrances located along The Boulevard or fronting The Boulevard Pedestrian Area shall be governed by the applicable Boulevard standards and, where applicable, the Vertical Mixed-Use standards of this Plan.
- B. Buildings shall be designed with entrances that are visible, easily identifiable, and accessible.
- C. Entrances shall be pedestrian-oriented and reinforce connections to the surrounding pedestrian network, streetscape, plazas, courtyards, common open space, or other pedestrian-oriented outdoor spaces, as applicable.
- D. Primary public building entrances shall be clearly identifiable from public streets, private streets, primary internal drive aisles, parking areas, plazas, or other publicly accessible open spaces.
- E. Secondary public entrances shall be architecturally integrated with the primary building design through compatible materials, colors, architectural detailing, and lighting.
- F. Service entrances, loading entrances, and utility access points shall be integrated into the building architecture and site design to minimize visibility from primary building elevations.
- G. Primary Building Entrances shall be architecturally integrated into the overall building design and shall include at least two (2) of the following design features:
 - 1. Canopy, awning, arcade, trellis, porch, roof projection, or similar shade element, which shall project a minimum of four (4) feet from the building wall over the entrance area;
 - 2. Recessed entry, framed entry, projected entry, or other change in wall plane, which shall provide a minimum two (2) foot change in wall plane;
 - 3. Change in building massing, roof form, parapet height, or vertical architectural expression, which shall extend above the ground-floor entrance level;
 - 4. Change in paving material, paving pattern, or entry pavement treatment, including an entry paving treatment, plaza, or landing area that provides a minimum clear area of six (6) feet by six (6) feet at the entrance;
 - 5. Building-mounted lighting or pedestrian-scale lighting;
 - 6. Landscape improvements, planter, seat wall, or similar entry feature;
 - 7. Signage, address identification, directory sign, or wayfinding element; or
 - 8. Similar architectural or site design feature approved through Development Plan Review that is of comparable scale to the features listed above.
- H. For buildings three (3) stories or greater, the primary building entrance shall include at least one (1) multi-story or vertical design feature, such as a taller lobby volume, vertical glazing bay, tower element, change in building massing, change in parapet height, projected or recessed entry volume, or similar architectural treatment that emphasizes the entrance beyond the ground floor.
- I. Landscape improvements, paving, lighting, signage, and other site elements shall be used to guide pedestrians to Primary Building Entrances.
- J. Buildings located on corner lots shall address both street frontages through a coordinated combination of entrances, windows, wall plane changes, material changes, glazing, shade elements, or other architectural features that provide a finished architectural frontage on each street-facing elevation.

6.B.7 Building Materials and Colors

A. Exterior Building Materials

1. Materials and colors shall be applied in a manner consistent with the overall architectural style or applicable retail brand identity of the development.
2. Buildings shall incorporate durable, high-quality exterior materials that are appropriate to the architectural style of the building, suitable for the climatic conditions of Mesa, support long-term performance, and contribute to a cohesive architectural character throughout the Site.
3. Material selections shall reinforce the visual identity of the development through the use of desert tones, natural materials, regional architectural influences, brand identity, or other coordinated architectural design approaches approved through Development Plan Review.
4. Acceptable primary exterior building materials include:
 - a. Glazing and storefront systems;
 - b. Architectural steel, metal panels, and metal accents;
 - c. Pre-cast concrete, concrete masonry, and decorative masonry;
 - d. Natural stone, manufactured stone, and composite stone;
 - e. Enhanced stucco, plaster, EIFS, or similar cementitious or synthetic finish systems;
 - f. Fiber cement siding, fiber cement panels, and similar durable panel systems;
 - g. Synthetic wood, wood-look materials, architectural wood, and composite wood materials designed for exterior use;
 - h. Tile, brick, or similar accent materials; and
 - i. Other durable exterior materials approved through Development Plan Review.
5. Specialty materials and textures shall be incorporated to introduce visual depth, architectural interest, and building articulation while maintaining harmony within the overall architectural character of the building.
6. Pre-engineered metal buildings are not permitted.

B. Colors

1. Color palettes shall reflect desert tones, natural materials, and regional architectural influences.
2. Bright or high-contrast colors, when used, shall be appropriate to the architectural style or retail brand identity of the building and used sparingly as accents that highlight architectural features, building entrances, and wayfinding elements.

C. Material and Color Transitions

1. Material and color changes transitions shall occur at logical architectural features, including changes in wall plane, inside corners, outside corners, architectural bands, reveals, trim elements, cornices, bases, caps, sills, or similar architectural feature.
2. Material and color changes may occur horizontally or vertically on a building facade, provided the transition is designed as part of the building.
3. Where one material is placed above another material on the same facade, the transition shall occur at an architectural feature such as a base, belt course, band, reveal, trim element, sill line, floor line, change in plane, or similar design element.

4. When continuing a material or color around a corner from the front to side elevation, it shall be terminated at a point such as an offset in the plane, a column, an intersecting wall or fence, an architectural band, a reveal, or other architectural feature.

D. Base Materials

1. Stone, masonry, precast concrete, decorative concrete masonry, or similar durable base materials, when incorporated into the building design, should generally be located at the base of the building, lower portions of columns, and other architectural features.

6.B.8 Architectural Detailing and Four-Sided Architecture

- A. Buildings shall incorporate architectural detailing on all elevations to create visually engaging structures that contribute positively to the pedestrian environment and overall development character.
- B. Four-sided Architecture. All buildings shall incorporate four-sided architecture, with attention given to façades visible from public streets, pedestrian pathways, and public open spaces.
- C. Publicly visible façades shall include articulation, detailing, material variation, and design treatment consistent with the architectural character of the building.
- D. Areas not visible from public view, including service areas, loading docks, and elevations behind screen walls, may include simplified detailing but shall maintain a consistent material palette and overall design quality.

6.B.9 Massing & Articulation

A. Building Massing

1. Changes in building volume, setbacks, and roof forms shall be used to reduce the perceived mass of larger buildings and create visual interest.
2. Building elevations shall incorporate depth and variation through elements such as offsets, recesses, projections, reveals, and changes in materials to create visual interest and reduce the appearance of large uninterrupted wall planes.

B. Façade Articulation

1. Fenestration, façade articulation, material variation, and changes in wall plane shall be incorporated along pedestrian-facing elevations to reduce the appearance of large uninterrupted wall planes and enhance pedestrian-scale design.
2. Architectural elements such as awnings, canopies, recesses, arcades, or similar features shall be used where appropriate to provide shade, shelter, and visual interest along building façades.
3. Building placement and orientation shall consider solar orientation, light, and shadow to enhance building articulation, pedestrian comfort, and overall environmental responsiveness.

6.B.10 Roof Forms

- A. Roof forms and roof materials shall contribute to the architectural character, visual richness, and overall design quality of development.
- B. Variations in rooflines and roof materials shall be used to reduce perceived building mass and contribute to the overall architectural character of the development.
- C. Roof Design
 - 1. Buildings shall incorporate varied roof forms, rooflines, and roof materials consistent with the architectural style of the building.
 - 2. Roof forms may include flat roofs with parapets, pitched roofs, shed roofs, mansard forms, clerestory elements, tower elements, entry roof features, canopies, or similar roof elements compatible with the architectural style of the building.
 - 3. Visible pitched roofs and accent roof forms shall consist of standing seam metal, tile, concrete tile, clay tile, slate, composite shingle, or other durable roofing material approved through Development Plan Review.
 - 4. Parapets shall be designed as integral architectural features and may include height variation, cap or coping details, cornices, reveals, material changes, color changes, or similar architectural treatments.
- D. Rooftop Equipment & Screening
 - 1. Rooftop equipment shall be integrated into the building design and screened in accordance with the requirements of this Plan to ensure it is not visible from public streets, pedestrian pathways, or shared open spaces.
 - 2. Solar panels and other alternative energy systems, where included, shall be incorporated into the building's roof design in a visually appealing manner, without detracting from the overall architectural style per the screening requirements in this Plan.

6.B.11 Roof Access Ladders and Fire Sprinkler Risers

- A. Roof access ladders and fire sprinkler risers shall be located within the building.
- B. Exceptions
 - 1. The Planning Director may grant exceptions where it can be demonstrated that locating the items internally is not practicable because of building design, structural, mechanical, or life safety constraints.
 - 2. When an exception is granted, roof access ladders or fire sprinkler risers shall be integrated into the architectural design of the building through compatible materials, colors, screening, architectural detailing, or similar design treatments.

6.B.12 Energy Performance and Building Design

- A. Buildings shall incorporate strategies to reduce heat gain and improve energy performance such as but not limited to building orientation, façade articulation, and shading elements.
- B. The incorporation of on-site renewable energy systems, such as rooftop or parking structure-mounted solar panels, is encouraged.
- C. The use of recognized sustainable building rating systems, performance-based building certification programs, or comparable operational best practices is encouraged to support long-term building performance and sustainability.

6.C GENERAL OPEN SPACE AND LANDSCAPE DEVELOPMENT AND DESIGN STANDARDS

6.C.1 General Landscape Requirements

- A. Landscape standards and plant palettes may be supplemented, modified, or replaced through approval by the Master Developer provided such modifications remain consistent with the purpose and intent of this Plan.
- B. Required landscape areas shall be kept free from structures, storage, parking, vehicle overhang, or other improvements that are not part of the approved landscape design, except where specifically permitted in this Plan.
- C. Where turf abuts decomposed granite or similar inorganic landscape material, a hardscape edging material such as brick or concrete curb/mow-strip shall be provided.
- D. Enhanced Landscape Areas
 - 1. Enhanced planting areas and understory landscape shall be incorporated near building entrances, gathering areas, and pedestrian spaces to create visual interest and reinforce entry features.
 - 2. Where enhanced landscape areas are incorporated into the site design, groupings of canopy trees, enhanced planting areas, and landscape improvements should be concentrated near Primary Building Entrances, pedestrian gathering areas, and prominent building frontages to soften building mass and reinforce pedestrian oriented spaces.
- E. Compatibility
 - 1. Tree species, size, height, and canopy shall be appropriate to the scale of adjacent buildings, streets, pedestrian areas, and open spaces.
 - 2. Trees within the right-of-way, as well as all other areas within the Site, shall be maintained at eight (8) feet above the sidewalk or 14 feet above the roadway at all times.
 - 3. Landscape improvements shall complement the architectural detailing, materials, colors, signage, and lighting of surrounding development to create a cohesive and coordinated visual environment throughout the Site.

6.C.2 Plant Materials

- A. Trees
 - 1. Size Requirement
 - a. Trees in both residential and non-residential applications, including recreational areas, shall be a minimum of 24-inch box trees.
 - b. A minimum of 25% of the total required trees shall be 36-inch or larger box trees.
 - c. Trees located adjacent to building frontages containing tenant identification signage shall be installed and maintained to preserve reasonable visibility of approved building signage while continuing to provide shade and canopy.
 - 2. Tree Substitutions.
 - a. Tree substitutions are permitted to provide flexibility in plant selection while maintaining the overall intent of required tree planting, including shade, scale, and visual character.

- b. Substitutions shall be used strategically and in a manner that supports the design objectives of the Site, ensuring that equivalent landscape value is achieved through appropriate plant size, placement, and composition.

3. Palms as Tree Substitutions.

- a. Palm trees may be used to highlight prominent locations, reinforce a sense of arrival, soften the verticality of taller buildings and structures, and contribute to the visual identity of the development.
- b. Palm trees may be substituted for 20% of the total required trees along streets and driveways.
- c. Palm trees used as tree substitutions shall be limited to Canary Island date palms (*Phoenix canariensis*), date palms (*Phoenix dactylifera*), or similar date palm species approved through Development Plan Review.
- d. Mexican fan palms (*Washingtonia robusta*) are not permitted as tree substitutions and shall not be counted toward required tree planting.
- e. When used, palm trees shall be located strategically at highly visible areas such as entry features, arrival areas, amenity spaces, plazas, and other prominent locations where vertical emphasis contributes to the overall landscape composition.

TABLE 7 – SUBSTITUTE PALM TREE HEIGHTS

Required Tree Size	Substitute Palm Tree Heights
24-inch box	20 ft
36-inch box	25 ft

- 4. Saguaros used as tree substitutions shall be grouped or incorporated into coordinated landscape compositions and shall not be randomly distributed throughout required streetscape plantings.

TABLE 8 – SUBSTITUTE SAGUARO HEIGHTS

Required Tree Size	Substitute Saguaro Heights
24-inch box	10 ft
36-inch box	15 ft

B. Shrubs

- 1. Required shrubs shall have a minimum mature growth height of 18 inches.
- 2. At least 50% of required shrubs shall be a minimum of five (5) gallons in size upon installation, but in no case shall any shrub be less than one (1) gallon in size.

C. Living Turf and Artificial Turf

- 1. Living turf and artificial turf may be integrated into the overall landscape design in accordance with this Section.
- 2. Living turf areas shall comply with the Arizona Groundwater Management Act and applicable City of Mesa water conservation requirements.
- 3. Efficient irrigation systems shall be incorporated for living turf areas to minimize water use, runoff, and overspray.

4. Living turf shall be limited to areas where it serves a functional, recreational, social, or resident-use purpose, such as active recreation areas, play areas, pet areas, private yards, common open space areas, courtyards, plazas, gathering areas, and similar use areas.
5. Drought-tolerant living turf species are encouraged. Living turf species with high water demands are discouraged.
6. To maximize functionality, living turf shall only be placed in areas where it will be used most effectively, avoiding narrow strips or irregular shapes that are difficult to irrigate efficiently.
7. Artificial turf may be used within public rights-of-way, Public Utility and Facilities Easements (PUFEs), streetscape areas, pedestrian areas, courtyards, plazas, private open space, recreation areas, play areas, pet areas, private yards, and similar areas where it is integrated into the overall landscape design and does not reduce the minimum quantities of required trees, shrubs or other living landscape materials established by this Plan.
8. Artificial turf located within public rights-of-way or public utility and facilities easements shall be subject to applicable City, utility, access, drainage, sight visibility, maintenance, and public safety requirements.
9. Artificial turf shall be installed and maintained in a manner that supports long-term appearance, drainage, accessibility, and safe use.

D. Prohibited Areas for Turf

1. Living turf is not permitted within public rights-of-way, but may be used within adjacent public utilities and facilities easements where it serves a practical purpose such as those stated above, provided it does not interfere with access or functionality.
2. Living turf is prohibited in areas where it does not serve a practical purpose, such as ornamental plantings or decorative landscape areas and drought-tolerant alternatives shall be used in these locations.

E. Groundcover

1. Groundcover shall be incorporated throughout landscape areas to provide visual continuity, reduce soil erosion, support water conservation, and contribute to the overall landscape character of the Site.
2. Landscape areas shall incorporate groundcover consisting of vegetative groundcover, inert ground cover, artificial turf, or a combination thereof.
3. Vegetative Groundcover
 - a. Vegetative groundcover shall consist of living plant materials generally characterized by low horizontal growth and limited vertical growth, generally not exceeding 18 inches in height at maturity.
 - b. A minimum of 75% of the required landscape areas shall consist of vegetative groundcover or other living plant material.
 - c. This requirement shall not apply to the Park, The Boulevard, or The Boulevard Pedestrian Area, PUFEs, or other areas where planting is prohibited or restricted.

F. Inert Groundcover

1. Inert ground cover may consist of gravel, decomposed granite, crushed rock, desert tree mulch, or other approved materials.
2. Natural desert cobble, weathered rock, desert mulch, or similar natural desert materials are encouraged where compatible with the overall landscape design.

6.C.3 Plants with Thorns, Spines, or Sharp Spikes

- A. Plants with thorns, spines, or sharp spikes shall not be planted within five (5) feet of sidewalks, pedestrian pathways, or vehicular roadways.
- B. Plants with thorns, spines, or sharp spikes shall not be planted within three (3) feet of median island curbs.
- C. Plants with thorns, spines, or sharp spikes shall not be placed in locations where they interfere with pedestrian circulation routes, accessible paths of travel, or vehicle access areas.
- D. Exceptions may be permitted in controlled landscape areas including plazas, courtyards, outdoor seating areas, or similar spaces, where planting areas are clearly separated from pedestrian through-routes, access routes, and areas of regular public circulation.

6.C.4 Selection of Plant Material and Plant Palette

- A. Plant material shall provide diversity across the overall Plan area to promote long-term landscape quality, resiliency, visual interest, and the use of species appropriate to their intended location and function.
 - B. Diversity shall be evaluated based on the plant palette and landscape composition of the Plan area as a whole and shall not be required within each individual landscape area or portion thereof.
 - C. Plant diversity may be achieved through complementary species, layered planting compositions, and intentional groupings of plant material. Individual landscape areas or portions thereof may utilize a predominant species, repeated groupings of the same species, or a coordinated plant palette as part of the overall landscape design. A limited plant palette may also be used where it supports a coordinated design character, appropriate species performance, or long-term maintenance objectives.
 - D. The Boulevard may utilize a single tree species as the primary tree to establish a distinct, cohesive character and consistent visual identity.
- E. Plant Selection Standards
1. Trees and shrubs used for screening and buffering shall have dense foliage, appropriate height, and a canopy spread sufficient to achieve the intended screening effect at maturity.
 2. Plant materials shall be selected based on their long-term suitability for the climatic and environmental conditions of Mesa, including drought tolerance, water efficiency, mature size and form, heat tolerance, anticipated performance in comparable conditions, and maintenance requirements..

F. Plant Palette

1. The plant palette contained within this Plan is intended to establish the overall landscape character of the Site while providing flexibility to respond to site conditions, seasonal availability, nursery supply, and long-term maintenance considerations, and evolving best management practices.
2. Comparable species that meet the intent of the approved plant palette may be proposed at the time of detailed landscape design and may be approved through Development Plan Review.
3. Where a proposed plant palette supplement, modification, or replacement is subject to Master Developer review under this Plan, documentation of Master Developer authorization may be provided with the Development Plan Review application.

TABLE 9: SUGGESTED PLANT PALETTE

Tree	
Botanical Name	Common Name
Acacia aneura	Mulga Acacia
Acacia smallii	Sweet Acacia
Acacia willardiana	Palo Blanco
Bauhinia lunarioides	Anacacho Orchid Tree
Bauhinia x blakeana	Hong Kong Orchid
Caesalpinia cacalaco	'Smoothie' Cascalote
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Ebenopsis ebano	Texas Ebony
Eucalyptus papuana	Ghost Gum
Ficus microcarpa	Ficus Nitida
Fraxinus angustifolia oxycarpa 'Raywood'	Raywood Ash
Fraxinus greggii	Little Leaf Ash
Fraxinus uhdei	Shamel Ash
Fraxinus velutina 'Fan-Tex'	Fan-Tex Velvet Ash
Fraxinus velutina 'Rio Grande'	Rio Grande Velvet Ash
Ligustrum japonicum 'Texanum'	Waxleaf Japanese Privet
Lysiloma microphylla	Feather Tree
Olea europaea	'Wilsonii' Wilsonii Olive
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia praecox	Palo Brea
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm

TABLE 9: SUGGESTED PLANT PALETTE

<i>Pistacia chinensis</i>	'Red Push' Red Push Chinese Pistache
<i>Pistacia lentiscus</i>	Mastic Tree
<i>Plantus wrightii</i>	Arizona Sycamore
<i>Prosopis hybrid</i>	Thornless Mesquite
<i>Prosopis glandulosa</i>	Honey Mesquite
<i>Quercus buckleyi</i>	Buckley Oak
<i>Quercus fusiformis</i>	Texas Live Oak
<i>Quercus virginiana</i>	'Cathedral' Cathedral Live Oak
<i>Quercus virginiana</i>	'Empire' Empire Live Oak
<i>Quercus virginiana</i>	'Joan Leonetti' Joan Leonetti Live Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Schinus terebinthifolia</i>	Brazilian Pepper Tree
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Thevetia peruviana</i>	Lucky Nut
<i>Trachycarpus fortunei</i>	Windmill Palm
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Ulmus parvifolia</i> 'Allee'	Allee Elm
<i>Vitex agnus-castus</i>	Chaste Tree
Extra Large Shrubs	
Botanical Name	Common Name
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea
<i>Bougainvillea</i> 'California Gold'	California Gold Bougainvillea
<i>Bougainvillea</i> x 'Rosenka'	Rosenka Bougainvillea
<i>Bougainvillea</i> x 'San Diego Red'	San Diego Red Bougainvillea
<i>Buddleia davidii</i>	Butterfly Bush
<i>Buddleia marrubifolia</i>	Woolly Butterfly Bush
<i>Caesalpinia gillesii</i>	Yellow Bird of Paradise
<i>Cordia boissieri</i>	Anacahuita
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Dodonaea viscosa</i>	Hopbush
<i>Rosa banksiae</i> 'Alba Plena'	White Lady Bank's Rose
<i>Tecoma alata</i> 'Orange Jubilee'	Orange Jubilee
<i>Tecoma capensis</i>	Cape Honeysuckle
<i>Tecoma</i> 'Sparky'	Sparky Bells
<i>Tecoma</i> Stans	Yellow Bells
<i>Tecoma</i> x 'Bells of Fire'	Bells of Fire

TABLE 9: SUGGESTED PLANT PALETTE

Tecoma x 'Mnstable'	Sierra Apricot Trumpet Bush
Tecoma x 'Solar Flare'	Solar Flare Yellow Bells
Tecoma x 'Sunrise'	Sunrise
Vauquelinia californica	Arizona Rosewood
Large Shrubs	
Botanical Name	Common Name
Calliandra californica	Red Fairy Duster
Cassia nemophila	Desert Cassia
Cassia phyllodinea	Silvery Cassia
Justicia californica	Red Chuparosa
Larrea tridentata	Creosote
Leucophyllum frutescens	Texas Sage
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
Ligustrum japonicum	Japanese Privet
Myrtus communis	Common Myrtle
Osmanthus fragrans	Sweet Olive
Salvia clevelandii	Chaparral Sage
Simmondsia Chinensis	Jojoba
Viguiera deltoidea	Goldeneye
Medium Shrubs	
Botanical Name	Common Name
Dalea frutescens	Black Dalea
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea
Eremophila glabra spp. carnosa	Winter Blaze
Eremophila hygrophana Blue Bells	Blue Bells
Hibiscus rosa-sinensis 'Diamond Head'	Double Red Hibiscus
Jojoba Teucrium fruticans	Bush Germander
Justicia spicigera	Mexican Honeysuckle
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage
Leucophyllum frutescens 'Compacta'	Compact Texas Sage
Leucophyllum X 'Heavenly Cloud'	Heavenly Cloud Sage
Leucophyllum zygophyllum	Cimarron Sage
Perovskia atriplicifolia	Russian Sage
Punica granatum	Dwarf Pomegranate

TABLE 9: SUGGESTED PLANT PALETTE

Rosmarinus officinalis	Rosemary
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Ruellia brittoniana	Purple Ruellia
Simmondsia Chinensis	'Vista' Compact
Small Shrubs	
Botanical Name	Common Name
Anisacanthus quadrifidus v. brevilobus	Mountain Flame
Bougainvillea 'Alexandra'	Alexandra Bougainvillea
Calliandra eriophylla	Pink Fairy Duster
Callistemon viminalis 'Little John'	Little John Bottle Brush
Myrtus communis 'compacta'	Dwarf Myrtle
Nandina domestica 'Atropurpurea Nana'	Nandina domestica 'Atropurpurea Nana'
Olea europaea "Little Ollie"	Dwarf Olive
Teucrium chamaedrys	Germander
Groundcovers	
Botanical Name	Common Name
Acacia redolens	Prostrate Acacia
Asparagus densiflorus 'Sprengeri'	Sprenger Asparagus Fern
Chrysactinia mexicana	Damianita
Convolvulus mauritanicus	Morning Glory
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Eremophila Juniperus sabina 'Buffalo'	Buffalo Juniper
Eremophila prostrata	Outback Sunrise
Gazania rigens 'Sun Gold'	Sun Gold Gazania
Lantana montevidensis 'Alba'	White Trailing Lantana
Lantana sp.	'New Gold' Lantana
Lantana sp.	'Dallas Red' Lantana
Lantana x 'New Red'	Goldrush Lantana
Oenothera berlandieri	Mexican Evening Primrose
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary
Ruellia 'Katie'	Dwarf Ruellia 'Katie'
Setcreasea pallida	Purple Spiderwort
Teucrium chamaedrys 'prostratum'	Prostrate Germander
Trachelospermum jasminoides Asiaticum	Asiatic Jasmine
Wedelia trilobata	Wedelia

TABLE 9: SUGGESTED PLANT PALETTE
Cacti/ Accents/ Grasses

Botanical Name	Common Name
Agave americana 'Marginata'	Variegated Century Plant
Agave bovicornuta	Cow's Horn Agave
Agave desmetiana	Smooth Agave
Agave ferox	Agave
Agave geminiflora	Twin Flowered Agave
Agave murpheyi	Murphey's Century Plant
Agave parryi 'truncata'	Parry's Agave
Agave schidigera	Durango Delight Agave
Agave sisalana	Sisal Agave
Agave x 'Blue Glow'	Blue Glow Agave
Aloe barbadensis	Medicinal Aloe
Aloe ferox	Bitter Tree Aloe
Aloe hyb. 'Blue Elf'	Blue Elf Aloe
Aloe saponaria	Soap Aloe
Aloe striata	Coral Aloe
Bouteloua gracilis	Blonde Ambition
Bulbine frutescens	Shrubby Bulbine
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Chamaerops humilis	Mediterranean Fan Palm
Cycas revoluta	Sago Palm
Dasyllirion longifolium	Toothless Desert Spoon
Dasyllirion quadrangulatum	Mexican Grass Tree
Euphorbia rigida	Yellow Spurge
Festuca ovina glauca	Blue Sheep Fescue
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca
Hesperaloe parviflora 'Stoplights'	Stoplights Dwarf Red Yucca
Hesperaloe parviflora 'Yellow'	Yellow Yucca
Hesperaloe sp. Pink Parade	Pink Parade Hesperaloe
Liriope muscari	Lilyturf
Muhlenbergia capillaris	'Regal Mist'
Muhlenbergia lindheimeri	'Autumn Glow'
Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida 'Nashville'	Nashville Purple Muhly
Myoporum parvifolium	Trailing Myoporum

TABLE 9: SUGGESTED PLANT PALETTE

Nassella tenuissima	Mexican Feather Grass
Nolina bigelovii	Bear-grass
Ophiopogon jaburan 'Dwarf Kyoto'	Dwarf Mondo Grass
Pachycereus marginatus	Mexican Fence Post Cactus
Pedilanthus macrocarpus	Slipper Plant
Penstemon eatonii	Firecracker Penstemon
Portulacaria afra minima	Dwarf Elephant Food
Yucca baccata	Banana Yucca
Yucca pallida	Pale Leaf Yucca
Yucca recurvifolia	Soft Leaf Yucca
Yucca rupicola	Twisted Leaf Yucca
Vines	
Botanical Name	Common Name
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Hardenbergia violacea	Purple Lilac Vine
onicera japonica 'Halliana'	Halls Honeysuckle Flowering Vine
Rosa banksiae	Lady Bank's Rose
Trachelospermum jasminoides	Chinese Star Jasmine

6.C.5 Paving and Hardscape Material

A. Hardscape Materials

1. Paving and hardscape materials used within landscape areas shall be durable, high-quality, and appropriate for the climatic conditions of Mesa.
2. Hardscape materials may include, but are not limited to, decorative concrete, textured concrete, pavers, natural stone, manufactured stone, composite stone, or other durable materials consistent with the overall design character of the development.

B. Design Integration

1. Decorative paving shall be integrated with the surrounding landscape and architectural design to contribute to a cohesive site character.
2. Variations in paving materials, patterns, textures, and colors shall be used to define pedestrian areas, gathering spaces, plazas, crossings, seating areas, and other activity zones.

C. Accessibility & Circulation

1. Decorative paving treatments shall be designed and located to maintain safe and accessible pedestrian circulation.
2. Hardscape materials and transitions shall comply with applicable accessibility requirements and shall not create hazards or impediments to pedestrian movement.

6.C.6 Curbing

Where wheel stops or barriers are required to prevent vehicular intrusion into landscape areas, continuous concrete curbing, decorative bollards, integral raised planters, or other durable barrier systems may be used.

6.C.7 Right-of-Way, Sight Visibility Clear Zones

A. Right-of-way Landscape

1. Plant materials used within the right-of-way shall consist of low-water-use, drought-tolerant species, including those listed by the Arizona Department of Water Resources for the Phoenix Active Management Area.
2. In addition to the minimum on-site landscape requirements, adjacent undeveloped right-of-way shall be landscaped and may include low water use plant species, inert ground cover, and other landscape improvements consistent with this Plan.
3. Tree canopy clearance within the right of way shall comply with Section 6.C.1.E.2.

B. Landscape within sight visibility clear zones shall be designed and maintained to preserve visibility for pedestrians, bicyclists, and vehicles at intersections, driveways, medians, pedestrian crossings, and other areas requiring unobstructed sight lines.

C. Landscape within sight visibility clear zones:

1. All landscape elements, excluding tree trunks and tree canopies, including shrubs, groundcover, and inert ground cover materials, shall not exceed 30 inches in height at maturity.
2. Tree canopies shall be maintained to provide a minimum clearance of eight (8) feet from the sidewalk.
3. Tree canopies over roadways shall be maintained to a minimum of 14 feet clearance.
4. Trees located within sight visibility triangles (SVTs) shall be a single trunk species with a mature trunk diameter not exceeding 12 inches, and shall be spaced to avoid a continuous visual obstruction ("picket fence effect"), as determined by the Transportation Department.
5. Any trees that are to be located within SVTs must be reviewed and approved by the Transportation Department.
6. Field changes may be required for the acceptance of a landscape permit if it is found that the SVT is adversely impacted by new landscape.

D. Landscape may be incorporated into medians, including where the median tapers. In these cases, design shall ensure visibility, safety, and maintainability, while reinforcing the overall landscape character of the corridor.

6.C.8 Landscape in Public Utility Easements (PUFEs)

A. General Requirements Within Public Utility and Facilities Easements.

1. Plant materials shall not be required within Public Utility and Facilities Easements (PUFEs) where planting is prohibited or restricted by the City, utility provider, or applicable easement holder.

2. Trees, shrubs, groundcover, artificial turf, or other surface treatments may be located within PUFEs only where permitted by the City, utility provider, or applicable easement holder and where the improvement does not interfere with utility infrastructure, access, maintenance, repair, or replacement.
3. Required trees, shrubs, groundcover, or other plant materials may be relocated, clustered, adjusted, redistributed, or omitted where PUFEs, utility infrastructure, access requirements, maintenance requirements, or utility provider requirements limit plant placement, provided the required plant quantity is maintained to the greatest extent feasible and the alternative design achieves the intent of the applicable landscape standard.
4. Trees shall not be located closer than 20 feet to any street light pole or designated street light location in accordance with City of Mesa engineering requirements.
5. Where conflicts arise, tree placement or species may be adjusted as required by the City, utility provider, or applicable easement holder to ensure safe and continued service. Required adjustments shall be reflected on the landscape construction drawings submitted with the applicable Development Plan, construction document, or permit package.

B. Landscape at the Powerline Corridor and the Route 24 Buffer.

1. Landscape within the powerline corridor shall comply with all Salt River Project (SRP) requirements related to plant species, placement, height, maintenance, and clearance within transmission line easements.
2. Plant materials located within the powerline corridor shall consist primarily of low-growing vegetation, groundcover, shrubs, and other plantings that do not conflict with overhead transmission infrastructure.

C. All landscape improvements within the powerline corridor and SR-24 buffer shall be coordinated with applicable utility easements, utility provider requirements, access requirements, and maintenance provisions.

6.C.9 Landscape within Retention Areas

A. Retention Basin Design

1. Retention basins shall be designed to provide required stormwater conveyance and storage capacity and shall not interfere with drainage function, emergency overflow, or maintenance access.
2. Surface retention basins visible from public or private streets, pedestrian routes, civic spaces, or adjacent development shall incorporate grading, planting, and landscape treatments that contribute positively to the overall appearance of the Site.

B. Plant Materials and Landscape

1. Plant materials located within retention basins shall consist primarily of low-water-use, drought-tolerant, and basin-tolerant species appropriate for periodic inundation and long-term maintenance.
2. Planting within retention basins shall be arranged to maintain visibility, preserve drainage function, and allow for maintenance and access to drainage infrastructure.
3. Basin edges should incorporate trees, shrubs, and groundcover where consistent with drainage design to soften the appearance of the basin and integrate it into the surrounding landscape.

C. Integration with Open Space

1. Retention basins may include pedestrian pathways, seating areas, or other passive open space elements where consistent with drainage design and City engineering requirements.
2. Integrated open space and recreational features shall not impede the operational performance or maintenance requirements of the retention basin system.

D. Temporary Retention Basins

1. Temporary retention basins may be provided as part of phased development, interim drainage improvements, construction sequencing, or temporary stormwater management, subject to approval through the applicable grading, drainage, engineering, or construction plan review process.
2. Temporary retention basins shall not be required to include permanent landscape improvements when the basin is intended to be removed, replaced, reconstructed, or incorporated into a future phase of development.
3. Temporary retention basins shall be stabilized and maintained to provide dust control, erosion control, stormwater function, and safe maintenance access.
4. Temporary retention basins shall comply with applicable City, County, state, and federal dust control, stormwater, drainage, and construction requirements.
5. Temporary retention basins shall be maintained free of debris, excessive sediment, and nuisance vegetation until the basin is removed, replaced, reconstructed, or improved as part of a future phase.

6.C.10 Perimeter and Street Frontage Landscape

- A. Perimeter landscape plays a vital role in enhancing the aesthetic appeal of developments, creating attractive street frontages, and providing natural transitions between different land uses.
- B. Perimeter landscape shall be maintained with approved plant materials except as otherwise permitted by this Section.
 1. A minimum five (5) foot wide landscaped area shall be provided immediately outside any Public Utility and Facilities Easement (PUFE) along street frontages where a PUFE is located.
 2. Where no Public Utility and Facilities Easement exists, a minimum five (5) foot wide landscaped area shall be provided along the street frontage.
- C. All development shall provide shade through the use of tree canopy (measured at maturity), shade structures, or building overhangs for at least 50% of the sidewalk along street frontages.
 1. Areas where utilities, easements, fire lane access, drainage facilities, required clear zones, or other site constraints prohibit the installation of trees or physical shade structures shall be exempt from the applicable shade requirement.
 2. Alternative pedestrian comfort measures may be provided as approved through Development Plan Review.

D. Encroachment

1. Perimeter landscape areas may include monument signs, parking screen walls, and retention basins as part of the overall landscape design.
2. Outdoor seating, plazas, and other open space gathering areas may encroach up to 50% of the required landscape area.

E. Required Plant Material.

1. Plant materials shall be calculated based on a linear module of 25 feet.
2. Trees and shrubs may be clustered within the required landscape area to respond to utilities, easements, driveways, sight visibility requirements, building entrances, architectural features, or other site constraints.
3. Where documented site constraints, including utilities, easements, drainage facilities, required clear zones, fire access, or other physical limitations, prevent compliance with the minimum required plant quantities, the Planning Director may approve a proportional reduction in the required plant material, provided the landscape design continues to achieve the intent of this Section to the greatest extent feasible.

TABLE 10: REQUIRED NUMBER OF PLANTS BY ROADWAY TYPE

Type of Roadway	Minimum Required Plants
Arterials & Collectors	1 Tree and 6 Shrubs per 25 linear feet of Street Frontage (4 trees and 24 shrubs per 100 feet)
Local (Public or Private)	1 Tree and 4 Shrubs per 25 linear feet of Street Frontage (4 trees and 16 shrubs per 100 feet)
Notes: Any fractional amounts shall be rounded up to the next whole number. Areas that measure less than 25 linear feet are not required to include planting.	

F. Landscape on Undeveloped Parcel Frontages

1. Where parcels remain undeveloped adjacent to constructed roadways, interim frontage treatment shall be provided to maintain a finished edge condition along the roadway frontage until the parcel develops.
2. Interim frontage treatment may include curb, sidewalk, stabilized ground surface, inert groundcover, plant material, irrigation, dust control, erosion control, temporary screening, other frontage elements approved through the applicable Development Plan.
3. Along the frontage of undeveloped parcels adjacent to constructed roadways, extruded concrete curbing shall be provided unless otherwise approved.
4. A landscape area, inert groundcover area, stabilized surface, or other approved frontage treatment shall be provided outside of the sidewalk area where space is available and where not prohibited by utility easements, drainage facilities, required clear zones, fire access, or other site constraints. The width, location, and treatment of the frontage area shall be determined with the applicable roadway improvement and/or Development Plan.
5. Landscape improvements for undeveloped parcel frontages shall be installed with the associated roadway improvements and maintained in accordance with the applicable requirements of this Plan.

6.C.11 Landscape Around Entries and Entry Drives

- A. This Section applies to primary entries into the Site and primary entries into individual development.
- B. This Section does not apply to individual tenant entrances, individual building entrances, service drives, alleys, emergency access points, parking lot drive aisles, or other access points that are not designed as a primary entry feature.
- C. Entry Design Requirements
 - 1. Primary entries shall be designed as identifiable arrival areas that include enhanced plant material and at least one (1) supporting entry feature.
 - 2. Primary entries into the Site shall include a minimum of two (2) entry design areas. Entry design areas may be located on either side of the entry drive, within an entry median, adjacent to monumentation, within an entry court, or in another prominent location approved through Development Plan Review.
 - 3. Primary entries into individual development shall include a minimum of one (1) entry design area located near the entry drive, adjacent to monumentation, within an entry median, or in another prominent location approved through Development Plan Review.
 - 4. Each required entry design area shall include at least one (1) of the following planting treatments:
 - a. One (1) tree grouping, specimen tree, palm tree, saguaro, or other vertical landscape accent;
 - b. One (1) accent planting area, shrub grouping, or enhanced understory planting area;
 - c. One (1) landscape planter, raised planter, planter box, or container planting that includes living plant material; or
 - d. Similar enhanced planting treatment approved through Development Plan Review.
 - 5. Each required entry design area shall also include at least one (1) of the following supporting entry features:
 - a. Decorative paving or paving pattern change;
 - b. Seat wall, low wall, decorative wall, or other entry wall feature;
 - c. Pedestrian-scale lighting, landscape lighting, or building-mounted lighting;
 - d. Public art, water feature, sculpture, or similar focal element;
 - e. Shade structure, canopy, trellis, arcade, building overhang, or similar shade element;
 - f. Entry median, entry court, plaza, or small gathering area; or
 - g. Similar supporting entry feature approved through Development Plan Review.
 - 6. Entry features and plant materials shall be designed to complement the adjacent architecture, streetscape, and open space areas and contribute to a coordinated entry character.
 - 7. Entry features and plant materials may be clustered, shifted, or arranged asymmetrically to support the entry design, maintain sight visibility, respond to utilities and easements, and coordinate with monumentation, walls, lighting, sidewalks, drive aisles, and fire access.

6.C.12 Screening at Adjacent Property Lines

- A. Where landscape screening is required between adjacent land uses, the standards of this Section establish the minimum landscape requirements intended to soften development edges, provide visual buffering, and reinforce compatibility between adjoining properties.
- B. Landscape for Non-Residential, Multi-Family, or Mixed-Use Where Adjacent to Single-Family Residential.
 - 1. Where screening is required along an adjacent property line, a minimum of one (1) non-deciduous tree and five (5) shrubs shall be provided for every twenty-five (25) linear feet of adjacent property line.
 - 2. Trees and shrubs may be clustered to respond to utilities, drainage facilities, access requirements, or other site constraints, provided the overall screening intent of this Section is maintained to the greatest extent feasible.
- C. Landscape for Non-Residential, Multi-Family, or Mixed-Use Where Adjacent to other Non-Residential, Multi-Family, or Mixed-Use
 - 1. One (1) non-deciduous tree and five (5) shrubs shall be provided for every twenty-five (25) linear feet of adjacent property line.
 - 2. Where the screening landscape area is not visible from a public street, public parking area, or primary drive aisle, shrubs and groundcover may be reduced or omitted where approved through Development Plan Review.

6.C.13 Interior Parking Lot Landscape

The following standards shall apply to all off-street parking lots containing 10 or more parking spaces.

- A. Landscape Island Spacing
 - 1. Landscape islands shall be installed at each end of a parking row and at intervals not exceeding 16 contiguous parking spaces to provide shade, reduce the visual impact of large expanses of pavement, and enhance the overall parking lot environment.
 - 2. For parking rows containing more than 32 parking spaces, intermediate landscape islands or landscape diamonds shall be arranged to interrupt long parking rows and reduce the visual impact of large expanses of pavement. Staggered placement is encouraged where practical but not required.
 - 3. For parking lots containing over 200 spaces, alternative landscape island configurations, including multiple smaller landscape islands or landscape diamonds, may be used in lieu of a required intermediate landscape island, provided the minimum required tree quantity and overall landscape intent of this Section are maintained.

FIGURE 11: LANDSCAPE ISLANDS IN INTERIOR PARKING LOTS

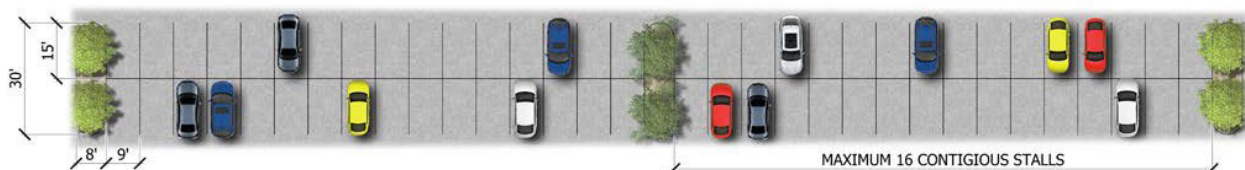


FIGURE 12: STAGGERING LANDSCAPE ISLANDS IN INTERIOR PARKING LOTS



4. Landscape Diamonds

- a. Landscape diamonds may be incorporated into interior parking lot landscape design as an alternative to, or in combination with, intermediate landscape islands, subject to Development Plan Review.
- b. A landscape diamond is a planting area located within a parking row, generally between parking spaces, and designed to provide tree planting, shade, visual relief, and interruption of large parking fields.
- c. Two (2) qualifying landscape diamonds may satisfy one (1) required intermediate landscape island, provided the minimum required parking lot tree quantity is maintained.
- d. Landscape diamonds may count toward the required interior parking lot landscape island requirement when each landscape diamond includes one required shade tree and provides a minimum clear planting area of 25 square feet with a minimum clear dimension of five feet, measured exclusive of curbing, wheel stops, drive aisles, parking stalls, and other paved areas.
- e. Each landscape diamond shall include one (1) shade tree and a minimum of four (4) shrubs, unless a proportional reduction is approved through Development Plan Review due to utilities, drainage facilities, required sight visibility, lighting, pedestrian access, or other documented site constraints.

B. Landscape Island Size

1. Landscape islands shall be a minimum of eight (8) feet in width and 15 feet in length for single-row parking.
2. For double-row parking, landscape islands shall be a minimum of eight (8) feet in width and 30 feet in length.
3. All dimensions are measured to the outside face of the curb.
4. Radius curbing with a minimum four (4) foot radius shall be provided where landscape islands intersect drive aisles to protect landscape areas and facilitate vehicle circulation.
5. The maximum length of a covered parking canopy is limited to 15 contiguous parking stalls.
6. Where conflicts arise between required landscape islands and covered parking canopies, landscape islands may be relocated, reconfigured, replaced with landscape diamonds or other equivalent landscape improvements, or eliminated where necessary to accommodate the canopy, provided the minimum required tree quantity and the overall landscape intent of this Section are maintained to the greatest extent feasible.

7. When covered parking canopies are placed adjacent to each other in a single row, each canopy shall be limited to 15 contiguous stalls, and the adjoining canopies shall be separated by a landscape island at least 24 feet wide.

FIGURE 13: COVERED PARKING CANOPIES IN INTERIOR PARKING LOTS



FIGURE 14: ADJACENT COVERED PARKING CANOPIES IN INTERIOR PARKING LOTS



- C. Divider medians within parking areas shall contribute to the overall character of the Site while providing shade, visual relief, pedestrian comfort, and separation between parking rows.
- D. Divider medians shall also support safe circulation and accommodate vehicle overhangs where adjacent to head-in parking.
- E. For single-row parking areas, a minimum four (4) foot landscape area is required, measured from the outside face of curb to face of curb. The required landscape width is designed to accommodate vehicle overhangs and does not include space for sidewalks.
- F. When a sidewalk is included within the divider median, shade shall be provided for at least fifty (50) percent of the sidewalk through one (1) or more of the following:
1. Tree canopy (measured at maturity);
 2. Covered parking canopies;
 3. Shade structures;
 4. Trellises;
 5. Shade sails;
 6. Shade-producing public art or sculptural shade elements; or
 7. Similar functional shade elements approved through Development Plan Review.
- G. Public art, sculpture, or similar artistic elements may count toward the shade requirement only when the element provides functional shade over the sidewalk or pedestrian area.

FIGURE 15: LANDSCAPE IN SINGLE-ROW PARKING DIVIDER MEDIANS



H. Required Planting in Landscape Islands and Parking Divider Medians.

1. For parking lot landscape islands, one (1) shade tree and three (3) shrubs are required for every 15 feet of parking island length.
2. Parking lot divider medians shall include at least one (1) shade tree and six (6) shrubs for every eight (8) parking spaces. Trees and shrubs may be clustered, relocated, or reduced where utilities, pedestrian crossings, lighting, drainage facilities, fire access, or other documented site constraints limit planting opportunities, provided the overall landscape intent of this Section is maintained to the greatest extent feasible.
3. All required parking lot trees shall be a minimum 24-inch box. Tree substitutions based on plant size are not permitted.

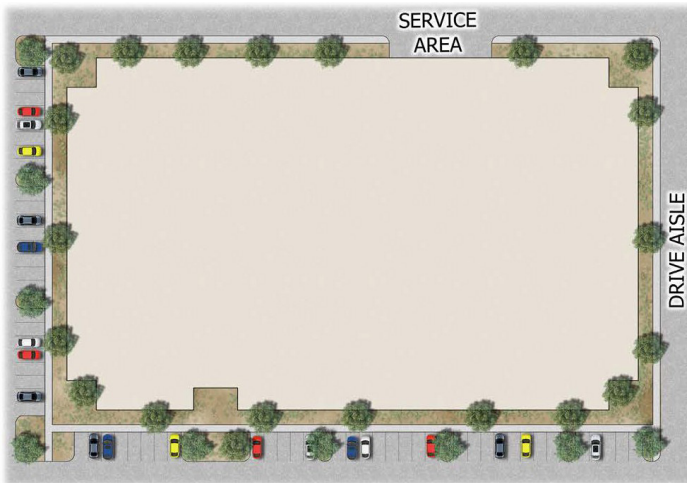
I. Electric Vehicle Charging Equipment in Parking Lot Landscape Islands

1. Electric vehicle charging stations, charging pedestals, electrical cabinets, bollards, signs, and similar equipment may be located within parking lot landscape islands when approved through Development Plan Review.
2. Shrubs, groundcover, or other low plant material may be reduced or omitted only to the minimum extent necessary to accommodate charging equipment, required clearances, maintenance access, and safe vehicle access.
3. Required trees shall be maintained within parking lot landscape islands unless an alternative tree location or equivalent shade design is approved through Development Plan Review.
4. Electric vehicle charging equipment shall not obstruct required parking dimensions, drive aisles, accessible routes, pedestrian routes, sight visibility areas, fire access, or required tree locations.

6.C.14 Building Foundation Base Planting Requirements

- A.** All buildings shall provide a foundation base consisting of plant materials such as trees, shrubs, ground covers, and/or accent plants, in addition to hardscape elements such as decorative pavement adjacent to the exterior walls.
- B.** Shade at Pedestrian Areas for Building Entrance Plazas
1. Pedestrian areas at building entrance plazas shall be shaded with trees and/or shade structures. This requirement shall not apply to building frontages within The Boulevard Pedestrian Area, which shall be governed by the applicable The Boulevard standards of this Plan.
 2. Shade may be provided through tree canopy, shade structures, building overhangs, canopies, awnings, arcades, trellises, shade sails, covered walkways, shade-producing public art, sculptural shade elements, or a combination of these elements.

FIGURE 16: BUILDING FOUNDATION BASE PLANTING REQUIREMENTS



C. Foundation Base along Exterior Walls.

1. An average twelve (12) foot-wide foundation base shall be provided, measured from the face of the building to the face of the curb along the entire length of the exterior wall.
2. For buildings with corner entrances, both adjacent walls shall include a twelve (12) foot-wide foundation base.
3. This requirement does not apply to vertical mixed-use developments, which are encouraged to incorporate flexible foundation base dimensions to support active ground-floor uses.
4. For buildings larger than 10,000 square feet where parking spaces abut the required foundation base, an enhanced entry plaza shall be provided at the primary public entrance. The entry plaza shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet unless an alternative design is approved through Development Plan Review.

FIGURE 17: FOUNDATION BASE AT EXTERIOR WALL WITH PUBLIC ENTRANCE

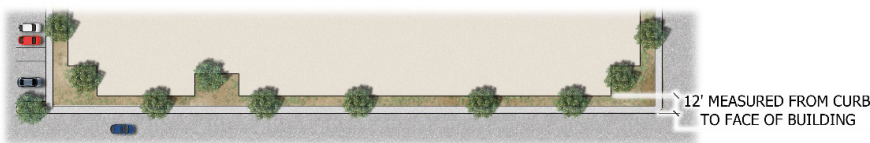
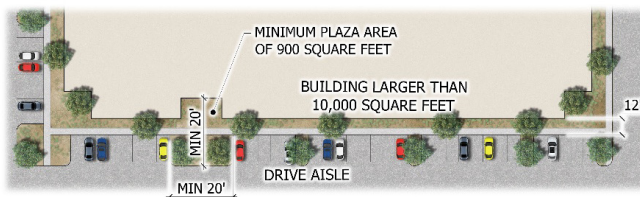
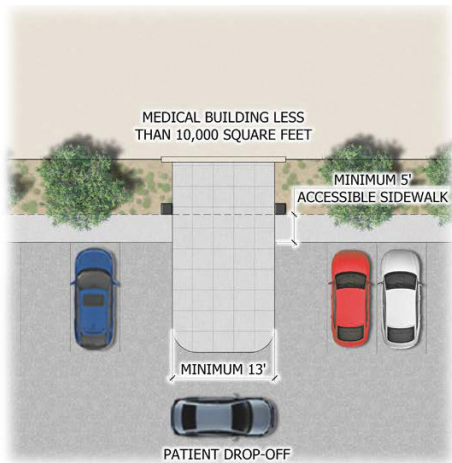


FIGURE 18: FOUNDATION BASE AT BUILDING ENTRANCE



5. For medical buildings less than 10,000 square feet, a 13 foot-wide patient drop-off area and at least one (1) five (5) foot-wide accessible sidewalk shall be provided.

FIGURE 19: FOUNDATION BASE AT MEDICAL BUILDINGS



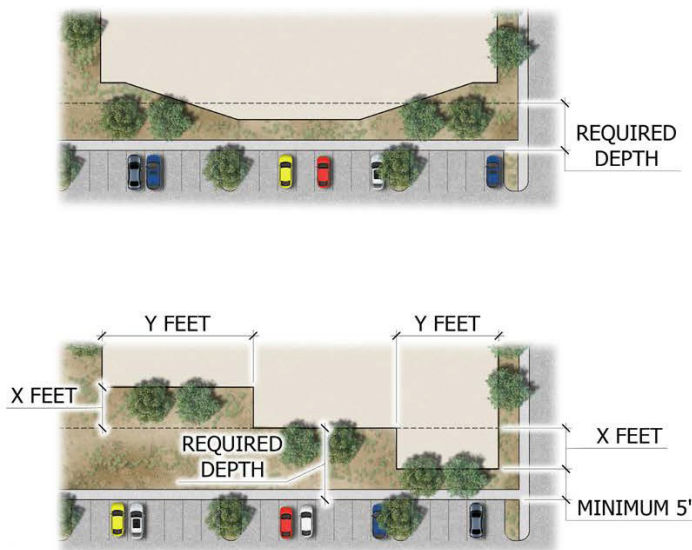
- D. Along walls without a public entrance, a minimum five (5) foot-wide foundation base is required along the entire length of the exterior wall adjacent to a drive aisle, measured from the face of the building to the face of the curb.

FIGURE 20: FOUNDATION BASE AT EXTERIOR WALL WITHOUT A PUBLIC ENTRANCE AT DRIVE AISLE



- E. Foundation base depth may be less than the required minimum, provided the following conditions are met:
1. For each location where the depth is reduced, there shall be a corresponding location along the same foundation base where the depth exceeds the minimum by an equivalent amount.
 2. For all pedestrian access points into a building, the foundation base shall not be less than five (5) feet in depth.
 3. The total foundation base area shall remain equivalent to or greater than the amount that would be provided if the foundation base was not averaged.

FIGURE 21: AVERAGING DEPTH OF FOUNDATION BASE



F. Foundation Base Landscape Requirements.

1. Number of Trees

- a. A minimum of one (1) tree per 50 linear feet (or less) of building exterior wall shall be provided.
- b. Trees located within 30 feet of the building and in the parking lot may count toward this requirement.

2. Required foundation landscaping may be clustered around building entrances, plazas, outdoor dining areas, seating areas, and other pedestrian-oriented spaces where the overall required foundation landscape area and required tree quantities are maintained.

3. All trees within the required foundation base shall be a minimum 24-inch box.

4. Along exterior walls that are visible from public parking or right-of-way with public entrances, a landscape area that is equivalent to at least 33% of the adjacent wall length shall be provided.

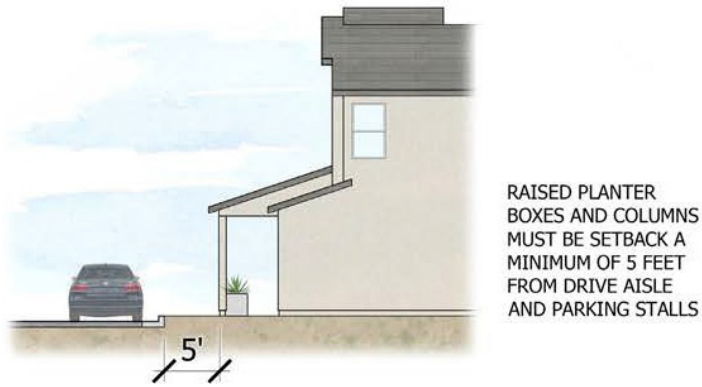
5. Along exterior walls that are visible from public parking areas, customer or visitor parking areas, public streets, private streets, or public rights-of-way, a landscape area that is equivalent to at least 25 percent of the adjacent wall length shall be provided when the exterior wall does not include a public building entrance. For purposes of this subsection, "public building entrance" means an entrance intended for use by customers, visitors, residents, employees, or the general public and does not include service doors, utility doors, loading doors, emergency-only exits, or maintenance access doors.

6. Along exterior walls that are not visible from public parking or right-of-way without public entrances, a landscape area that is equivalent to at least 10% of the adjacent wall length shall be provided.

7. Trees shall be planted within planting areas that provide a minimum clear planting width of eight feet unless an alternative tree planting system providing equivalent rooting volume is approved through Development Plan Review. Shrubs and other plant materials shall be located within planting areas having a minimum width of three feet.

8. If the foundation base contains expansive soils (as determined by a certified engineer), plant materials shall be positioned away from the building to avoid damage.
- G. Raised planter boxes and columns shall be set back at least five (5) feet from drive aisles and parking stalls.

FIGURE 22: SETBACKS FOR RAISED PLANTER BOXES AND COLUMNS



- H. In loading and service areas, a foundation base is not required along exterior walls with overhead doors.
- I. Along building elevations adjacent to drive-thru lanes, a minimum two (2) foot-wide foundation base shall be provided along the exterior wall, excluding areas occupied by the drive-thru window or service openings.

6.C.15 Landscape Maintenance

- A. An underground automatic watering system shall be provided to all landscaped areas containing living plant materials, unless otherwise approved.
- B. Landscape Maintenance
 1. Landscape Plans shall designate plant material to be kept in either a natural state (minimal pruning) or a formal state (regularly trimmed and pruned to a sculpted appearance). Plant materials shall be maintained as designated.
 2. Property owners shall maintain landscape in accordance with the best management practices of the landscape industry. Pollarding or other severe pruning practices shall not be permitted unless required to address public safety, utility clearance, tree health, or similar circumstances.
- C. Landscape areas within the Site shall be maintained by the applicable Community Owners Association or similar entity established for the Site.
- D. If a required plant shown on an approved landscape plan dies or is removed, the property owner and occupant or lessee, as applicable, shall replace the plant with a similar species and size consistent with the approved landscape plan or as otherwise approved by the Planning Director.
- E. Failure to maintain required landscape improvements in accordance with this Plan shall constitute a violation of this Plan. The property owner and/or occupant or lessee shall be held jointly and severally liable for any infraction of the requirements set forth in the Plan.

6.C.16 Landscape Installation

- A. Landscape shall be installed in substantial conformance with the approved landscape plans using accepted landscape practices and appropriate precautions necessary to ensure plant health, establishment, and long-term survival.
- B. Certificate of Occupancy
 - 1. Required landscape shall be installed prior to the issuance of a Certificate of Occupancy for the building or use, unless otherwise approved by the Planning Director.
 - 2. Failure to install landscape in substantial conformance with the approved plans shall result in the withholding of final inspection approval or Certificate of Occupancy, unless otherwise approved by the Planning Director.

6.D GENERAL LIGHTING DEVELOPMENT AND DESIGN STANDARDS

6.D.1 Lighting Character and Design

- A. Lighting throughout the Site shall support a safe, comfortable, and visually engaging environment while reinforcing the pedestrian-oriented and mixed-use character of the development.
- B. Lighting design shall incorporate a variety of fixture types and lighting techniques appropriate to the architectural style, intensity, and character of each development.
- C. Lighting elements may include pedestrian-scale fixtures, decorative street lighting, accent lighting, bollard lighting, integrated landscape lighting, and building-mounted lighting intended to support an engaging nighttime environment.
- D. Lighting design shall support appropriate transitions between higher-activity areas, such as plazas, building entrances, outdoor dining areas, and mixed-use streets, and lower-intensity areas, such as residential edges and open space areas.

6.D.2 Lighting Hierarchy

- A. Lighting within the Site shall function as a coordinated system composed of multiple layers intended to support safety, visibility, pedestrian comfort, and placemaking.
- B. Lighting layers may include the following:
 - 1. Ambient lighting shall provide general illumination for streets, parking areas, and pedestrian circulation routes to ensure safe and consistent visibility;
 - 2. Pedestrian-scale lighting along sidewalks, paseos, trails, plazas, pathways, building entrances, and gathering areas;
 - 3. Accent lighting to highlight architectural features, landscape elements, public art, water features, and focal points;
 - 4. Building-mounted lighting to illuminate entries, facades, tenant spaces, outdoor seating areas, and similar building-related areas; and
 - 5. Decorative lighting, where provided, to support the character of plazas, outdoor dining areas, gathering spaces, and special activity areas.
- C. Lighting levels may increase in areas of higher pedestrian activity, such as building entrances, plazas, outdoor dining areas, transit stops, and gathering spaces, when needed to support visibility and safety.

- D. Lighting design shall incorporate gradual transitions between brighter and lower-light areas to maintain visual comfort and avoid abrupt changes in illumination.
- E. Lighting shall be integrated with architecture, landscape, pedestrian circulation, signage, and open space design to create a cohesive nighttime environment.

6.D.3 Lighting Fixture Height and Placement

- A. Detached or freestanding light fixtures shall comply with Table 11: Maximum Lighting Fixture Heights.

TABLE 11: MAXIMUM LIGHTING FIXTURE HEIGHTS	
Fixture Type or Location	Maximum Height
Parking area light fixtures within fifty (50) feet of the boundary of a Development Plan, development parcel, or applicable phase that is adjacent to single-family residential uses	20 feet
Parking area light fixtures not adjacent to single-family residential.	25 feet
Pedestrian-scale light fixtures located along pedestrian pathways, trails, plazas, courtyards, building entrance areas, open space areas, or landscape areas	16 feet
Bollard lights, pathway lights, trail lights, and similar low-level pedestrian fixtures	4 feet

- B. Fixture height shall be measured from finished grade to the top of the fixture.
- C. A greater freestanding fixture height may be approved through Administrative Review and Approval where necessary to satisfy photometric requirements, public safety, security, operational needs, or unique site conditions, provided the overall intent of this Section is maintained to the greatest extent feasible.

6.D.4 Light Trespass, Shielding, and Compliance

- A. Lighting shall be designed and shielded to minimize glare, light trespass, and light pollution. Lighting shall be directed downward unless uplighting is integrated as part of architectural accent lighting, public art lighting, monument lighting, or similar placemaking lighting approved through Development Plan Review or Administrative Review and Approval, as applicable.
- B. Fixtures located adjacent to residential uses shall be shielded or directed to minimize spillover and glare onto residential properties.
- C. Light control devices, including shielding, cutoffs, dimming controls, timers, motion sensors or similar devices, may be required to mitigate glare, excessive brightness, or light trespass onto adjacent properties.
- D. Light levels at the boundary of each Development Plan, development parcel, or applicable phase shall not exceed zero point five (0.5) foot-candles, or five (5) lux, measured 36-inches above ground.
- E. Exterior lighting shall comply with the City of Mesa Lighting and Electrical Code and other applicable City, airport, aviation, building, electrical, and safety requirements.

6.D.5 Exterior Building, Entry, and Special Area Lighting

- A. Exterior building lighting shall be designed to provide safety, visibility, and nighttime identity without creating excessive brightness, glare, or light trespass.
- B. Building entries shall be emphasized with lighting that supports visibility, identifies the entry location, and highlights adjacent architectural details.
- C. Lighting levels at public building entries may be higher than surrounding areas when needed for safety, wayfinding, and entry identification.
- D. Transit stops, outdoor seating areas, outdoor dining areas, plazas, trails, courtyards, paseos, and gathering spaces shall be illuminated to support safe use and pedestrian comfort.
- E. Accent lighting may be used to highlight public art, water features, landscape elements, specimen trees, or significant architectural elements, provided the lighting is integrated into the site or building design and minimizes glare and light trespass.
- F. In non-residential development, exposed neon, argon, LED, incandescent, or similar architectural lighting used to outline or accentuate a building may be permitted through Development Plan Review or Administrative Review and Approval, as applicable, provided the lighting is integrated into the building architecture, enhances nighttime appearance of the building, and does not function as advertising or signage.
- G. Attached or building-mounted lighting may exceed the freestanding fixture height limits in this Section when the fixture is integrated into the building architecture and mounted on a building wall, column, canopy, arcade, trellis, porte cochere, balcony, parapet, or similar architectural feature.
- H. Attached or building-mounted lighting shall not extend above the roofline, parapet, canopy, or architectural feature to which it is attached, unless approved through Development Plan Review as an architectural lighting element.
- I. Building-mounted lighting intended primarily to illuminate pedestrian pathways, building entrances, plazas, courtyards, outdoor seating areas, or similar pedestrian areas shall be mounted at a height that supports pedestrian visibility and shall be directed, shielded, or diffused to minimize glare.
- J. Rooftop amenity areas intended for nighttime occupancy shall incorporate pedestrian-scale lighting integrated into the architectural and landscape design while minimizing glare and light trespass onto adjacent properties.

6.D.6 Signage Lighting

- A. Signage lighting shall comply with the City of Mesa Lighting and Electrical Code.
- B. Sign lighting shall be designed, located, and directed to support readability while minimizing glare, light trespass, excessive brightness, and conflicts with adjacent uses.
- C. External sign illumination shall be directed toward the sign face and shielded to minimize glare onto adjacent properties, pedestrian routes, drive aisles, streets, and residential areas.
- D. Internally illuminated signs, backlit signs, halo-lit signs, and similar illuminated sign types are permitted when the light source is concealed or integrated into the sign design.

- E. Flashing, animated, strobe, or moving sign lighting is prohibited, except where specifically permitted for an approved electronic message panel or similar sign type in accordance with Chapter 11: Signage Development and Design Standards.
- F. Illuminated signs shall be dimmed, reduced, or turned off after business hours when required by the City of Mesa, an approved sign plan, or applicable conditions of approval.
- G. Electronic message panels shall comply with applicable brightness, dimming, measurement, and operational standards established by this Plan, the City of Mesa, and the applicable sign approval.
- H. The measurement of electronic message panel brightness and illuminance shall be conducted in accordance with the applicable City of Mesa standards and approved sign permit requirements.

6.E GENERAL SCREENING DEVELOPMENT AND DESIGN STANDARDS

6.E.1 Screening

- A. Screening shall be designed as an integrated component of site and building design that organizes views, defines site edges, and supports transitions between differing land uses and development intensities. Screening shall respond to the character, intensity, and adjacency conditions of each development while maintaining consistency with the overall design character of the Site.
- B. Mechanical equipment, elevator overruns, stair towers, and similar rooftop equipment shall be screened from view from adjacent public streets and publicly accessible open spaces through parapets, integrated roof forms, architectural screens, or similar architectural features incorporated into the building design.
- C. Solar equipment, photovoltaic systems, and similar sustainable building features are permitted, provided they are integrated into the overall building design and do not dominate the Primary Building Elevations or roofline when viewed from adjacent public streets or publicly accessible open spaces.
- D. Screening Design
 - 1. Screening shall contribute to a cohesive visual environment by reinforcing streetscapes, softening the appearance of utilitarian elements, and supporting compatible transitions between differing uses and development intensities.
 - 2. Screening strategies shall balance visibility and concealment by maintaining natural surveillance and openness where appropriate while minimizing the visual impact of service areas, mechanical equipment, parking and other utilitarian elements.
 - 3. Architectural elements, landscape, walls, fences, berms and other site design techniques may be used individually or in combination to achieve effective and visually integrated screening.

6.E.2 Fences and Freestanding Walls

6.E.2.1 Wall Articulation

- A. The maximum length of a continuous, unbroken, or uninterrupted wall plane adjacent to a public right-of-way or private street shall not exceed 100 feet.
- B. Walls exceeding this length shall incorporate articulation through one (1) or more of the following techniques:
 - 1. Changes in wall plane, including offsets or recesses;
 - 2. Columns or pilasters;
 - 3. Integrated landscape pockets or planting areas;
 - 4. Variation in materials, textures, or colors; or
 - 5. Other architectural detailing that provides visual relief.
- C. Alternative articulation strategies may be approved where the design demonstrates an equivalent or greater level of visual interest and compatibility with the overall character of the Site, subject to approval by the Planning Director.

6.E.2.2 Prohibited Fence Materials

- A. Chain link shall only be used only where it is not visible from a public street, public open space, or other publicly accessible area.
- B. Barbed wire, razor wire, embedded glass, electrified fencing, chain link and other hazardous fencing materials are prohibited within street-facing yards or adjacent to a public right-of-way.
- C. Unfinished, untreated, or low-grade wood materials are prohibited. Architectural wood fencing shall be limited to high-quality, durable, and finished architectural applications.

6.E.3 Screening Between Residential and Mixed-Use or Non-Residential Uses

- A. Where mixed-use or non-residential development is located adjacent to single-family residential development, site design shall incorporate thoughtful transition strategies that respond to differences in scale, intensity, and activity.
 - 1. For purposes of this Section, single-family residential does not include multi-family development, residential units within a vertical mixed-use building, or residential uses located within an integrated mixed-use development.
 - 2. A separate screening wall or landscape buffer is not required between residential and non-residential uses located within the same vertical mixed-use building, horizontal mixed-use development, or integrated mixed-use Development Plan unless screening is required for loading areas, service areas, refuse areas, utility areas, mechanical equipment, outdoor storage, parking areas, or similar operational areas.
- B. Screening and Transition Design
 - 1. Screening shall be used in combination with building placement, building orientation, service area placement, walls, landscape, and site design to create a compatible and visually cohesive edge condition.
 - 2. Screening strategies may include walls, landscape buffers, changes in building orientation, increased setbacks, grade changes, building placement, landscape planting, decorative screens, or other design techniques that soften visual impacts and maintain a comfortable residential edge.

3. Where a screening wall is required adjacent to single-family residential development, the wall shall be six (6) feet in height, unless an alternative height or screening method is approved through Development Plan Review.
4. Screening walls shall be constructed of durable materials such as stucco, decorative masonry, decorative block, concrete panels, or similar materials that complement the architectural character of the development.
5. Chain-link fencing is not permitted as required screening.
6. Landscape shall be incorporated along shared property lines, where appropriate, in accordance with the applicable landscape standards of this Chapter to enhance visual screening and soften the appearance of walls, building edges, service areas, or operational areas.
7. Alternative screening approaches may be approved through Development Plan Review where the design demonstrates an effective transition between single-family residential development and mixed-use or non-residential development while maintaining compatibility with adjacent residential areas.

6.E.4 Screening of Truck Docks, Loading, and Service Areas

- A. Truck docks, loading areas, and service areas shall be located and designed to minimize their visibility and operational impacts on adjacent development. These areas shall be integrated into the overall building and site design to reduce their visual prominence and support compatibility with surrounding uses.
- B. Location and Orientation
 1. Unless integrated as part of a vertical mixed-use development, truck docks, loading areas, and service areas shall be set back at least 50 feet from any adjacent single-family residential property line, unless an alternative setback is approved through Development Plan Review based on site layout, building placement, screening, access, or operational requirements.
 2. Truck docks, loading areas, and service areas shall be located at the rear or interior side of buildings wherever practicable and shall not face a public street except where no reasonable alternative exists or where integrated into the overall architectural design through Development Plan Review.
 3. Loading docks, service areas, and truck maneuvering areas shall be designed so that loading activities, refuse collection, and deliveries do not interfere with primary pedestrian routes or required fire access.
- C. Screening Requirements
 1. Truck docks, loading areas, and service areas shall be fully screened from adjacent residential properties, streets, pedestrian pathways, or other publicly accessible areas.
 2. Screening shall consist of a minimum eight (8) foot-high opaque screening system constructed of masonry walls, architectural metal panels, integrated architectural screens, living green screens, or a combination thereof, with opaque gates where access is required. Alternative screening materials or designs that provide an equivalent level of visual screening may be approved through Development Plan Review.

6.E.5 Screening Trash and Refuse Collection Areas

- A. Trash, recycling, and refuse collection areas shall be designed as integrated components of the Site that minimize visual and operational impacts while maintaining functionality and accessibility. These areas shall be located and screened to avoid conflict with pedestrian activity, civic spaces, The Park, and primary site features.
- B. Location
 - 1. Trash and recycling storage areas shall be located outside required setback areas and shall not be placed near Primary Building Entrances, pedestrian gathering areas, civic spaces, or The Park where they would create visual or operational conflicts.
 - 2. Storage areas shall not interfere with fire lanes, emergency access routes, drive aisles, or other areas required for fire protection or public safety access.
 - 3. Compactors shall be located to provide convenient access and efficient solid waste collection while minimizing impacts on adjacent pedestrian areas, building entrances, and public spaces.
 - 4. A solid waste route plan shall be provided showing all enclosure locations. Enclosures shall be placed so that collection vehicles may circulate through the site in a continuous route without backtracking where practicable.
 - 5. Trash and solid waste enclosures shall:
 - a. Be a minimum of six (6) feet in height and may be increased up to a maximum of 10 feet where necessary to fully screen equipment, address operational needs, or respond to the urban scale and intensity of development;
 - b. Be constructed of solid masonry, architectural concrete, concrete tilt-up, or other durable materials compatible with the primary building architecture;
 - c. Include decorative, solid, heavy-gauge metal gates or metal-framed gates with view-obscuring material;
 - d. Provide walk-in pedestrian access at least three (3) feet in width when serving residential projects; and
 - e. Include concrete curbs or equivalent barriers to protect the enclosure from adjacent vehicle parking and traffic.
- C. Orientation
 - 1. Enclosure openings shall be oriented away from public rights-of-way.
 - 2. Gates visible from streets or public parking areas shall include latching mechanisms to ensure they remain closed.
- D. Lighting
 - 1. Trash collection areas shall be illuminated in accordance with applicable City standards to provide safe operation and visibility.
 - 2. Lighting shall be located outside of the enclosure area.
- E. Landscape
 - 1. Where landscape is included, the perimeter of enclosures shall incorporate landscape planting, including shrubs or climbing vines, to soften the appearance and enhance site integration.

2. Trees shall not be located within 10 feet of refuse enclosures unless approved by the Planning Director and demonstrated not to interfere with enclosure operation, maintenance, or collection vehicles.
 3. Tree canopies shall not create overhead obstructions.
- F. Trash and solid waste enclosures shall comply with applicable City solid waste requirements, including the City of Mesa M-62 Standard Details, unless specifically modified by this Plan.
- G. The location and design of all trash and solid waste enclosures shall be shown on Development Plan Review and building permit plans and shall be maintained in good condition.
- H. Alternatives to standard enclosure requirements may be considered by the Solid Waste Management Director, provided the alternative meets applicable safety and operational standards.

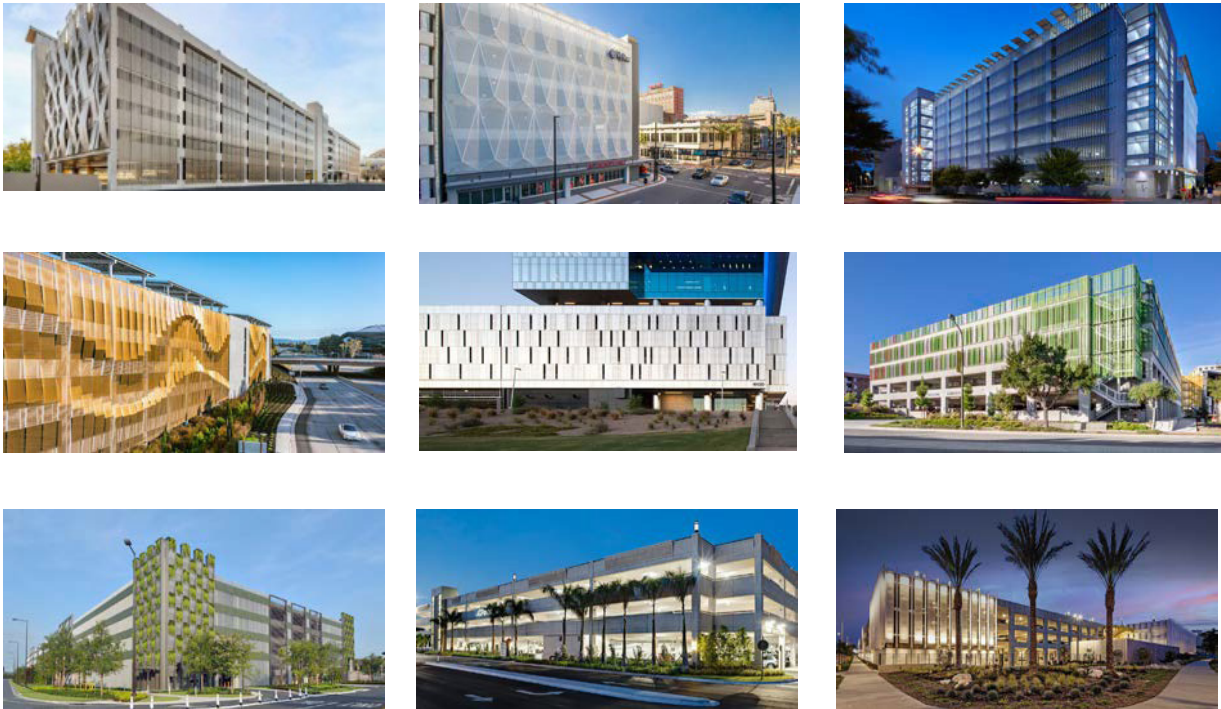
6.E.6 Screening of Surface Parking Areas

- A. Surface parking areas and drive aisles shall be screened to reduce visual impact of parked vehicles and minimize headlight glare from adjacent streets, pedestrian areas, and public open spaces. Screening shall be integrated with the landscape and site design to create a cohesive streetscape.
- B. Screen Walls and Berms
1. Parking areas and drive aisles shall be screened using screen walls, berms, landscape, architectural screens, trellis panels, or a combination thereof.
 2. Berms shall be contoured and covered with a mix of vegetation and inert ground cover, providing a natural appearance.
 3. Where a berm is provided, required 36-inch box trees may be substituted with 24-inch box trees due to the increased apparent planting elevation created by the berm.
 4. No more than 40% of the screening shall be accomplished using landscape alone.
- C. Height
1. Screen walls exceeding 100 feet in length shall comply with the wall articulation requirements of **Section 6.E.2.1**.
 2. Screen walls shall be constructed of high-quality materials, such as brick, textured block, stone, stucco, or similar durable materials. Walls shall include decorative caps or top finishes and have detailed edges at the ends.
 3. The height of screen walls or berms shall be measured from the finished grade of the parking lot to ensure consistent coverage.
- D. Landscape Setback
1. Screen walls shall have a landscaped setback of at least five (5) feet between the wall and the edge of the parking area.
 2. A minimum 10-foot setback shall be provided between the screen wall and the public right-of-way or Public Utilities and Facilities Easement (PUFE), unless modified through Development Plan Review to accommodate utilities, pedestrian connections, drainage, transit facilities, or other site constraints.
- E. Parking lot screening shall be coordinated with required pedestrian connections to maintain visibility, accessibility, and safe pedestrian access between parking areas and adjacent building entrances.

6.E.7 Screening of Parking Structures

- A. Parking structures shall be designed as integrated architectural components of the Site that contribute positively to the streetscape and overall development character. Screening and architectural treatment shall minimize the visual impact of structured parking while reinforcing pedestrian-oriented environments and maintaining compatibility with adjacent development.
- B. Architectural Integration
 - 1. Parking structures shall incorporate architectural materials, colors, façade articulation, and design elements consistent with adjacent buildings and the overall architectural character of the Site.
 - 2. Parking structures adjacent to or visible from SR-24 shall incorporate enhanced architectural treatments, landscape, and screening elements to enhance the visual quality of the corridor and reduce views of structured parking from the freeway.
 - 3. Architectural screening may include integrated façade treatments, decorative screens, public art, green walls, architectural lighting, occupied ground-floor spaces, or other architectural features designed to complement the surrounding development.
- C. Ground-level Screening & Streetscape Design
 - 1. Parking structures without ground-floor commercial, residential, office, or other active uses shall provide a landscaped area with a minimum depth of 10 feet along the first floor façade adjacent to a public or private street, unless an alternative streetscape treatment is approved through Development Plan Review.
 - 2. Parking structures facing public streets shall incorporate pedestrian-oriented design elements such as enhanced landscaping, façade articulation, architectural detailing, liner buildings or liner spaces, public art, transparent stair towers, or other features that contribute to an active and visually engaging streetscape.
- D. Landscape areas associated with parking structures shall incorporate trees, shrubs, and other planting materials that soften the appearance of the structure, enhance the pedestrian environment, and contribute to the overall streetscape design.
- E. Parking structure façades visible from public streets shall avoid long, uninterrupted horizontal openings by incorporating architectural detailing, screening elements, façade modulation, or similar design treatments that reduce the appearance of exposed parking levels.

FIGURE 23: PARKING GARAGE SCREENING CHARACTER

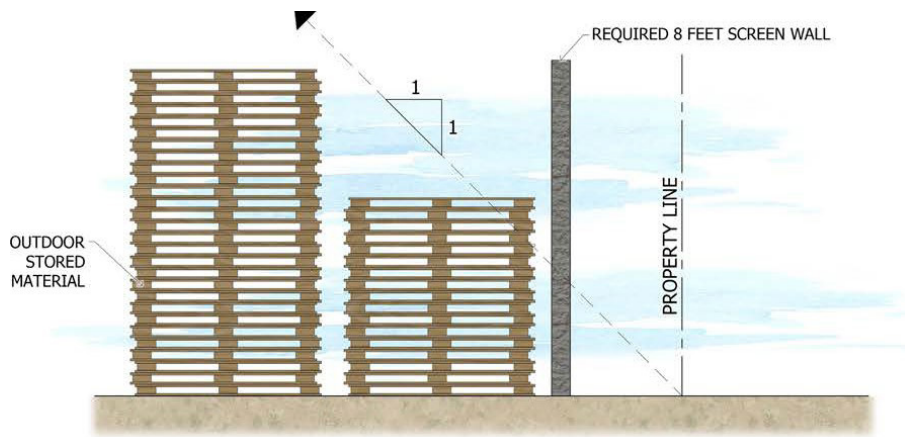


6.E.8 Screening Outdoor Storage

- A. Outdoor storage shall be located and screened to minimize visual impacts on public streets, civic spaces, pedestrian areas, and adjacent properties while maintaining the architectural character and overall appearance of the development.
- B. Screening Requirements
 - 1. Outdoor storage areas visible from public streets, civic spaces, pedestrian areas, or adjacent properties shall be screened.
 - 2. Screening shall be at least eight (8) feet in height and may include a solid wall, decorative masonry wall, green wall, concrete wall with decorative finish, architectural metal screen, opaque gate, or other durable screening method approved through Development Plan Review.
 - 3. Screening materials shall be compatible with the primary building architecture or surrounding site design through coordinated materials, colors, finish, detailing, or architectural composition.
 - 4. Chain-link fencing, temporary fencing, unfinished metal panels, and similar non-decorative screening materials shall not be used to satisfy required outdoor storage screening.
 - 5. Where outdoor storage is located adjacent to a public street, the required screening shall comply with applicable setback requirements and shall be integrated with adjacent buildings, walls, landscaping, and other site design elements.

- C. Materials stored outdoors that exceed the height of the required screening shall be set back from the screening wall at a minimum ratio of one horizontal foot for every one vertical foot the stored materials extend above the top of the screening wall.

FIGURE 24: SCREENING OUTDOOR STORAGE



6.E.9 Screening Mechanical Equipment

- A. All exterior mechanical equipment, including roof-mounted, ground-mounted, and wall-mounted equipment, shall be fully screened from ground-level view within public view areas.
1. Mechanical equipment may include air conditioning units, exhaust fans, plumbing lines, ductwork, transformers, meters, utility cabinets, satellite dishes, communication equipment, and similar utility or mechanical devices.
 2. Alternative screening or reduced screening may be approved through Development Plan Review or Administrative Review and Approval, as applicable, when one (1) or more of the following conditions apply:
 - a. The equipment is not visible from the view areas identified in Subsection A.1;
 - b. Required screening would conflict with building code, fire code, utility provider requirements, manufacturer clearance requirements, equipment access, ventilation, drainage, or life-safety requirements;
 - c. The equipment is integrated into the building architecture or site design in a manner that minimizes visibility; or
 - d. An alternative screening method provides an equal or greater level of visual screening.
- B. Integration with Building Design
1. Screening shall be designed as an integral component of the building or site using materials, colors, finishes, roof forms, parapets, walls, landscaping, and other architectural elements that are compatible with the primary building architecture.
 2. Screening shall be designed to minimize visibility of mechanical equipment from the view areas identified in Subsection A.1.
- C. Screening Materials
1. Screening materials shall consist of durable, opaque materials that complement the building's architecture.
 2. Evergreen landscape material may be incorporated to supplement architectural

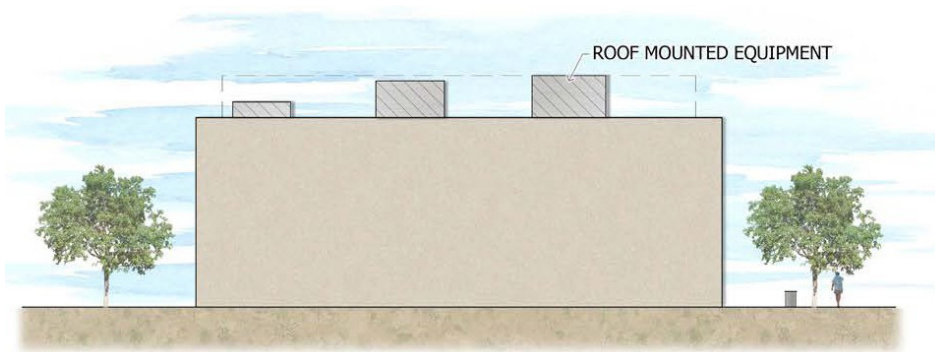
screening and provide year-round concealment.

3. Wood fencing, expanded metal lath, and chain-link fencing are not permitted screening materials.

D. Screening Roof Mounted Equipment

1. Roof-mounted equipment shall be screened by parapets, integrated roof forms, mechanical wells, screen walls, architectural screens, or similar screening elements that are integrated with the building architecture.
2. Screening structures shall be architecturally compatible with the primary building.
3. The height of the screening structure shall be equal to or greater than the height of the tallest piece of equipment intended to be screened, as measured from the roof surface or equipment platform, unless an alternative screening method is approved through Development Plan Review or Administrative Review and Approval, as applicable.
4. Separate screening elements may be used where integrated into the overall roof design and visually coordinated with the building architecture.

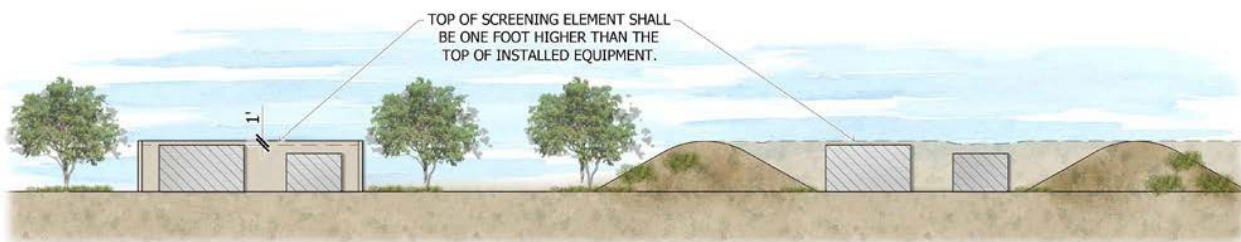
FIGURE 25: SCREENING OF ROOF MOUNTED EQUIPMENT



E. Screening Ground-Mounted Equipment

1. Ground-mounted equipment shall be placed to minimize its visibility by locating it at the side or rear of buildings, rather than on street-facing facades.
2. If the equipment faces public streets or pedestrian areas, the screening shall extend at least 12 inches above the tallest piece of equipment.
3. Screening shall consist of decorative walls, architectural screens, berms, landscape or a combination thereof.
4. For screening walls that are three (3) feet or lower, up to 50% of the screening may be provided by vegetative materials instead of walls.

FIGURE 26: SCREENING OF GROUND MOUNTED EQUIPMENT



F. Screening Wall Mounted Equipment.

1. Wall-mounted equipment, such as electrical meters, electrical distribution cabinets, Service Entry Sections (SES), fire sprinkler equipment, and similar valves or cabinets, shall be screened when facing a street or public parking area and not recessed or separated from the street by intervening buildings.
2. Wall-mounted equipment shall maintain clearance for access, per utility company requirements.
3. Screening devices shall incorporate elements of the building's design, including the shape, color, texture, and material to ensure visual integration with the structure.
4. For screening walls that are three (3) feet or lower, vegetative materials may be used to provide up to 50% of the screening when used in conjunction with screen walls.

G. Screening Solar Panels and Other Alternative Energy Production Facilities

1. Roof Mounted Solar Panels

- a. Solar panels mounted on sloped roofs shall be fully contained within the roof's surface. Solar panels placed flush on sloped roofs do not require additional screening.
- b. Solar panels mounted on sloped roofs at an angle greater than the roof plane shall be designed and located to minimize visibility from public view areas.
- c. For flat roofs, solar panels located behind parapets shall comply with the height limits of this Plan. Where solar panels are visible from ground-level view from public streets, private streets, pedestrian areas, civic spaces, The Park, or adjacent properties, screening shall be provided that covers at least sixty (60) percent of the visible height of the solar panel system.
- d. Tilted, slanted, or rack-mounted solar panels on flat roofs are permitted, provided the panels comply with the height limits of this Plan and are screened or located to minimize visibility from public view areas.
- e. Solar panel screening may include parapets, roof forms, architectural screens, equipment wells, building-integrated screening, or similar screening methods approved through Development Plan Review. Screening shall be compatible with the architecture of the primary building.
- f. Solar panels integrated into rooftop shade structures, including those located on parking structures, are permitted and shall be considered part of the building design. Such structures shall be designed to be architecturally integrated and shall not be subject to freestanding structure limitations.

2. Freestanding or Ground-Mounted Solar Panel Structures

- a. Freestanding or ground-mounted solar panel structures may be permitted where designed as an integrated component of the Site. Such structures shall be subject to review for location, height, and design to ensure compatibility with the surrounding development.
- b. Solar panel structures may be located over surface parking spaces, on parking lot canopy structures, on parking structures, on rooftops, or in other approved locations where they function as renewable energy facilities, shade structures, or integrated site design elements.

- c. Solar panel structures may be visible from public streets, private streets, pedestrian areas, civic spaces, The Park, and adjacent properties when designed as intentional architectural, parking, shade, or site design features. Visibility alone shall not require screening.
- d. Freestanding or ground-mounted solar panel structures that are not integrated with parking areas, parking structures, buildings, rooftops, shade structures, or other site design features shall be located, oriented, or screened to minimize visual impacts from public view areas.
- e. Screening for freestanding or ground-mounted solar panel structures may include walls, architectural screens, grade changes, landscape, building placement, or other site design methods approved through Development Plan Review.
- f. Solar panel structures located over parking spaces or on parking structures shall be designed to maintain required parking dimensions, drive aisles, pedestrian routes, accessible routes, fire access, utility access, drainage facilities, sight visibility areas, and required vertical clearances.
- g. Solar panel structures shall not obstruct required pedestrian routes, accessible routes, fire access, utility access, drainage facilities, sight visibility areas, or required clearances.

6.F GENERAL PEDESTRIAN CIRCULATION DEVELOPMENT AND DESIGN STANDARDS

A. Pedestrian Network Design

1. The pedestrian network is a coordinated system of paths, trails, paseos, crossings, and pedestrian connections. **Figure 28: Paths and Trails Master Plan** establishes the general circulation framework for the Site and identifies a hierarchy of pedestrian and multi-use connections. Within the internal core of the Site, the circulation network is designed primarily to support pedestrian movement between buildings, The Boulevard, The Boulevard Lateral Areas, The Park, plazas, paseos, and other activity areas. The multi-use trail along the eastern portion of the Site and Ellsworth Road and Williams Field Road includes bike lanes and provides a continuous route for bicycle, micromobility, and pedestrian travel outside the pedestrian-focused internal core.
2. The final location, alignment, width, and design of pedestrian and multi-use facilities shall be determined through Development Plan Review..
3. Pedestrian routes shall connect, where applicable, to building entrances, parking areas, sidewalks, trails, paseos, The Park, civic spaces, mixed-use areas, open space areas, transit or rideshare areas where provided, and other publicly accessible destinations within the Site.
4. Pedestrian routes shall comply with the minimum clear width, shade, surface material, crossing, and accessibility requirements of this Section and the applicable street sections of this Plan.
5. Where a pedestrian route crosses a drive aisle, parking area, private street, or other vehicular circulation area, the crossing shall be identified through one (1) or more of the following treatments, as applicable: marked crosswalk, paving change, raised crossing, curb ramp, signage, lighting, median refuge, curb extension, landscape edge, or other crossing treatment approved through Development Plan Review.

6. Pedestrian routes shall be designed to maintain clear and continuous access between connected destinations and shall not be obstructed by signs, site furnishings, landscape areas, utility equipment, parking stalls, drive aisles, or other site elements, except where an alternative accessible route is provided.
7. Wayfinding and route identification may be provided through signs, pavement changes, lighting, landscape edges, building orientation, open space connections, paseo alignments, or other design features approved through Development Plan Review.

B. Connectivity

1. Pedestrian pathways, trails, and paseos shall connect to adjacent development, public streets, open space systems, and regional amenities where such connections exist or are planned and where the connection is not precluded by grade, utilities, drainage facilities, utility corridors, right-of-way limitations, security requirements, property ownership, or other constraints approved through Development Plan Review.
2. Where a Path or Trail is designated as multi-use, a minimum width of eight (8) feet shall be required unless otherwise approved during Development Plan Review.
3. Primary pedestrian routes connecting public sidewalks or parking areas to Primary Building Entrances should be designed to follow direct and convenient alignment and generally should not exceed 125% of the straight-line distance between the two points unless site constraints or building design warrant an alternative design.
4. Pedestrian network shall maintain required accessible routes, fire access, utility access, sight visibility, drainage function, and required clearances.
5. The Master Developer and the City may coordinate on pedestrian crossing improvements along Williams Field Road to enhance connectivity between Legacy Park and Arizona Athletic Grounds. Improvements may include intersection enhancements, pedestrian signalization, or other measures determined appropriate through coordination with the City of Mesa.

C. Bicycle and Micromobility Access

1. Bicycle and micromobility access shall be accommodated where identified by the applicable street sections, **Figure 28: Path and Trails Master Plan**, and Development Plan Review. The circulation framework generally directs bicycle and micromobility travel toward the Ellsworth Road and Williams Field Road corridors and the designated multi-use trail adjacent to SR-24, while maintaining a more pedestrian-focused circulation system within the internal portions of the Site.
2. Bicycle and micromobility facilities may include exterior street facilities where shown on the Street Sections, designated multi-use trails, detached paths where approved for shared use, bicycle parking, micromobility parking areas, wayfinding, and similar facilities approved through the Development Plan Review.
3. The internal core of the Site, including The Boulevard Pedestrian Area, its lateral extensions and connected pedestrian spaces, civic spaces, plazas, paseos, and other high-activity pedestrian areas, is intended to function primarily as a pedestrian-oriented environment. Bicycle and micromobility circulation within these areas may be limited, managed, or directed to designated routes or parking areas through signage, wayfinding, speed management, or dismount areas to reduce conflicts with pedestrians. The circulation framework recognizes that bicycle and micromobility trips associated with residents and employees living or working within the Site may

occur at different times than periods of higher pedestrian activity associated with dining, shopping, entertainment, events, and other activities within The Boulevard and its connected pedestrian areas.

4. Bicycle and micromobility parking shall be located to provide access to key destinations, which may include Primary Building Entrances, parking structures, transit or rideshare areas, open space areas, The Park, The Boulevard, exterior street facilities, and designated trail or path connections. Bicycle and micromobility parking shall not obstruct the required pedestrian network, accessible routes, fire access, utility access, sight visibility, or emergency access.
5. Where bicycle or micromobility access intersects with pedestrian pathways, paseos, plazas, drive aisles, parking areas, or building entries, the design may incorporate markings, pavement changes, signage, wayfinding, speed management, crossing treatments, dismount areas, or other measures to support pedestrian safety and reduce conflicts.

D. Pedestrian Circulation Types

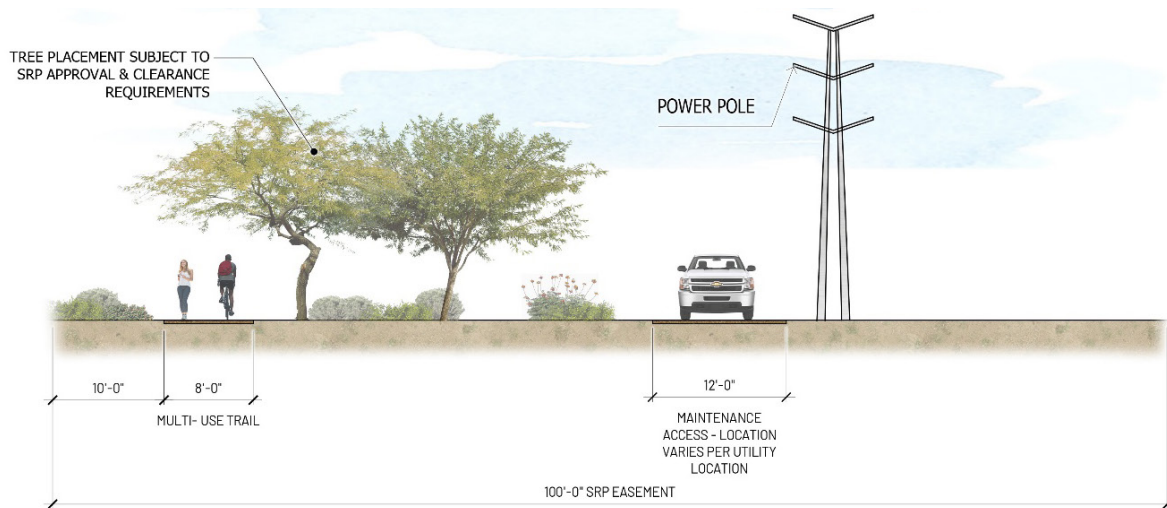
1. Paths

- a. Paths include sidewalks and detached pedestrian paths located within or adjacent to roadway corridors and shall be designed in accordance with the street standards and street sections within this Plan.
- b. Paths shall maintain a minimum clear width of six (6) feet and shall utilize durable surfaces such as concrete, pavers, or other comparable materials that provide a stable walking surface and meet engineering and safety requirements.
- c. At least 50% of Paths shall be shaded through tree canopy (measured at maturity), shade structures, projecting canopies, covered walkways, arcades, porticos, building orientation, or similar techniques. Areas where utilities, drainage facilities, required clear zones, or other site constraints preclude shade improvements may be modified through Development Plan Review.

2. Trails

- a. Trails are off-street pathways located outside roadway corridors and may traverse open space areas to provide connections between the Pedestrian network, open space, and other key destinations.
- b. Trails may connect Paths, Paseos, open space areas, The Park, civic spaces, regional amenities, and other key destinations within or adjacent to the Site.
- c. Trails within open space areas may be hard or soft surface materials such as stabilized decomposed granite or similar pedestrian-friendly materials that meet engineering and safety requirements.
- d. Trail width shall be determined by the Path and Trails Master Plan and Development Plan Review. Where a specific trail width is not otherwise identified, Trails shall provide a minimum clear width of five (5) feet.

FIGURE 27: TRAIL SECTION – SRP EASEMENT ONLY



3. Paseos

- a. Paseos are pedestrian corridors that connect Paths, Trails, buildings, civic spaces, open space areas, and other key destinations within the Site.
- b. Paseos shall provide a minimum pedestrian clear width of five (5) feet.
- c. The location, alignment, width, configuration, and design of Paseos shall be determined through subsequent levels of planning, including Development Plan Review.

4. Mid-Block Connections

- a. Mid-block pedestrian connections are encouraged where they improve connectivity between streets, parking areas, building entrances, plazas, open space areas, transit facilities, or other major destinations. Such connections may include paseos, courtyards, pedestrian passages, shared streets, or similar pedestrian-oriented spaces integrated into the overall site design.

FIGURE 28: PATHS AND TRAILS MASTER PLAN

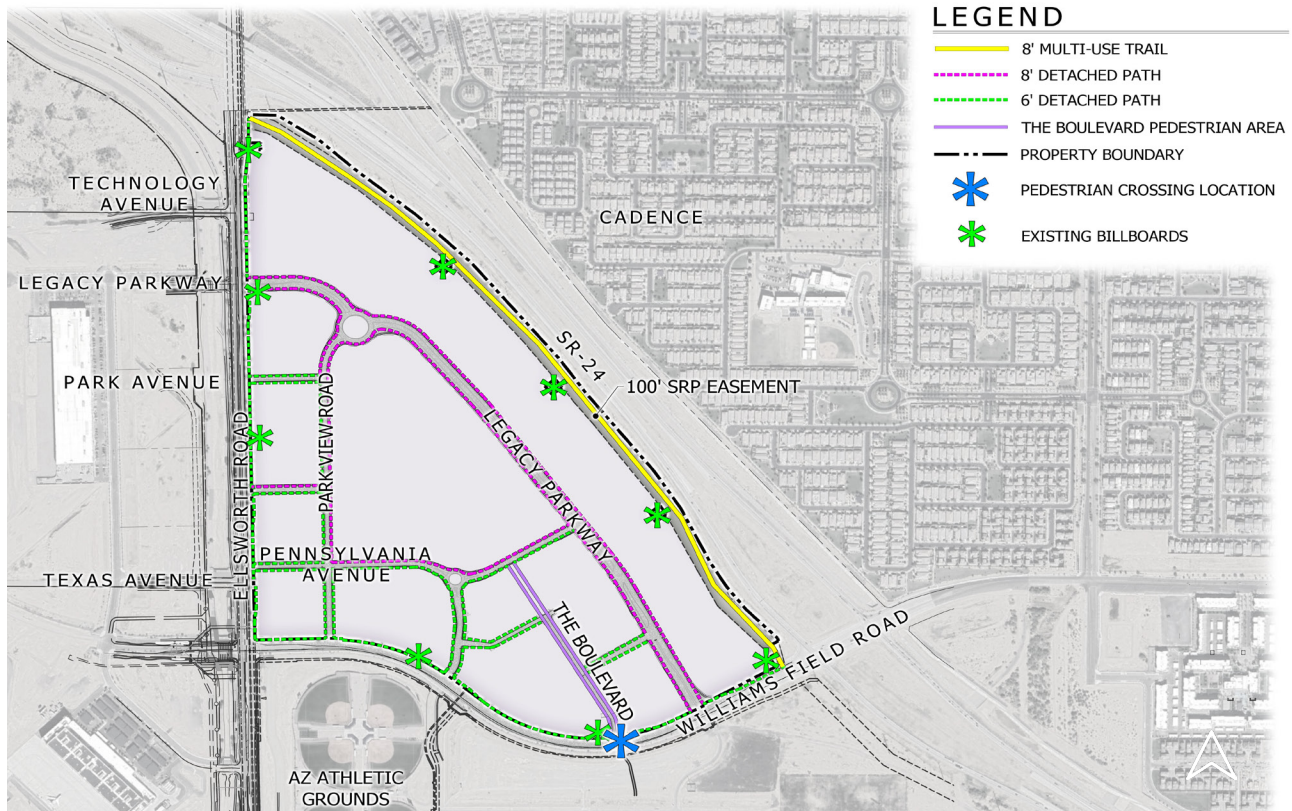


FIGURE 29: PATH AND TRAILS CHARACTER

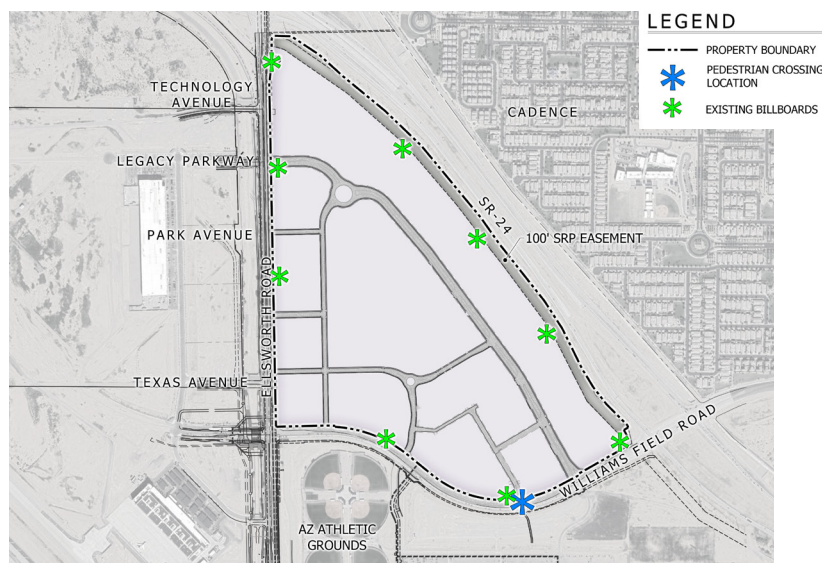


6.F.1 Grade Separated Pedestrian Crossing

To enhance connectivity between Legacy Park and destinations south of Williams Field Road, a grade-separated pedestrian crossing is planned as part of the long-term development of the Site. The crossing is intended to provide a safe, convenient, and accessible connection for pedestrians, bicyclists, and micromobility users between Legacy Park, Arizona Athletic Grounds, and surrounding destinations.

A general location for the crossing is identified in this Plan. The final location, alignment, configuration, design, and timing of the crossing shall be determined through coordination with the City of Mesa and other applicable agencies as a part of subsequent planning, engineering, and implementation activities. The crossing may consist of an underpass, or similar grade-separated facility designed to provide safe and convenient multi-modal connectivity.

FIGURE 30: GRADE SEPARATED PEDESTRIAN CROSSING



6.G GENERAL PARKING DEVELOPMENT AND DESIGN STANDARDS

6.G.1 Standards Applying to All Parking

These standards shall apply to all parking, loading, and circulation facilities within the Site unless otherwise modified by this Plan.

The parking requirements of this Chapter may be satisfied through any combination of on site parking, Shared Parking Plans, District Parking Plans, on street parking credits, parking reductions, or other parking management strategies expressly authorized by this Chapter.

- A. All development within the Site shall provide parking in accordance with this Chapter unless otherwise modified by this Plan or approved through Development Plan Review.
- B. Expansions or Changes in Use
 - 1. Any expansion or change in use that increases parking demand by more than five percent shall provide additional parking or demonstrate that the increased demand is accommodated through shared parking, on-street parking credit, or other alternative parking arrangements approved under this Plan.

2. Additional parking shall be required only for the net increase in parking demand resulting from the expansion or change in use.
- C. When alterations result in additional residential units, parking for the new units shall conform to the standards in this Plan.
- D. Required parking and loading improvements shall be completed prior to issuance of a Certificate of Occupancy unless otherwise approved by the Planning Director.
- E. Required parking and loading facilities shall be located on the same property as the use they serve unless shared parking, district parking, or off-site parking is approved in accordance with this Chapter.
- F. Parking and Site Integration
1. Parking areas shall be designed to support safe access, efficient circulation, and convenient pedestrian connections between parking areas and the uses served.
 2. Parking areas shall be integrated with building placement, pedestrian routes, landscape areas, shade elements, lighting, and screening required by this Plan.
 3. Bicycle, micromobility, motorcycle, and similar parking facilities may be provided in centralized or distributed locations where they support convenient access and do not obstruct pedestrian circulation or emergency access.
- G. Location of Parking Areas
1. Surface parking areas shall be located and designed to reduce visual dominance from public streets, pedestrian areas, and open space areas while supporting active building frontages where provided.
 2. Where surface parking is located between a building and a street, pedestrian connections, landscaping, screening, and other site design features shall be provided in accordance with this Plan.
 3. Larger surface parking areas shall be divided into smaller, well-organized parking fields or parking courts through the use of drive aisles, pedestrian routes, landscape islands, shade elements, or other site design features.
 4. Pedestrian routes shall be provided to connect parking areas to building entrances, sidewalks, open space areas, and other pedestrian facilities, as applicable.
- H. Frontage Limitation
1. The combined frontage of surface parking areas, carports, and individual garage doors located between a building and an adjacent street shall not exceed thirty (30) percent of the applicable street frontage for the development.
 2. This limitation does not apply to underground parking, parking structures, parking areas located behind buildings, on-street parking, or parking areas screened from the street by buildings, walls, landscape design, grade changes, or other screening methods approved through Development Plan Review.
 3. Alternative parking configurations may be approved through Development Plan Review where the design supports the intent of this Plan, maintains pedestrian connectivity, and reduces the visual prominence of parking areas along the street frontage.

I. Commercial Vehicle Parking

1. Commercial vehicles with a gross vehicle weight rating (GVWR) exceeding thirteen thousand (13,000) pounds shall only be parked overnight in designated commercial areas as outlined in City regulations.
2. Overnight parking of such vehicles in residential development is not permitted.

J. Recreational Vehicle (RV) Parking.

1. Temporary recreational vehicle parking may occur for loading, unloading, guest drop-off, or similar short-term activity within designated areas.
2. Recreational vehicles shall not be parked overnight in loading areas, drive aisles, fire lanes, required parking spaces, or other areas not approved for recreational vehicle parking.

K. Structured Parking

1. Parking structures shall comply with the architectural, screening, landscape, and pedestrian-oriented design standards of Section 6.E.7.
2. Parking structures shall be designed as integrated architectural components of the Site and shall contribute positively to the streetscape and overall development character.

L. Surface and Paving Requirements

1. All required parking spaces, loading spaces, and drive aisles shall be paved with asphalt, concrete, or other durable materials approved by the City. Alternative porous materials may be considered.
2. Parking spaces shall be permanently marked for clear identification, and all accessible spaces shall comply with ADA standards and guidelines.

6.G.2 Parking Spaces Required

A. Parking requirements are intended to ensure adequate parking while encouraging shared parking, district parking, efficient land use, and flexibility for mixed-use development.

B. Required Parking Spaces by Use

1. The required parking spaces vary by use and shall meet the standards set out in Table 12: Required Spaces by Use.
2. Unless otherwise specified, a minimum of four (4) on-site parking spaces is required.

C. Land Uses Not Listed

1. For land uses not specifically identified in this Plan, the Planning Director shall determine the applicable parking requirement based upon the most comparable use.
2. In making this determination, the Planning Director may consider:
 - a. The operational characteristics of the proposed use;
 - b. Parking demand information from comparable developments; and
 - c. A Parking Demand Study when necessary to evaluate anticipated parking demand.

TABLE 12: REQUIRED PARKING SPACES BY USE

Use		Minimum Standard
Residential Use Classifications		
Single-Family Residence (attached or detached)		2 spaces per dwelling unit Spaces may be tandem with Planning Director approval No additional parking spaces required for an Accessory Dwelling Unit
Multi-Family Residence	Studio	1 space per dwelling unit
	One Bedroom	1.00 spaces per dwelling unit
	Two Bedroom	1.75 spaces per dwelling unit
	Each Additional Bedroom Beyond Two	0.25 additional parking space per additional bedroom
	Guest Parking	0.2 spaces per unit
Live-Work Unit within Artist Studios, Business Services, Offices – Business and Professional, and Personal Services		1.25 spaces per unit
Community Residence - Family		Same as Single Family Residence
Community Residence - Traditional		Same as Single Family Residence
Small Daycare Group Home (Up to 4)		1.0 space per room or Dwelling Unit plus 2 additional spaces
Public and Semi-Public Use Classifications		
Clinics		1 space per 250 square feet
Clubs and Lodges		1 space per 200 square feet used for public assembly
Community Center		1 space per 200 square feet used for public assembly
Colleges or Universities, Private and Public		1 space per 200 square feet
Commercial and Industrial Trade Schools, Private and Public		1 space per 200 square feet
Community Garden		No on-site parking required
Cultural Institutions	Theaters, auditoriums, assembly halls, clubs, libraries	1 space per 200 square feet used for public assembly or 1 per every 3.5 theater seats
	Museums	1 space per 250 square feet used for public assembly plus accessory uses
Day Care Centers		1 space per 375 square feet
Government Offices		1 space per 375 square feet

TABLE 12: REQUIRED PARKING SPACES BY USE

Use		Minimum Standard
K-12, Private and K-12, Public	School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
	High schools and academies	1 space per 200 square feet
Parks and Recreation Facilities, Private and Public, not including The Park		No parking required
The Park		30 spaces per Development Agreement
Places of Worship		1 space per 200 square feet used for public assembly
Commercial Use Classifications		
Banquet and Conference Center		1 space per 250 square feet used for recreational activities plus ancillary use requirements
Commercial Entertainment		1 space per 200 square feet used for public assembly or 1 per every 3.5 theater seats
Commercial Recreation Small Scale and Large Scale	Bowling centers	5 spaces per lane plus ancillary use requirements
	Health space and clubs, gyms, and tennis, handball, and racquetball courts and clubs	1 space per 250 square feet, excluding courts, plus 2 spaces per court
	Skating rinks and dance halls	1 space per 250 square feet used for recreational activities plus ancillary use requirements
Eating and Drinking Establishments (no drive-through window)	Bars/Clubs/Lounges; Coffee Shops/ Cafes; Restaurants, Bar and Grill; Restaurants, Full Service Restaurants; Restaurants, Limited Service Restaurants	1 space per 250 square feet for indoor area, and 1 space per 250 square feet for outdoor seating area

TABLE 12: REQUIRED PARKING SPACES BY USE

Use		Minimum Standard
General offices, retail, and services	Artists' Studios, Banks and Financial Institutions; Business Services, Convenience Market; General Market; General Market with Pick-Up Window Facilities; Laboratories; Offices - Business and Professional; Personal Services; Pet Stores; Retail Sales - General; Handcraft/ Custom Manufacturing; Research and Development; Signature Commercial; Small Animal Daycare; Tattoo and Body Piercing Parlors; Veterinary Services	1 space per 375 square feet
Hotels and Motels, and Bed and Breakfast Inns		1 space per room or suite of rooms with individual exits
Offices - Medical and Dental		1 space per 250 square feet
Temporary Uses		
Farmer's Markets	Parking shall be determined in accordance with the parking flexibility provisions of this Chapter and reviewed through Administrative Approval. Parking may be satisfied through existing on-site parking, shared parking, District Parking Plans, Shared Parking Plans, structured parking, on-street parking, valet parking, event parking, off-site parking where approved, or other approved parking management strategies.	
Mobile Food Vending		
Special Events		
Temporary Outdoor Entertainment		
Temporary Retail		
Specific Accessory Uses		
Caretakers' Residences	One (1) space per caretaker residence, in addition to the parking required for the primary use.	

TABLE 12: REQUIRED PARKING SPACES BY USE

Use		Minimum Standard
Day Care Centers, Accessory		No additional parking required when the use primarily serves residents, employees, students, guests, or users of the primary use. Where the use serves the general public or generates independent parking demand, parking shall be provided at the Day Care Centers rate.
Garden Center		No additional parking required when accessory to an approved retail, general market, commercial, resort, open space, or similar primary use and served by the parking provided for the primary use. Where the Garden Center operates as a standalone or primary customer sales area, parking shall be provided at the General Offices, Retail, and Services rate.
Home Occupation		No additional parking required.
Live Entertainment, Accessory		No additional parking required when located within the approved seating, assembly, customer, or event area of the primary use. Where the accessory live entertainment increases approved occupancy, seating, event area, or independent parking demand, parking shall be provided at the applicable rate for the primary use or Commercial Entertainment, as determined by the Zoning Administrator.
Outdoor sales and service areas	Outdoor Eating Areas, Outdoor Sales, Temporary Outdoor Sales	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use

D. Calculations

1. Parking requirements are calculated based on the gross floor area (GFA) unless otherwise specified.
2. In the case of a fraction of a parking space that occurs in the calculation of parking requirements, the required number of spaces shall be rounded up to the nearest whole number.

3. Mixed-use developments shall calculate parking requirements separately for each use unless an approved Shared Parking Plan or District Parking Plan is utilized.
4. Parking requirements may be satisfied through any combination of on-site parking, District Parking Plans, Shared Parking Plans, or other parking arrangements approved in accordance with this Chapter.

E. District Parking

1. Parking facilities may serve multiple buildings, parcels, phases, or land uses within Legacy Park through an approved District Parking Plan.
2. District Parking Plans are intended to maximize parking efficiency, reduce unnecessary surface parking, and support walkable mixed-use development.
3. Parking provided as part of an approved District Parking Plan may satisfy the parking requirements of multiple uses where adequate pedestrian connectivity, cross-access, and parking availability are demonstrated.
4. A District Parking Plan may incorporate shared parking, structured parking, on-street parking, valet parking, phased parking, parking reductions, or other parking management strategies approved through Development Plan Review.

F. Bicycle and Micromobility Parking

1. The quantity, type, and location of bicycle and micromobility parking shall be determined through Development Plan Review based on the scale, mix, and intensity of the proposed development.
2. Bicycle and micromobility parking may be provided in centralized locations serving multiple buildings, parcels, or uses and shall be integrated into the overall pedestrian circulation network and site design.
3. Bicycle and micromobility parking shall generally be located adjacent to parking structures, civic spaces, trailheads, parks, open space areas, and other activity centers, and shall not obstruct pedestrian circulation, accessible routes, emergency access, or required sight visibility.
4. Bicycle and micromobility parking shall generally not be located within The Boulevard Pedestrian Area unless incorporated into designated streetscape furnishing zones or otherwise approved through Development Plan Review.

G. Covered parking

1. Multi-family Development
 - a. Multi-family developments shall provide at least one (1) covered parking space per dwelling unit. Covered parking may include garages, carports, or designated covers that align with the architectural style of the primary structures.
 - b. Covered parking spaces may be distributed throughout the development and shall be located in close proximity to the dwelling units they serve.
2. Office developments with 10 or more parking spaces shall provide a minimum of one (1) covered parking space per office or suite, plus one (1) additional covered parking space.
3. In commercial and mixed-use developments, covered parking is encouraged to provide convenience for customers and visitors.

H. Maximum Parking

1. Surface parking shall generally not exceed one hundred twenty-five percent (125%) of the minimum parking required by this Plan unless otherwise approved through Development Plan Review.
2. The Planning Director may approve additional surface parking where supported by one or more of the following:
 - a. *Shared Parking or District Parking;*
 - b. *Parking Demand Studies;*
 - c. *Regional commercial, entertainment, civic, employment, or other high-intensity uses;*
 - d. *Phased development;*
 - e. *Structured parking; or*
 - f. *Other demonstrated operational needs.*
3. The following parking areas shall not be subject to the maximum surface parking limitation:
 - a. Parking located within or beneath a building, including structured, rooftop, or below-grade parking.
 - b. Existing parking spaces that become surplus due to a change in use resulting in a lower parking requirement.
 - c. Parking provided pursuant to an approved Shared Parking Plan or District Parking Plan.
 - d. Parking provided as part of an approved phased development, provided compliance with the maximum parking limitation is achieved upon completion of the final phase, unless otherwise approved through Development Plan Review.

6.G.3 Size of Parking Spaces and Maneuvering Aisles

- A. Parking spaces and maneuvering aisles within the Site shall meet the minimum dimensions and layout standards to ensure safe and efficient movement of vehicles while maintaining the aesthetic and functional integrity of the development.
- B. Garage and Carport Dimension Measurement
 1. Required garage and carport dimensions shall be measured as clear internal dimensions available for vehicle parking. Walls, columns, stairs, steps, landings, storage areas, mechanical equipment, utility equipment, water heaters, utility platforms, equipment curbs, or similar obstructions shall not be counted toward the required garage or carport dimensions where they project into the required parking area.
 2. Where ground-mounted utility equipment, including a water heater, projects into a garage or carport, the required dimension shall be measured from the finished face of the equipment, platform, curb, or enclosure.
 3. Where utility equipment is wall-mounted and does not project into the required parking area at the floor level, the required dimension may be measured from the finished wall surface.
- C. Standard Parking Spaces
 1. Standard parking spaces shall be at least nine (9) feet wide and 18 feet long.

2. Parking Lot Layouts & Maneuvering

- a. Parking lot layouts and maneuvering aisles shall be designed to provide safe and efficient vehicle circulation in accordance with the standards of this Section.
- b. Alternative parking configurations and maneuvering layouts may be approved through Development Plan Review where demonstrated to operate safely.

FIGURE 31: PARKING SPACE AND AISLES

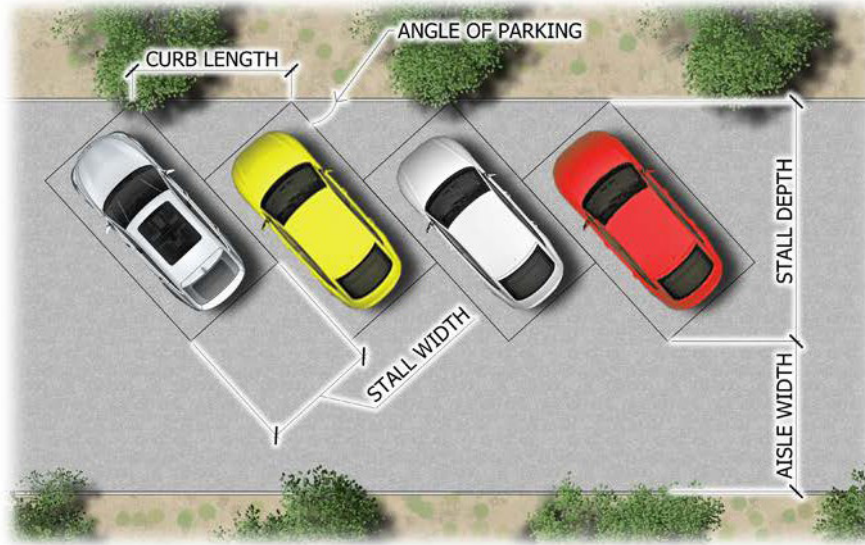


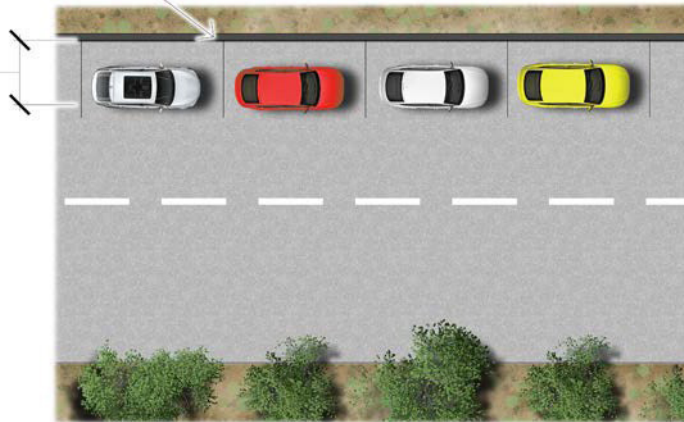
TABLE 13: STANDARD PARKING SPACE AND AISLE DIMENSIONS

Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
Parallel	9' -0"	22'-0"	9' -0"	12'	20'
30°	9' -0"	18'-0"	17'-4"	11'	20'
40°	9' -0"	14'-0"	19'-2"	12'	22'
45°	9' -0"	12'-9"	19'-10"	13'	24'
50°	9' -0"	11'-9"	20'-5"	15'	24'
60°	9' -0"	10'-5"	21'-0"	18'	24'
70°	9' -0"	9'-8"	21'-0"	19'	24'
90°	9' -0"	9'-0"	18'-0"	24'	24'

- D. Where parallel parking spaces are located adjacent to walls, fences, or other fixed barriers, the following standards apply:
1. Parallel parking spaces abutting a wall, fence, or similar obstruction higher than six (6) inches shall have their depth increase by two (2) feet on each obstructed side.
 2. The required depth increase may be reduced by three (3) inches for each foot of unobstructed distance between the parking space and the obstruction, measured parallel to the depth of the parking space.

WALL OR FENCE

THE INCREASE MAY BE REDUCED BY 3 INCHES FOR EACH FOOT OF UNOBSTRUCTED DISTANCE BETWEEN THE PARKING SPACE AND OBSTRUCTION, MEASURED PARALLEL TO THE DEPTH OF THE PARKING SPACE.



1. Compact parking spaces shall be at least eight (8) feet wide and 16 feet long.
2. Sites with at least 10 required parking spaces may designate up to 20% of the total required parking for compact vehicles.
3. Compact parking spaces shall be clearly marked with signs or pavement markings.
4. Electric vehicle charging spaces may be located within standard or compact parking spaces and shall comply with applicable building, electrical, and accessibility requirements. The Planning Director may approve additional compact parking spaces associated with electric vehicle charging where appropriate.

FIGURE 33: DESIGNING COMPACT PARKING SPACES

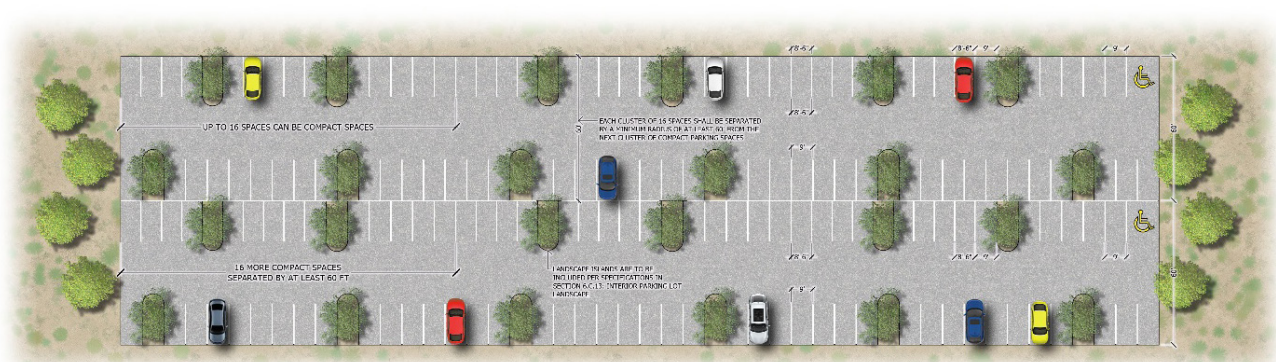


TABLE 14: - COMPACT SPACES - PARKING AREA AND DIMENSIONS

Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
Parallel	9' -0"	22'-0"	9' -0"	11'	20'
30°	9' -0"	18'-0"	14'-11"	11'	20'
40°	9' -0"	14'-0"	16'-5"	11'	22'
45°	9' -0"	12'-9"	17'-0"	11'	24'
50°	9' -0"	11'-9"	17'-5"	13'	24'
60°	9' -0"	10'-5"	17'-10"	16'	24'
70°	9' -0"	9'-8"	17'-9"	16'	24'
90°	9' -0"	9'-0"	16'-0"	21'	24'

F. Accessible Parking

1. Accessible parking shall be provided in accordance with the Americans with Disabilities Act (ADA), the Arizona Accessibility Code, and applicable City of Mesa requirements.
2. Accessible parking spaces shall be located along the shortest accessible route to the entrance they serve.
3. Accessible parking, access aisles, signage, pavement markings, and accessible routes shall comply with applicable federal, state, and local requirements.

G. Motorcycle and Scooter Parking

1. Motorcycle and scooter parking may be provided where appropriate and may be integrated into larger parking areas or centralized mobility hubs.
2. Motorcycle and scooter parking shall be clearly identified and designed to avoid conflicts with pedestrian circulation and vehicle maneuvering.

H. Golf Cart Parking

1. Golf cart parking is encouraged where appropriate to serve residential, recreational, and mixed-use development.
2. Golf cart parking shall be located to support convenient access while maintaining safe pedestrian and vehicle circulation.

- I. Bicycle, micromobility, motorcycle, scooter, and golf cart parking may be integrated into parking lots, parking structures, mobility hubs, or other centralized locations, provided pedestrian circulation, accessible routes, emergency access, and vehicle maneuvering are maintained.

6.G.4 Optional Parking Configuration – Reduced Stall Depth with Overhang

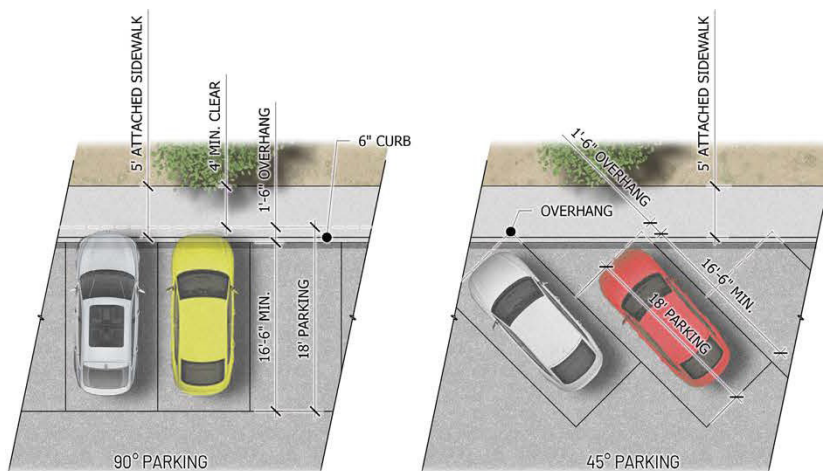
- A. An optional parking stall overhang configuration may be used to improve parking efficiency and optimize land use while maintaining safe vehicle circulation, pedestrian accessibility, and compliance with applicable parking and accessibility standards.

B. Reduced Stall Depth with Overhang

1. Standard parking stall depth may be reduced from 18 feet to 16.5 feet where a minimum 1.5-foot vehicle overhang is provided beyond the curb.

2. Vehicle overhangs may extend over adjacent landscape areas or sidewalks, provided the requirements of this Section are maintained.
 3. Reduced stall depth with vehicle overhang may be used for any parking angle.
 4. Reduced stall depth configurations shall not be permitted where vehicle overhang would obstruct required pedestrian routes, accessible routes, fire access, utility access, or other required clearances.
- C. Where vehicle overhang extends over a sidewalk, a minimum unobstructed pedestrian clear width of five feet shall be maintained.
- D. Overhang Requirements
1. Vehicle overhang areas shall remain free of walls, utilities, light poles, landscape materials, or other obstructions that would interfere with normal vehicle overhang.

FIGURE 34: PARKING OVERHANG



E. Long-Term Employee Parking

1. Parking areas designated for employee or other long-term parking may utilize parking spaces a minimum of 8.5-feet in width.
2. Such spaces shall be clearly identified on the approved Development Plan.

F. Drive Aisles Without Adjacent Parking

1. One-way drive aisles not serving parking spaces shall have a minimum width of 12 feet.
2. Two-way drive aisles not serving parking spaces shall have a minimum width of 20 feet.

6.G.5 Credit for On-Street Parking Spaces

- A. On-street parking spaces may be credited toward the minimum off-street parking requirements for non-residential, mixed-use, and other eligible uses within the Site, subject to the following standards:
1. On-street parking spaces located adjacent to or directly serving a development may be credited toward the required off-street parking where approved through Development Plan Review.
 2. The credit applies only to street frontages where on-street parking is permitted and constructed.

3. One qualifying on-street parking space may be credited for each required off-street parking space, provided that the space complies with applicable City standards.
4. The number of on-street parking spaces eligible for credit shall be determined through Development Plan Review based on the availability and proximity of qualifying on-street parking spaces serving the development.

6.G.6 Parking Area Design

A. Vehicular & Active Transportation Circulation

1. Parking areas shall provide safe and efficient vehicular circulation through a coordinated system of drive aisles and circulation routes.
2. Parking areas shall safely accommodate bicycles, motorcycles, scooters, golf carts, and other permitted micromobility devices, where applicable.
3. Where bicycle or micromobility routes intersect with vehicular or pedestrian circulation, appropriate design treatments such as pavement markings, signage, striping, raised crossings, or physical separation may be provided to reduce conflicts.

B. Crossings between vehicular, pedestrian, and alternative transportation routes shall incorporate appropriate safety measures such as striping, signage, bollards, raised crossings, textured paving, or other traffic-calming measures.

C. Pedestrian Routes in Parking

1. Parking areas shall incorporate clearly defined pedestrian routes providing safe, direct, and convenient access between parking areas, building entrances, sidewalks, and open space.
2. Pedestrian walkways shall maintain a minimum unobstructed width of five (5) feet.
3. Pedestrian walkways shall be distinguished from adjacent drive aisles through changes in paving, texture, color, elevation, or other design treatments.
4. Pedestrian crossings of drive aisles should incorporate raised crossings, textured paving, contrasting materials, signage, bollards, or similar traffic calming measures where appropriate.
5. Pedestrian walkways adjacent to drive aisles shall be protected by curbing, bollards, landscaping, or other physical barriers where appropriate.

D. Drive Aisles

1. Design and Alignment

- a. Drive aisles shall be designed to provide safe and efficient circulation and shall accommodate anticipated vehicle types.

2. Setback of Cross Drive Aisles. Cross drive aisles shall be set back from property lines and key access points as follows:

- a. Cross drive aisles that connect directly to a public street or major drive aisle shall be set back at least 50 feet from the property line abutting the street.
- b. Cross drive aisles shall be set back at least 25 feet from internal drive aisle intersections to provide adequate visibility and maneuvering area.
- c. Cross drive aisles shall be designed to maintain clear sight lines for both vehicles and pedestrians. Landscape, signage, and other design elements shall not obstruct visibility at intersections.

3. Parking Clusters

- a. Parking areas shall be arranged so that no more than 400 parking spaces are grouped together in a single cluster.
- b. Parking clusters shall be separated by landscape, pedestrian pathways, cross aisles, retention basins, or similar features to provide visual relief, enhance circulation, and improve the user experience.
- c. These parking cluster requirements do not apply to parking structures.

FIGURE 35: PARKING LOT LAYOUT



4. Proximity to Buildings

- a. For office use, at least 25% of the required parking spaces shall be located within 300 feet of the building. The remaining required spaces shall be within 400 feet of the building.
- b. In commercial and mixed-use uses, at least 50% of the required parking spaces shall be within 300 feet of the building.
- c. For Multi-family residential projects, the required parking spaces shall be arranged to provide at least one (1) parking space per unit within 350 feet of the dwelling units they serve.

5. Loading Areas

- a. Parking and loading areas shall provide sufficient maneuvering room to allow vehicles to enter and exit in a forward direction. This requirement does not apply to single-family residential driveways.

- b. Maneuvering for loading areas shall occur within the parking or loading area itself and not on public streets. Vehicles shall have adequate space to access loading zones without obstructing traffic or creating unsafe conditions.
- 6. Parking lots shall be designed to accommodate solid waste, emergency, and other public service vehicles, ensuring that these vehicles can provide services without backing unreasonable distances or making hazardous turning movements.
- 7. Covered Parking Design
 - a. Covered parking shall be architecturally integrated into the overall site design and shall comply with the applicable standards of this Plan.
- 8. Covered Parking Location
 - a. Covered parking shall be located to provide convenient access to the buildings it serves while maintaining safe vehicular and pedestrian circulation.
- E. Alternative parking designs may be approved where the applicant demonstrates that the proposed design supports sustainability, environmental performance, mobility, parking efficiency, or other site design objectives.
 - 1. Examples include, but are not limited to: District Parking Plans, electric vehicle charging infrastructure, reduced impervious surfaces, enhanced shade, sustainable stormwater management, or other innovative parking design strategies.

6.G.7 Shared Parking

- A. Applicability
 - 1. Shared parking may be used between two (2) or more land uses where it is demonstrated that adequate parking will be available to serve all participating uses.
 - 2. Shared parking may include surface parking, structured parking, or a combination thereof.
 - 3. Shared parking may be incorporated as part of an approved District Parking Plan.
- B. Approval
 - 1. Shared parking shall be approved through Development Plan Review.
 - 2. The Planning Director may require a Shared Parking Analysis demonstrating adequate parking capacity.
 - 3. Shared parking facilities shall be located within 660 feet of the uses they serve unless otherwise approved.
 - 4. Where parking is shared between separately owned properties, a recorded shared parking agreement may be required.
 - 5. Shared parking shall remain available for the duration of the uses served.

6.G.8 Parking Reductions

- A. The Planning Director may approve reductions to the minimum parking requirements through Development Plan Review where the applicant demonstrates that adequate parking will be available to serve the proposed development.
- B. In determining whether a parking reduction is appropriate, the Planning Director may consider one or more of the following:

1. Shared Parking Plans;
 2. District Parking Plans;
 3. Parking Demand Studies;
 4. Transit accessibility;
 5. Pedestrian-oriented design;
 6. Bicycle and micromobility facilities;
 7. Mixed-use development;
 8. Parking management programs; or
 9. Other factors demonstrating reduced parking demand.
- C. The Planning Director may require supporting documentation, including a Parking Demand Study, to evaluate the request.

7. DEVELOPMENT AND DESIGN STANDARDS – MULTI-FAMILY

The standards in this Chapter establish development and design standards specific to Multi-Family development. These standards supplement the applicable development and design standards of Chapters 6 through 11 and modify only those development and design topics expressly addressed herein. Where a standard in this Chapter differs from an otherwise applicable standard of Chapters 6 through 11, the standard in this Chapter shall govern for Multi-Family development. Development and design topics not specifically addressed in this Chapter shall remain subject to the otherwise applicable standards of this Plan.

- A. Architectural design shall incorporate a coordinated combination of traditional and contemporary influences that creates visually cohesive and timeless residential environments.
- B. Building form shall be organized around pedestrian-oriented elements such as porches, balconies, courtyards, patios, and enhanced building entries to reinforce pedestrian-oriented residential development.
- C. Shade elements, including overhangs, arcades, trellises, canopies, and recessed architectural features, shall be integrated into building design to support pedestrian comfort and respond to the desert climate.
- D. Materials, colors, and architectural detailing shall incorporate durable exterior materials intended to provide long-term visual quality and building performance.
- E. Building setbacks, orientation, and site design shall reinforce a compact, walkable neighborhood pattern and landscape design shall contribute to a cohesive residential environment.
- F. Garages, parking access, and service elements shall be integrated into the overall architectural composition to minimize visual impacts on streets, pedestrian areas, and common open space.

7.A DEVELOPMENT STANDARDS

TABLE 15: MULTI-FAMILY DEVELOPMENT STANDARDS ¹

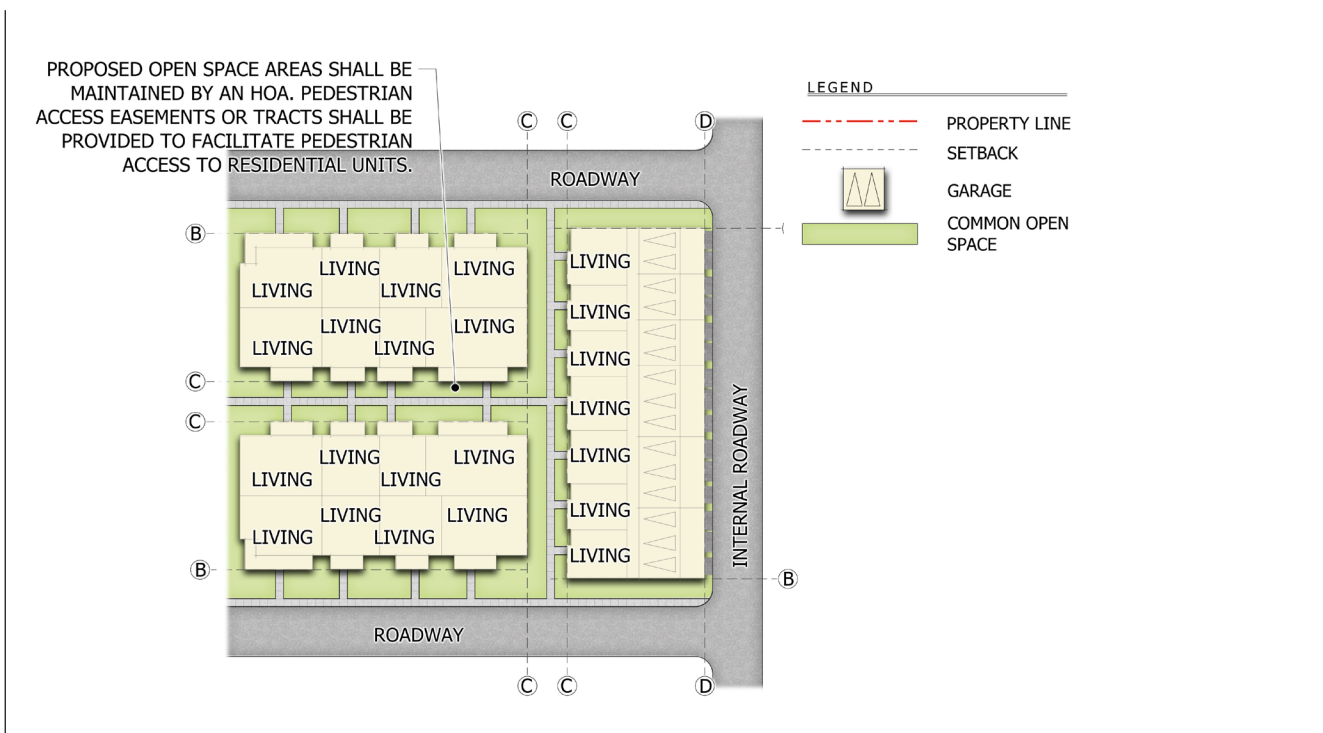
Standard	Requirement
Minimum Lot Area	43,560 square feet
Maximum Building Height ^{2, 3}	86 feet, subject to the Airport Height Limit
Minimum Building Setbacks	
Front, Internal Side, and Rear Setbacks	
B. Buildings & Structures Up to 2 Stories	10 feet
Buildings & Structures Greater than 2 Stories	
B. Adjacent to Local/ Collector Roadways	15 feet
B. Adjacent to Arterial Roadway	20 feet

TABLE 15: MULTI-FAMILY DEVELOPMENT STANDARDS ¹

Standard	Requirement
Internal Setbacks	
D. Garage Setback from Internal Roadways	1 foot from garage door to the roadway
Minimum Building Separation³	
To Back of Curb or Sidewalk Adjacent to Parking Stall or Street	10 feet
C. To Another Building	20 feet
Open Space Requirements	
Common Open Space	Minimum of 5% of the net multi-family site.
Private Open Space	Minimum of 75% of total dwelling units shall have at least 45 square feet of private open space.

Notes.

1. Refer to Figure 36 on this page for illustrative diagram example possible configuration for private streets, only. The lettering in the table is depicted on the graphic to assist with visualizing how setbacks may be applied.
2. Refer to Chapter 6, Section B.2.B Exceptions to the Maximum Building Height Limitations for additional information regarding building height exceptions.
3. Building height is subject to Chapter 13, Section C: Building Height and FAA Airspace Regulations.

FIGURE 36: EXAMPLE MULTI-FAMILY CONFIGURATION

7.B SITE DESIGN STANDARDS

7.B.1 Encroachments

- A. Required ground-floor building separation may be reduced by up to 20 percent where upper stories are stepped back to maintain an equal or greater average building separation.
- B. Projections, including balconies, patios, bay windows, and similar architectural features, may encroach up to 3 feet into the required building separation, provided adequate light, air, privacy, and usable open space are maintained.
- C. Buildings shall be positioned and arranged to support resident privacy, access to daylight, and ventilation.
- D. When projections encroach into the required building separation, the remaining open space shall provide safe, usable and functional areas that incorporate Crime Prevention Through Environmental Design (CPTED) principles.

7.B.2 Swimming Pools

- A. Swimming pools and other water features may be incorporated within residential, amenity, and common open space throughout the Site as recreational and gathering spaces. Pool areas shall be integrated into the overall site design in a manner that supports resident use, maintains safety, complements adjacent open space and amenities, and is compatible with the surrounding architectural character.
- B. Swimming Pool Design
 - 1. The design, placement, and safety features associated with swimming pools are regulated by the applicable requirements of Section 11-30-11 of the MZO.
 - 2. A swimming pool shall not be located in any required setback or landscape area.
 - 3. The edge of a swimming pool shall not be closer than four (4) feet from the water's edge to any property line.
 - 4. Any contained body of water, whether above or below ground level, that is eighteen inches or more in depth at any point or wider than eight (8) feet at any point, shall conform to the location and fencing requirements set by the City of Mesa for swimming pools.
 - 5. All swimming pools shall be secured from unauthorized access with an enclosure that complies with Mesa Building Code requirements.

7.C ARCHITECTURE STANDARDS

For purposes of this Section, Primary Building Elevations include building elevations visible from public streets, private streets, common open space, pedestrian pathways, parks, or other publicly accessible open spaces. The standards in this Section supplement the applicable architectural standards of Chapter 6 and modify only the architectural topics expressly addressed herein.

7.C.1 Building Entries

In addition to the requirements of Section 6.B.6, Multi-Family buildings shall adhere to the following standards.

- A. Multi-family residential buildings may use common entrances serving multiple units, individual ground-floor unit entrances, or a combination of both. Clear pedestrian access shall be maintained from the applicable pedestrian network to the building entrance.
- B. Exterior stairways may be used for secondary access. Exterior stairways that are visible from public or private streets, primary pedestrian routes, plazas, courtyards, common open space areas, or parking areas shall be integrated into the building architecture through compatible materials, colors, railings, walls, roof forms, canopies, screens, or similar design treatments. Open utility-style exterior stairways shall only be permitted on non-Primary Building Frontage.

7.C.2 Garage Design, Door Placement, and Articulation in Multi-Family

- A. Garage placement and orientation
 - 1. Garage doors shall be integrated into the overall architectural composition of the building and shall not be the dominant architectural feature of any Primary Building Elevation. Along public streets, private streets, parks, trails, and other publicly accessible open spaces, garage doors shall not create a repetitive garage dominated streetscape.
 - 2. Garages shall be located and oriented to minimize the prominence of garage doors along public streets and pedestrian-oriented areas. Where practical, garage doors shall face internal private streets, drive aisles, motor courts, or similar internal circulation areas.
 - 3. Building entries, porches, windows, changes in wall plane, architectural detailing, and similar architectural features shall be incorporated along street facing building elevations to reduce the visual prominence of garage doors and reinforce a pedestrian oriented residential streetscape.
- B. Garage doors shall incorporate at least two (2) of the following design features:
 - 1. Recessed garage doors;
 - 2. Individual garage doors in lieu of double-width garage doors, where practical;
 - 3. Architectural projections or recesses surrounding the garage door;
 - 4. Accent materials surrounding the garage door;
 - 5. Canopies, trellises, or similar architectural features;
 - 6. Decorative lighting integrated into the building architecture;
 - 7. Garage doors incorporating architectural detailing, panel articulation, integrated textures, decorative reveals, material variation, or similar design features that complement the overall architectural style of the building; or
 - 8. Similar architectural feature approved through Development Plan Review.

7.C.3 Front Porches, Courtyards, and Public Spaces in Multi-Family

- A. Buildings that include ground-floor dwelling units adjacent to public streets, private streets, common open space, or pedestrian pathways shall incorporate at least one (1) of the following:
 - 1. Front porch;
 - 2. Covered patio;
 - 3. Entry courtyard;
 - 4. Stoop with enhanced architectural entry;
 - 5. Individual garden entry; or
 - 6. Similar residential entry feature approved through Development Plan Review.
- B. Front porches, covered patios, and entry courtyards incorporated along Primary Building Elevations shall include at least 2 of the following:
 - 1. Roof overhang or canopy;
 - 2. Decorative columns or architectural supports;
 - 3. Accent materials;
 - 4. Decorative paving;
 - 5. Low walls or seat walls;
 - 6. Decorative railings or screens;
 - 7. Integrated landscape planters;
 - 8. Integrated lighting; or
 - 9. Similar architectural feature approved through Development Plan Review.
- C. Common courtyards and outdoor gathering spaces shall be integrated into the overall site design through coordinated pedestrian pathways, building entrances, common open space, or other resident amenities.
- D. Front porches, patios, and courtyards are not required on every residential building, provided the overall development incorporates a coordinated mix of residential building entries and outdoor gathering spaces.

7.C.4 Architectural Articulation in Multi-Family

- A. Multi-family buildings shall incorporate architectural articulation that reduces the visual scale and perceived mass of building elevations through changes in building form, wall plane, roofline, architectural detailing, exterior materials, or similar architectural features.
- B. Primary building elevations exceeding 50 feet in horizontal length shall incorporate horizontal or vertical projections or recesses having a minimum depth of three (3) feet or extending a minimum of three (3) feet vertically above or below the adjacent roofline or parapet
 - 1. Required articulation elements may be grouped rather than uniformly spaced, provided the total amount of articulation equals or exceeds the minimum required for the applicable building elevation.
 - 2. Building entries, front porches, stoops, balconies, patios, projecting bays, stair towers, elevator towers, trellises, covered outdoor spaces, and similar architectural features

may be counted toward the required articulation where they satisfy the dimensional requirements of this Section.

3. Building elevations visible from public streets, private streets, parking areas, common open space, or pedestrian pathways shall maintain a coordinated architectural composition through compatible materials, architectural detailing, and building articulation.
 4. Building elevations may incorporate balconies, porches, stoops, patios, bay windows, recessed wall planes, projections, or similar architectural elements to reinforce the overall architectural composition of the building.
- C. Additional architectural articulation strategies may be approved through Development Plan Review, provided they achieve an equivalent or greater level of architectural quality and articulation consistent with the intent of this Section.

7.D OPEN SPACE STANDARDS

7.D.1 Common Open Space

- A. A minimum of five (5%) percent of a net multi-family development shall be provided as common open space.
- B. Required open space may consist of a combination of common open space and private open space. Where private open space requirements are satisfied through enhanced common open space amenities, the enhanced common open space shall provide an equivalent or greater level of resident amenity and functionality.
- C. Common Open Space Location
 1. Common open space areas shall be integrated with building entrances, pedestrian pathways, resident amenities, or other activity areas to support pedestrian circulation and resident use.
 2. Common open space may include a combination of active and passive recreation areas and may be located at grade, on rooftops, or on structured decks, provided such spaces are accessible and usable for residents.
 3. Common courtyards shall be designed to accommodate a combination of passive recreation, resident gathering, landscape improvements, shade, and pedestrian circulation appropriate to the scale of the development.
- D. Common open space areas shall be directly accessible from residential buildings, connected to the internal pedestrian circulation network, and integrated with the broader system of parks, trails, paseos, and open spaces established by this Plan.
- E. Amenities shall be selected based on the scale, density, resident population, and overall character of the Multi-Family development.
- F. Common open space areas shall incorporate a minimum of three (3) different amenities selected from Table 16: Multi Family Amenities.
- G. For purposes of meeting the minimum required amenities, multiple instances of the same amenity shall count as one (1) amenity. Multiple instances of the same amenity may be counted separately where each instance functions as a distinct amenity and the overall amenity package provides an equivalent or greater level of resident amenity and functionality, as approved through Development Plan Review.

- H. Additional amenities not listed may be approved through Development Plan Review where they provide an equivalent or greater level of resident amenity and functionality.
- I. Additional common open space beyond the minimum required area may be provided at the discretion of the developer to enhance placemaking, recreation opportunities, and resident amenities.

TABLE 16 – MULTI-FAMILY AMENITIES

Social & Gathering	Recreation & Wellness	Landscape & Placemaking	Convenience & Support
Outdoor Lounge	Outdoor Fitness Area	Plaza	
Community Clubhouse	Yoga Lawn	Courtyard	Drinking Fountain
Community Gathering Space	Dog Park	Community Garden	Electric Vehicle Charging
Outdoor Work Lounge	Pickleball Court	Pollinator Garden	Bicycle Repair Station
Fire Pit	Basketball Court	Water Feature	Wayfinding Elements
Picnic Table	Bocce Ball Court	Shade Pavilion	Package Locker Area
Barbeque Grill	Splash Pad	Public Art	Ride Share Pick-Up Area
Seating Node	Covered Tot Lot (Ages 2-5)	Shade Structure	Community Bulletin Board
Outdoor Kitchen	Covered Play Structure (Ages 5-12)	Decorative Landscape Lighting	
Community Pool	Passive Turf Area	Sensory Garden	
Outdoor Dining Area	Small Turf Area	Lawn Area	
Flexible Event Lawn	Walking Loop / Internal Trail	Pet Waste Station	

7.D.2 Private Open Space

- A. Private open space shall be provided for all multi-residential developments and shall meet the following requirements:
 - 1. A minimum of seventy-five percent of the dwelling units within each multi-family development shall provide at least forty-five square feet of private open space.
 - 2. This private open space requirement for each multi-family development may be satisfied through enhanced common open space amenities, including pool amenity areas, roof decks, courtyards, or other designated common open space areas, provided the additional or enhanced common open space provides an equivalent or greater level of resident amenity and functionality.
- B. Where the private open space requirement is satisfied through enhanced common open space, the proposed common open space amenities shall be clearly identified on the Development Plan.

- C. Where private open space is provided in the form of individual patios and/or balconies, the private open space shall be accessible from the corresponding dwelling unit through a doorway serving a habitable room.
- D. Private Open Space Configuration
 - 1. Multiple private open spaces may be provided for individual dwelling units to count towards the total required private open space square footage.
 - 2. Each individual private open space area shall have a minimum depth of four feet and a minimum area of thirty (30) square feet.

7.E PARKING STANDARDS

7.E.1 Minimum Dimensions for Carports in Multi-Family

- A. Single-car carports shall have a minimum internal dimension of ten (10) feet wide by twenty feet long.
- B. Double-car carports shall have a minimum internal dimension of eighteen feet wide by twenty feet long.
- C. Carport roofs shall fully cover the required twenty (20) foot length of the parking space.

7.E.2 Minimum Dimensions for Enclosed Garages in Multi-Family

- A. A single-car garage shall have a minimum internal unobstructed dimension of nine (9) feet wide by twenty (20) feet long.
- B. Double-car garages shall have a minimum internal unobstructed dimension of twenty feet wide by twenty feet long.
- C. Garages designed for tandem parking shall have a minimum internal dimension of nine (9) feet wide by forty feet long.
- D. Garages shall be designed to provide safe vehicle access and maneuvering without obstructing pedestrian pathways, accessible routes, fire access, or other required access areas.

8. DEVELOPMENT AND DESIGN STANDARDS – VERTICAL MIXED-USE

The standards in this Chapter establish location specific development and design standards for Vertical Mixed Use development. These standards supplement the applicable standards of Chapters 6 through 11 and modify only those development and design topics expressly addressed herein. Where a standard in this Chapter differs from an otherwise applicable standard of this Plan, the standard in this Chapter shall govern. Development and design topics not specifically addressed in this Chapter shall remain subject to the otherwise applicable standards of this Plan.

8.A DEVELOPMENT STANDARDS

TABLE 17: VERTICAL MIXED-USE DEVELOPMENT STANDARDS	
Standard	Requirement
Minimum Lot Area	Per building area, parking requirements, and required setbacks
Minimum Lot Width	50 feet
Maximum Building Height ^{1,2}	90 feet subject to Airport Height Limit
Minimum Building Setbacks (Refer to Section 6.C.10: Perimeter and Street Frontage Landscape)	
Front Setback	0 feet
Internal Side Setback	0 feet
Street Side Setbacks	0 feet
Rear Setbacks	0 feet
Building Separation	
To Another Building	10 feet
Open Space Requirements	
Common Open Space	Minimum of 5% of the net vertical mixed-use site.
Private Open Space	Minimum of 75% of total dwelling units shall have at least 45 square feet of private open space.
The Boulevard Pedestrian Area	
The Boulevard Pedestrian Area: Minimum Clear Pedestrian Path	6 feet
Notes 1. Refer to Chapter 6, Section B.2.B, Exceptions to the Maximum Height Limitations for additional information regarding building height exceptions. 2. Building height is subject to Chapter 13, Section C: Building Height and FAA Airspace Regulations.	

8.B SITE DESIGN STANDARDS

A. Building Orientation

1. Buildings shall be oriented toward public streets, private streets, parks, plazas, paseos, pedestrian pathways, or other publicly accessible open spaces where such features are adjacent to the development.
2. Primary building entrances shall be oriented toward the primary pedestrian frontage where practical.
3. Buildings shall be arranged to reinforce pedestrian circulation, define outdoor spaces, and establish a coordinated relationship between buildings, streets, and open spaces.

B. Ground-Floor Activation and Frontage Design

1. Ground-floor frontages adjacent to public streets, private streets, parks, plazas, paseos, pedestrian pathways, or other publicly accessible open spaces shall be designed to establish an active and engaging relationship with the public realm.
2. Ground-floor frontages may incorporate 1 or more of the following features:
 - a. Building entrances;
 - b. Outdoor seating areas;
 - c. Patios;
 - d. Entry courtyards;
 - e. Residential walk-up entries;
 - f. Front porches;
 - g. Stoops;
 - h. Outdoor dining areas;
 - i. Display areas;
 - j. Public art;
 - k. Landscape features;
 - l. Similar pedestrian-oriented architectural or site design features approved through Development Plan Review.

C. Upper-Floor Encroachments.

1. Floors above the ground floor may project over adjacent pedestrian areas where permitted by an approved encroachment agreement.
2. Permitted projections may include one or more of the following:
 - a. Balconies;
 - b. Bay windows;
 - c. Architectural projections;
 - d. Roof overhangs;
 - e. Canopies;
 - f. Trellises;
 - g. Shade structures;
 - h. Decorative screens;

- i. Architectural sunshades; or
 - j. Similar architectural features approved through the Development Plan Review.
3. Upper-floor projections shall be integrated into the overall architectural composition of the building and shall maintain required pedestrian clearances, accessible routes, fire access, sight visibility, and other applicable safety requirements.

8.C ARCHITECTURE STANDARDS

8.C.1 Primary Building Elevations

The standards of this Section supplement the general architectural standards of Chapter 6 and establish additional requirements applicable to Vertical Mixed-Use development.

- A. For purposes of this Section, Primary Building Elevations include building elevations visible from public streets, private streets, primary internal drive aisles, parking areas, The Park, plazas, and other publicly accessible open spaces.
- B. Primary Building Elevations shall be designed as an integrated architectural composition that reinforces pedestrian-oriented design, reduces the perceived scale and mass of the building, and establishes a coordinated relationship between the various uses within a vertical mixed-use development.
- C. Primary Building Elevations shall incorporate at least three (3) of the following architectural features:
 - 1. Recessed or projecting wall planes;
 - 2. Building entries;
 - 3. Balconies, terraces, or outdoor rooms;
 - 4. Canopies, arcades, trellises, roof projections, or similar shade elements;
 - 5. Changes in building materials, textures, or colors;
 - 6. Decorative screen, shade panels, or similar architectural sunshades;
 - 7. Public art integrated into the building architecture;
 - 8. Architectural lighting;
 - 9. Changes in parapet height or roofline;
 - 10. Vertical architectural elements that emphasize building proportions; or
 - 11. Similar architectural feature that contributes to the overall architectural composition of the building, as approved through Development Plan Review.
- D. Transitions Between Building Uses
 - 1. Where two or more principal uses occur within the same building, transitions between building uses shall be integrated into the overall architectural composition of the building.
 - 2. Transitions between uses shall incorporate at least **two** of the following:
 - a. Changes in building materials or material patterns;
 - b. Horizontal expression lines or architectural banding;
 - c. Vertical architectural elements;
 - d. Changes in wall plane;

- e. Changes in building massing;
- f. Architectural canopies or projections;
- g. Decorative screens or shade elements;
- h. Changes in window rhythm or glazing pattern appropriate to the adjacent uses;
- i. Changes in balcony, terrace, or outdoor room design; or
- j. Similar architectural feature approved through Development Plan Review.

8.C.2 Building Entries

In addition to the requirements of Section 6.B.6, buildings within the Vertical Mixed-Use Areas shall adhere to the following standards.

- A. Primary Building Entrances are not required to share a common architectural expression, provided they maintain a coordinated relationship with the overall architectural composition of the building through compatible materials, colors, architectural detailing, and building proportions.
- B. Ground-floor building entrances serving commercial, office, hospitality, civic, or similar non-residential uses shall be directly accessible from adjacent public streets, private streets, parks, plazas, paseos, pedestrian pathways, or other publicly accessible open spaces where such features are adjacent to the development.
- C. Ground-floor residential units adjacent to public streets, private streets, parks, plazas, paseos, pedestrian pathways, or other publicly accessible open spaces shall incorporate individually identifiable pedestrian-oriented entrances that may include front porches, stoops, patios, entry courtyards, raised entries, landscape terraces, or similar residential entry features.
- D. Buildings occupying prominent corner locations adjacent to two (2) public streets, private streets, parks, plazas, paseos, pedestrian pathways, or other publicly accessible open spaces shall incorporate at least two (2) of the following architectural features:
 - 1. Enhanced building entrance;
 - 2. Increased glazing;
 - 3. Corner tower or vertical architectural element;
 - 4. Chamfered or curved building corner;
 - 5. Enhanced architectural articulation;
 - 6. Enhanced building height or roof form at the corner;
 - 7. Public art integrated into the building architecture;
 - 8. Enhanced outdoor seating, plaza, or gathering space;
 - 9. Decorative lighting;
 - 10. Similar architectural feature approved through Development Plan Review.

8.C.3 Building Mass and Articulation

The standards of this Section supplement Section 6.B.9 (Massing and Articulation) and establish additional requirements applicable to Vertical Mixed Use buildings.

- A. Buildings shall incorporate architectural articulation that reduces the perceived scale and mass of the building while reinforcing a cohesive architectural composition appropriate for vertical mixed-use development.
- B. Primary Building Elevations exceeding 50 feet in horizontal length shall incorporate horizontal or vertical projections or recesses having a minimum depth of three (3) feet or extend a minimum of three (3) feet vertically above or below the adjacent roofline or parapet
- C. Required massing elements may be grouped rather than uniformly spaced, provided the total amount of articulation equals or exceeds the minimum required for the applicable building elevation.
- D. Building entries, balconies, terraces, outdoor rooms, arcades, canopies, projecting bays, trellises, decorative screens, stair towers, elevator towers, and similar architectural features may be counted toward the required articulation where they satisfy the dimensional requirements of this Section.
- E. Building elevations visible from public streets, private streets, parks, plazas, paseos, pedestrian pathways, parking areas, or other publicly accessible open spaces shall maintain a coordinated architectural composition through compatible materials, architectural detailing, and building articulation.
- F. Upper floors may incorporate step-backs, changes in wall plane, changes in building height, balconies, terraces, roof projections, or similar architectural features to reduce perceived building mass and reinforce the overall architectural composition.
- G. Where structured parking is incorporated within a building, parking levels shall be integrated into the overall architectural composition and shall not appear as a separate or unfinished portion of the building.
- H. Structured parking shall incorporate at least two (2) of the following design features where visible from Primary Building Elevations:
 - 1. Occupied liner spaces;
 - 2. Architectural screening;
 - 3. Decorative metal screens;
 - 4. Changes in wall plane;
 - 5. Exterior materials consistent with the primary building architecture;
 - 6. Vertical or horizontal architectural expression;
 - 7. Integrated landscaping;
 - 8. Public art; or
 - 9. Similar architectural feature approved through Development Plan Review.

8.C.4 Exterior Materials

In addition to the requirements of Section 6.B.7, buildings within the Vertical Mixed-Use Areas shall adhere to the following standards.

- A. Primary Building Elevations shall incorporate durable exterior materials that contribute to a cohesive architectural composition and are appropriate for vertically integrated mixed-use development.
- B. Primary Building Elevations shall incorporate at least three (3) of the following exterior materials:
 - 1. Brick;
 - 2. Natural stone, manufactured stone, and composite stone;
 - 3. Pre-cast concrete, concrete masonry, and decorative masonry;
 - 4. Tile, terra cotta, and similar ceramic or clay-based exterior materials;
 - 5. Enhanced stucco, plaster, EIFS, or similar cementitious or synthetic finish systems;
 - 6. Architectural steel, metal panels, and metal accents;
 - 7. Glazing and storefront systems;
 - 8. Synthetic wood, wood-look materials, architectural wood, and composite wood materials designed for exterior use;
 - 9. Fiber cement siding, fiber cement panels, and similar durable panel systems;
 - 10. Decorative screens;
 - 11. Other durable exterior materials approved through Development Plan Review.
- C. Exterior materials are not required to remain consistent across all portions of a building, provided changes in materials reinforce the architectural composition of the building and are coordinated with changes in building massing, building use, or architectural expression.
- D. Architectural wood, wood-look materials, decorative metal, and similar accent materials are permitted where designed for exterior use or protected from weather exposure through appropriate detailing, finishes, overhangs, canopies, or similar architectural features.
- E. Unfinished wood, untreated wood, exposed plywood, highly reflective mirrored materials, and similar unfinished or low-quality exterior materials shall not be permitted on Primary Building Elevations.
- F. Highly reflective materials shall not be used as the dominant exterior material on Primary Building Elevations unless the design demonstrates that glare will be minimized through placement, orientation, finish, or other architectural treatment.

8.C.5 Windows and Glazing.

In addition to the ground floor transparency requirements of Section 6.B.5, windows and glazing in Vertical Mixed-Use Areas shall adhere to the following:

- A. Windows, glazing, doors, and other architectural openings shall be integrated into the overall architectural composition of the building and shall be appropriate to the proposed building use.
- B. Upper-floor window patterns are not required to match ground-floor glazing systems, provided the building maintains a coordinated architectural composition through compatible proportions, materials, architectural detailing, and façade organization.

- C. Specialty glazing systems, including spandrel glass, fritted glass, screened glass, back-painted glass, opaque glass, and similar glazing materials, may be incorporated where integrated into the overall architectural composition of the building.
- D. Mirrored glass shall not be permitted as the dominant glazing material on Primary Building Elevations.
- E. Windows may incorporate recesses, projections, architectural surrounds, decorative frames, shading devices, or similar architectural features that reinforce the overall architectural composition of the building.
- F. Operable windows, folding doors, overhead doors, roll-up doors, sliding doors, and similar opening systems may be incorporated where appropriate to the proposed building use and architectural design.

8.C.6 Climate-Responsive Design

The standards of this Section supplement the general building design standards of Chapter 6 by establishing additional climate responsive design requirements for Vertical Mixed Use development.

- A. Buildings shall incorporate architectural features that respond to solar exposure, support occupant comfort, and contribute to a comfortable pedestrian environment.
- B. Buildings shall incorporate at least two (2) of the following climate-responsive design features:
 - 1. Roof overhangs;
 - 2. Canopies or awnings;
 - 3. Arcades or covered walkways;
 - 4. Trellises or shade structures;
 - 5. Recessed windows or recessed building entries;
 - 6. Architectural sunshades, fins, decorative screens, or shade panels;
 - 7. Balconies or terraces that provide building or pedestrian shading;
 - 8. Tree canopy adjacent to Primary Building Elevations;
 - 9. Similar climate-responsive feature approved through Development Plan Review.
- C. South and west facing Primary Building Elevations shall incorporate at least one additional climate-responsive design feature identified in this Section.
- D. Climate-responsive design features shall be integrated into the overall architectural composition of the building and coordinated with building entries, windows, balconies, outdoor spaces, and pedestrian circulation areas where applicable.

8.C.7 Building Roofs, Rooftop Elements, and Mechanical Equipment

- A. Roof forms, rooftop amenities, mechanical equipment, elevator overruns, stair towers, solar equipment, and similar rooftop elements shall be integrated into the overall architectural composition of the building.
- B. Rooftop amenities may include one (1) or more of the following:
 - 1. Outdoor seating areas;
 - 2. Amenity decks;

3. Pools or spas;
 4. Shade structures;
 5. Outdoor kitchens or dining areas;
 6. Fitness or recreation areas;
 7. Landscaping or planter areas;
 8. Similar rooftop amenities approved through Development Plan Review.
- C. Rooftop elements shall incorporate exterior materials, colors, and architectural detailing that are compatible with the primary building architecture.
- D. Where structured parking is incorporated into a vertical mixed-use building, rooftop parking levels shall not be used as the primary rooftop amenity area unless integrated with landscaping, shade structures, architectural screening, and occupant amenities.

8.D OPEN SPACE STANDARDS AND GUIDELINES

8.D.1 Common Open Space

- A. Vertical Mixed-Use developments shall provide common open space designed to support the intended mix of residential, office, commercial, hospitality, civic, or other permitted uses within the development.
- B. Common open space shall incorporate a minimum of four (4) different amenities selected from Table 18: Vertical Mixed-Use Amenities.
1. For purposes of meeting the minimum required amenities, multiple instances of the same amenity shall count as one (1) amenity.
 2. Multiple instances of the same amenity may be counted separately where each instance functions as a distinct amenity and the overall open space design provides an equivalent or greater level of functionality, as approved through Development Plan Review.
 3. Additional amenities not listed in Table 18: Vertical Mixed Use Amenities may be approved through Development Plan Review where they provide an equivalent or greater level of functionality for building occupants.
 4. Amenities shall be selected based on the mix of residential, office, commercial, hospitality, civic, or other permitted uses within the development.

TABLE 18: VERTICAL MIXED-USE AMENITIES

Social & Gathering	Outdoor Living	Health & Wellness	Mobility & Convenience
Outdoor Seating	Courtyard	Outdoor Fitness Area	Bicycle Repair Station
Outdoor Lounge	Plaza	Yoga Lawn	Electric Bicycle Charging
Community Gathering Space	Outdoor Kitchen	Dog Relief Area	Electric Vehicle Charging
Seating Node	Outdoor Work Lounge	Community Garden	Ride Share Pick-Up Area
Pavilion	Outdoor Gathering Space	Rooftop Amenity Deck	Transit Waiting Area
Fire Pit	Outdoor Bar or Beverage Service Area	Rooftop Pool	Drinking Fountain
Flexible Event Space	Outdoor Café Area	Lawn Area	Wayfinding Elements
Public Art Plaza	Rooftop Garden	Water Feature	Trash & Recycling Receptacles
Performance Space	Observation Deck or Viewing Terrace	Game Lawn	Package Locker Area
Farmers Market Plaza	Shade Pavilion	Misting Feature	Scooter Parking/ Micromobility Parking
Community Kitchen	Outdoor Fireplace	Meditation Garden	
Picnic Table		Passive Lawn	

General Notes

1. Multiple amenities may be incorporated within a single common open space area, courtyard, podium deck, rooftop amenity area, plaza, or other shared outdoor space.
2. Additional amenities not listed may be approved through Development Plan Review where they provide an equivalent or greater level of functionality for building occupants.
3. Amenities shall be selected based on the mix of residential, office, commercial, hospitality, civic, or other permitted uses within the development.

8.D.2 Private Open Space Requirements for Vertical Mixed-Use

Vertical Mixed-Use developments that include residential uses shall provide private or shared residential open space to support the social, recreational, and aesthetic needs of residents. Open space shall be provided within each Vertical Mixed-Use development and may include individual private open space areas or shared residential amenity spaces designed to serve the residential component of the development.

- A. Private or shared residential open space shall be provided within the residential component of all Vertical Mixed-Use developments and shall meet the following requirements:

1. A minimum of 75% of the residential dwelling units within each Vertical Mixed-Use development shall provide at least 45 square feet of private or shared residential open space.
2. The private or shared residential open space requirement may be satisfied through shared residential open space, including pool amenity areas, rooftop amenity decks, courtyards, podium amenity areas, or other designated shared residential open space, provided the shared residential open space provides an equivalent or greater level of resident amenity and functionality. Where this option is selected, the shared residential open space shall be clearly identified on the Development Plan.
3. Where private open space is provided in the form of individual patios or balconies, the private open space shall be directly accessible from the corresponding dwelling unit through a doorway serving a habitable room.
4. Multiple private open space areas may be provided for an individual dwelling unit and may be combined to satisfy the minimum required private open space area.
5. Each individual private open space area shall have a minimum depth of 4 feet and a minimum area of 30 square feet.
6. Shared residential open space may be provided at ground level, on podium levels, on rooftop levels, or within other common amenity areas integrated into the overall building design, and shall be designed to serve the residents of the Vertical Mixed-Use development.

8.E LANDSCAPE STANDARDS

8.E.1 Applicability

- A. Landscape improvements within Vertical Mixed-Use developments shall comply with the applicable landscape requirements of Chapter 6 except as specifically modified by this Section.
- B. Landscape improvements shall be integrated with the pedestrian-oriented character of Vertical Mixed-Use development, including building entrances, plazas, courtyards, outdoor dining areas, common open space, and other pedestrian-oriented activity areas.

8.E.2 Landscape Flexibility

- A. Plant materials may be clustered, grouped, relocated, or arranged in informal compositions within the Vertical Mixed-Use to accommodate:
 1. Utilities;
 2. Easements;
 3. Fire access;
 4. Drainage facilities;
 5. Building entrances;
 6. Outdoor dining;
 7. Courtyards;
 8. Plazas;

9. Public art;
 10. Water features;
 11. Site furnishings;
 12. Outdoor amenity areas; and
 13. Similar site design elements.
- B. Where site constraints prevent installation of the required quantity of plant materials within a specific portion of the development, required plant materials may be redistributed throughout the Vertical Mixed-Use development, provided the overall quantity required by Chapter 6 is maintained.

9. DEVELOPMENT AND DESIGN STANDARDS – COMMERCIAL

The standards in this Chapter establish location specific development and design standards for Commercial development. These standards supplement the applicable standards of Chapters 6 through 11 and modify only those development and design topics expressly addressed herein. Where a standard in this Chapter differs from an otherwise applicable standard of this Plan, the standard in this Chapter shall govern. Development and design topics not specifically addressed in this Chapter shall remain subject to the otherwise applicable standards of this Plan.

9.A DEVELOPMENT STANDARDS

TABLE 19 COMMERCIAL DEVELOPMENT STANDARDS	
Standard	Requirement
Minimum Lot Area	Per building area, parking requirements, and required setbacks
Maximum Building Height ^{1,2}	150 feet, subject to the Airport Height Limit
Minimum Building Setbacks	
Front Setback	10 feet
Internal Side Setback	10 feet
Street Side Setbacks	10 feet
Rear Setbacks	10 feet
Building Separation	
To Another Commercial Building	10 feet
To a Residential Building	20 feet
Open Space Requirements	
Common Open Space	Minimum of 5% of the net commercial site.
Notes. 1. Refer to Chapter 6 Section B.2.B Exceptions to the Maximum Height Limitations for additional information regarding building height exceptions. 2. Building height is subject to Chapter 13, Section C: Building Height and FAA Airspace Regulations.	

9.B FREESTANDING PAD DEVELOPMENTS

- A. Freestanding pad developments, if incorporated into the Commercial Area, shall be integrated into the overall site design through coordinated building placement, parking layout, vehicular circulation, pedestrian circulation, landscape improvements, lighting, screening, and building architecture.
- B. Internal vehicular and pedestrian connections shall be provided between freestanding pad developments and the surrounding commercial development, where practical and consistent with site design, circulation, and tenant operations.

- C. Building scale, proportions, exterior materials, accent materials, colors, architectural detailing, lighting, and landscape design shall maintain a coordinated architectural composition with the surrounding commercial development. Buildings are not required to replicate adjacent buildings, provided they maintain an overall coordinated architectural composition.

9.C ARCHITECTURE STANDARDS

9.C.1 Primary Building Elevations

- A. Primary Building Elevations include building elevations visible from public streets, private streets, primary internal drive aisles, parking areas, plazas, "The Park," and other publicly accessible open spaces. The standards of this Section supplement the general architectural standards of Chapter 6 and establish additional requirements applicable to Commercial development.
- B. Primary Building Elevations shall incorporate at least three (3) of the following features:
 - 1. Recessed or projecting wall planes;
 - 2. Building entries;
 - 3. Canopies, arcades, trellises, roof projection, or similar shade element;
 - 4. Vertical architectural elements that emphasize building proportions; or
 - 5. Change in exterior material, textures, or colors;
 - 6. Decorative masonry, stone, tile, architectural wood, wood-look material, architectural metal, glass, or similar durable exterior material;
 - 7. Decorative screen, shade panels, or similar architectural sunshades;
 - 8. Public art integrated into the building architecture; or
 - 9. Architectural lighting;
 - 10. Similar architectural feature that contributes to the overall architectural composition of the building, as approved through Development Plan Review.
- C. Primary Building Elevations are not required to match one another, provided the building or development maintains a coordinated architectural composition through building proportions, materials, colors, roof forms, and other unifying architectural elements.

9.C.2 Building Massing and Articulation

- A. The standards of this Section supplement Section 6.B.9 (Massing and Articulation) and establish additional requirements for Commercial development.
- B. Buildings shall incorporate architectural articulation that reduces the perceived scale and mass of large building elevations while reinforcing a cohesive architectural composition appropriate for commercial development.
- C. Building elevations containing long expanses of wall shall incorporate architectural articulation, material changes, glazing, decorative screens, public art, landscaping, or similar architectural features to maintain visual interest and reduce perceived building scale.

- D. Primary Building Elevations exceeding 80 feet in horizontal length shall incorporate at least one (1) of the following massing elements for every eighty linear feet of building elevation:
 - 1. Horizontal or vertical building projection;
 - 2. Horizontal or vertical building recess;
 - 3. Change in building height;
 - 4. Change in parapet height;
 - 5. Change in roof form;
 - 6. Distinct building volume or architectural bay;
 - 7. Change in exterior material;
 - 8. Architectural frame or projecting element; or
 - 9. Other architectural feature contributing to building massing and articulation, as approved through Development Plan Review.
- E. Each required massing element shall project or recess a minimum of three (3) feet from the adjacent wall plane or extend a minimum of three (3) feet vertically above or below the adjacent roofline or parapet.
- F. Required massing elements may be grouped rather than uniformly spaced, provided the total amount of articulation equals or exceeds the minimum required for the applicable building elevation.
- G. Building entries, projecting vestibules, stair towers, elevator towers, covered outdoor spaces, balconies, terraces, or similar architectural features may be counted toward the required massing where they satisfy the dimensional requirements of this Section.

9.C.3 Exterior Materials.

In addition to the requirements of Section 6.B.7, buildings within the Commercial Areas shall adhere to the following standards.

- A. Primary Building Elevations shall utilize exterior materials that reinforce the building's architectural composition, establish visual hierarchy, and provide long-term durability and quality.
- B. Primary Building Elevations shall incorporate a minimum of three (3) exterior materials:
 - 1. Tile, brick, terra cotta, or similar accent materials;
 - 2. Natural stone, manufactured stone, and composite stone;
 - 3. Pre-cast concrete, concrete masonry, and decorative masonry;
 - 4. Enhanced stucco, plaster, EIFS, or similar cementitious or synthetic finish systems;
 - 5. Architectural steel, metal panels, and metal accents;
 - 6. Glazing and storefront systems;
 - 7. Synthetic wood, wood-look materials, architectural wood, and composite wood materials designed for exterior use;
 - 8. Fiber cement siding, fiber cement panels, and similar durable panel systems;
 - 9. Decorative screens;
 - 10. Other durable exterior materials approved through Development Plan Review.

- C. Accent materials shall be used to emphasize primary building entrances, building corners, changes in building massing, upper building elements, window groupings, canopies, or other significant architectural features.
- D. Exterior materials shall transition at logical architectural elements, including changes in wall plane, floor levels, parapets, columns, pilasters, or other architectural features.
- E. Unfinished wood, untreated wood, exposed plywood, highly reflective mirrored materials, and similar unfinished or low-quality exterior materials shall not be permitted on Primary Building Elevations.

9.C.4 Windows and Glazing

In addition to the ground floor transparency requirements of Section 6.B.5, windows and glazing in Commercial Areas shall adhere to the following:

- A. Primary Building Elevations shall incorporate windows, glazing, doors, or other architectural openings that contribute to the overall architectural composition of the building.
- B. Windows and glazing are not required to be uniformly distributed across all , provided the building maintains a coordinated architectural composition appropriate to the building use and architectural design.
- C. Specialty glazing systems, including spandrel glass, fritted glass, screened glass, back-painted glass, opaque glass, or similar glazing materials, may be incorporated where integrated into the overall architectural composition of the building.
- D. Window systems may incorporate recesses, projections, mullion patterns, sunshades, architectural frames, canopies, or similar architectural features to reinforce the architectural composition of the building.
- E. Storefront systems, curtain wall systems, window walls, overhead doors, folding doors, roll-up doors, and similar opening systems may be incorporated where appropriate to the building use and architectural design.

9.C.5 Climate Responsive Design

- A. Buildings shall incorporate architectural features that respond to solar exposure, support occupant comfort, and contribute to pedestrian comfort.
- B. Climate-responsive design features shall include at least one (1) of the following:
 - 1. Roof overhangs;
 - 2. Canopies or awnings;
 - 3. Arcades or covered walkways;
 - 4. Trellises or shade structures;
 - 5. Recessed windows or recessed building entries;
 - 6. Architectural sunshades, fins, decorative screens, or shade panels;
 - 7. Tree canopy adjacent to Primary Building Elevations; or
 - 8. Similar climate-responsive feature approved through Development Plan Review.
- C. Primary Building Elevations oriented predominantly toward the south or west shall incorporate climate-responsive design features appropriate to the building orientation and architectural composition.

9.D LANDSCAPE STANDARDS

Landscape improvements within Commercial Areas shall comply with the applicable landscape requirements of Chapter 6 except as specifically modified by this Section.

9.D.1 Planting Flexibility

- A. Required trees, shrubs, and other plant materials may be clustered, grouped, relocated, or arranged in informal compositions to accommodate:
 - 1. Outdoor dining;
 - 2. Building entrances;
 - 3. Courtyards;
 - 4. Plazas;
 - 5. Public art;
 - 6. Water features;
 - 7. Site furnishings;
 - 8. Utilities;
 - 9. Easements;
 - 10. Fire access; or
 - 11. Other site design features approved through Development Plan Review.
- B. Where utilities, easements, fire access, drainage facilities, grading, building placement, or other site constraints prevent installation of required landscape improvements in a specific location, required plant materials may be redistributed throughout the Commercial Area, provided the overall planting quantities required by Chapter 6 are maintained.

9.E OPEN SPACE STANDARDS AND GUIDELINES

The standards of this Section supplement the common open space standards of Chapter 6 and establish additional requirements applicable to commercial development.

- A. Common Open Space Requirements. Commercial developments shall provide a minimum of five (5%) percent of the net site area as common open space.
- B. Common Open Space Location
 - 1. Common open space shall be located to support employee amenities, customer gathering, outdoor dining, pedestrian activity, or similar commercial uses.
 - 2. Common open space may be provided as plazas, courtyards, outdoor seating areas, landscaped gathering spaces, pedestrian greens, or similar outdoor environments.
 - 3. Common open space shall be integrated with building entrances, primary pedestrian routes, or outdoor activity areas where practical.
- C. Common open space may consist of a single space or multiple interconnected spaces distributed throughout the commercial development.
- D. Where common open space is located at ground level, these areas shall:
 - 1. Be visually accessible from a public roadway or from on-site areas frequently used by customers, employees, or visitors.

2. Utilize areas within required setbacks where feasible to enhance the pedestrian environment.
 3. Incorporate designated waiting areas for rideshare, taxis, or other transportation services where appropriate.
- E. Additional common open space beyond the minimum requirement may be provided at the discretion of the developer to enhance placemaking, employee amenities, and customer experience. The location and programming of common open space should consider proximity to The Boulevard, The Park, and other Key Site Design Elements, where applicable.
- F. Pedestrian walkways connecting multiple commercial buildings shall be enhanced through landscape improvements, shade, seating, lighting, decorative paving, public art, or similar pedestrian-oriented site improvements.
- G. Common open space areas shall incorporate at least three (3) different amenities from Table 20: Commercial Amenities.
1. For purposes of meeting the minimum required amenities, multiple instances of the same amenity shall count as one (1) amenity. Multiple instances of the same amenity may be counted separately where each instance functions as a distinct amenity and the overall amenity package provides an equivalent or greater level of functionality, as approved through Development Plan Review.
- H. Additional amenities not listed in Table 20 may be approved through Development Plan Review where they provide an equivalent or greater level of functionality.
- I. Amenities identified in Table 20 are intended to provide functional spaces or features that enhance the commercial environment. Required site improvements, including required pedestrian circulation, landscape, lighting, shade, or similar required infrastructure, shall not count toward the required amenities unless they are designed as a distinct amenity space or feature. Plazas, courtyards, and similar programmed gathering spaces may be counted as amenities when they function as part of the required common open space.

TABLE 20: COMMERCIAL AMENITIES

Gathering & Dining	Placemaking & Identity	Health & Wellness	Convenience
Outdoor Seating	Public Art	Internal Trail and/or Path	Bicycle Repair Station
Plaza	Sculpture	Outdoor Work Lounge	Drinking Fountain
Courtyard	Interpretive Signage	Passive Turf Area	Trash & Recycling Receptacle
Community Gathering Space	Water Feature	Small Turf Area	Wayfinding Elements
Seating Node	Shade Pavilion	Pollinator Garden	Ride Share Waiting Area
Bench	Decorative Lighting	Lawn Area	Electric Vehicle Charging
Picnic Table	Fire Pit	Outdoor Fitness Area	
	Outdoor Event Space	Shade Structure	

9.F LIGHTING STANDARDS

9.F.1 Applicability

- A. Lighting within Commercial Areas shall comply with the applicable lighting requirements of Chapter 6 except as specifically modified by this Section.
- B. Lighting shall reinforce the pedestrian-oriented character of the Commercial Area while supporting customer safety, employee comfort, building identity, and nighttime activity.

9.F.2 Pedestrian-Oriented Lighting

- A. Pedestrian-oriented lighting shall be incorporated along:
 - 1. Primary pedestrian routes;
 - 2. Building entrances;
 - 3. Outdoor dining areas;
 - 4. Outdoor seating areas;
 - 5. Plazas;
 - 6. Courtyards;
 - 7. Common open space; and
 - 8. Other publicly accessible outdoor spaces.
- B. Lighting shall be coordinated with landscape improvements, site furnishings, pedestrian circulation, and building architecture to establish a cohesive nighttime environment.

9.F.3 Architectural Lighting

Architectural lighting may be incorporated to accentuate:

- A. Primary building entrances;
- B. Building corners;
- C. Public art;
- D. Architectural features;
- E. Landscape features;
- F. Plazas;
- G. Courtyards; or
- H. Other focal elements integrated into the overall site design.

9.F.4 Operational Areas

Lighting serving loading areas, service areas, trash enclosures, and other operational functions shall be designed to support safety while minimizing glare and visual impacts on adjacent pedestrian areas and publicly accessible open spaces.

10. DEVELOPMENT AND DESIGN STANDARDS – OFFICE

10.A DEVELOPMENT STANDARDS

The standards in this Section establish location specific development and design standards for the Office Area. These standards supplement the applicable standards of Chapters 6 through 11 and modify only those development and design topics expressly addressed herein. Where a standard in this Section differs from an otherwise applicable standard of this Plan, the standard in this Section shall govern. Development and design topics not specifically addressed in this Section shall remain subject to the otherwise applicable standards of this Plan.

TABLE 21: OFFICE DEVELOPMENT STANDARDS

Standard	Requirement
Minimum Lot Area	Per building area, parking requirements, and required setbacks
Maximum Building Height ^{1,2}	150 feet, subject to the Airport Height Limit
Minimum Building Setbacks	
Front Setback	0 feet
Internal Side Setback	10 feet
Street Side Setbacks	10 feet
Rear Setbacks	0 feet
Building Separation	10 feet
Open Space Requirements	
Common Open Space	Minimum of 5% of the net office site.
Notes. 1. Refer to Chapter 6 Section B.2.B Exceptions to Height Limitations for additional information regarding building height exceptions. 2. Building height is subject to Chapter 13, Section C: Building Height and FAA Airspace Regulations. 3. Required perimeter landscape areas shall comply with the minimum dimensions and planting requirements of Section 6.C.10, except where modified by this Chapter.	

10.B SITE DESIGN STANDARDS

A. Outdoor Employee Areas

1. Outdoor employee gathering areas may include plazas, courtyards, outdoor work lounges, seating areas, outdoor dining areas, walking paths, wellness spaces, or similar employee-oriented amenities integrated into the overall site design.

B. Campus Flexibility

1. Office developments may be constructed in multiple phases, provided each phase maintains safe pedestrian circulation, coordinated site design, and functional common open space.

10.C ARCHITECTURE STANDARDS

10.C.1 Primary Building Elevation

- A. Primary Building Elevation are building elevations and site edges visible from public streets, private streets, internal drives, parking areas, primary pedestrian pathways, plazas, courtyards, common open space, or other prominent public or employee-oriented spaces.
- B. Primary Building Elevation shall incorporate at least three of the following architectural features:
 - 1. Recessed or emphasized building entry;
 - 2. Canopy, arcade, trellis, roof projection, or similar shade element;
 - 3. Change in building height or parapet height;
 - 4. Change in exterior material, color, or texture;
 - 5. Balcony, terrace, outdoor room, or outdoor work lounge;
 - 6. Decorative masonry, stone, tile, architectural wood, wood-look material, architectural metal, glass, or similar durable exterior material;
 - 7. Decorative screen, shade panel, sunshade, or similar architectural feature;
 - 8. Public art or integrated architectural feature;
 - 9. Decorative architectural lighting; or
 - 10. Similar architectural feature approved through Development Plan Review.
- C. Primary Building Elevation are not required to match one another, provided the building or development maintains a coordinated architectural composition through building proportions, materials, colors, roof forms, landscape improvements, lighting, signage, and other unifying architectural elements.

10.C.2 Building Entries

In addition to the requirements of Section 6.B.6, Primary Building Entrances shall reinforce the campus identity of the Office development and provide direct pedestrian connections to common open space, outdoor employee amenity areas, and primary pedestrian pathways.

Primary Building Entrances may incorporate one (1) or more of the following Office specific features:

- A. Entry plaza or forecourt;
- B. Outdoor work lounge;
- C. Outdoor seating area;
- D. Employee gathering area;
- E. Landscape planter or seat wall;
- F. Directory sign or campus wayfinding;
- G. Public art;
- H. Similar feature approved through Development Plan Review.

10.C.3 Building Massing and Articulation

- I. Primary Building Elevation exceeding 80 feet in horizontal length shall incorporate at least one of the following massing elements for every 80 linear feet of building frontage:
 - 1. Horizontal or vertical building projection;
 - 2. Horizontal or vertical building recess;
 - 3. Change in building height;
 - 4. Change in parapet height;
 - 5. Change in roof form;
 - 6. Distinct building volume or architectural bay;
 - 7. Change in exterior material;
 - 8. Architectural frame or projecting element;
 - 9. Balcony, terrace, outdoor room, or similar building feature; or
 - 10. Similar architectural feature approved through Development Plan Review.
- J. Each required massing element shall project or recess a minimum of three feet from the adjacent wall plane or extend a minimum of three feet vertically above or below the adjacent roofline or parapet.
- K. Required massing elements may be grouped rather than uniformly spaced, provided the total amount of articulation equals or exceeds the minimum required for the applicable building frontage.
- L. Building entries, projecting vestibules, stair towers, elevator towers, terraces, covered outdoor spaces, balconies, or similar architectural features may be counted toward required massing where they satisfy the dimensional requirements of this Section.

10.C.4 Exterior Materials

- A. In addition to the requirements of Section 6.B.7, Buildings within the Office Area shall comply with the following standards. Where conflicts exist, this Section shall govern.
- B. Primary Building Elevation shall incorporate a minimum of three exterior materials. Glass may be counted as one exterior material.
- C. Accent materials shall be used to emphasize primary building entrances, building corners, changes in building massing, upper building elements, window groupings, canopies, terraces, or other significant architectural features.
- D. Exterior material transitions shall occur at logical architectural elements, including inside corners, outside corners, changes in wall plane, columns, pilasters, floor lines, parapets, architectural reveals, or other architectural break points.
- E. Accent materials incorporated on Primary Building Elevation shall wrap exposed building corners a minimum of three feet or terminate at a logical architectural break point.

10.C.5 Windows, Glazing and Façade Openings

- A. Primary Building Elevation shall incorporate windows, glazing, doors, or other architectural openings that contribute to the overall architectural composition of the building.
- B. Windows and glazing are not required to be uniformly distributed across all Primary Building Frontages, provided the building maintains a coordinated architectural composition appropriate to the office use and architectural design.
- C. Specialty glazing systems, including spandrel glass, fritted glass, screened glass, back-painted glass, opaque glass, or similar glazing materials, may be incorporated where integrated into the overall architectural composition of the building.
- D. Window systems may incorporate recesses, projections, mullion patterns, sunshades, architectural frames, canopies, or similar architectural features to reinforce the architectural composition of the building.
- E. Operable windows, folding doors, overhead doors, sliding doors, and similar opening systems may be incorporated where appropriate to support outdoor work areas, employee amenities, conference areas, dining areas, or similar office-related uses.

10.C.6 Climate Responsive Design

- A. Buildings shall incorporate architectural features that respond to solar exposure, support employee comfort, and contribute to pedestrian comfort throughout the Office Area.
- B. Climate-responsive design features shall include at least two of the following:
 - 1. Roof overhangs;
 - 2. Canopies or awnings;
 - 3. Arcades or covered walkways;
 - 4. Trellises or shade structures;
 - 5. Recessed windows or recessed building entries;
 - 6. Architectural sunshades, fins, decorative screens, or shade panels;
 - 7. Balconies, terraces, or outdoor rooms that provide shade;
 - 8. Tree canopy adjacent to Primary Building Frontages; or
 - 9. Similar climate-responsive feature approved through Development Plan Review.
- C. Primary Building Frontages oriented predominantly toward the south or west shall incorporate climate-responsive design features appropriate to the building orientation and architectural composition.
- D. Climate-responsive design features shall not obstruct pedestrian pathways, accessible routes, fire access, sight visibility, utility access, or required clearances.

10.C.7 Indoor/Outdoor Relationships

- A. Office buildings shall be designed to support connections between interior workspaces and outdoor employee amenity areas where such areas are provided.
- B. Where a building directly abuts an outdoor work lounge, courtyard, plaza, patio, terrace, common open space, or outdoor employee amenity area, the adjacent building frontage shall include at least one of the following:
 - 1. Windows or doors oriented toward the outdoor area;

2. Operable doors, folding doors, sliding doors, or similar opening system;
 3. Covered patio, arcade, or shaded transition area;
 4. Balcony or terrace;
 5. Recessed entry;
 6. Decorative paving transition;
 7. Architectural frame or portal;
 8. Outdoor seating or work area; or
 9. Similar indoor/outdoor transition feature approved through Development Plan Review.
- C. Outdoor works lounges, collaboration areas, employee gathering areas, and similar outdoor amenity spaces may be incorporated where integrated into the overall building and site design.

10.D LANDSCAPE STANDARDS

- A. Landscape improvements within the Office Area shall comply with the applicable landscape requirements of Chapter 6 except as specifically modified by this Section.
- B. Landscape Integration
1. Landscape improvements shall reinforce the campus character of the Office Area and shall be integrated with:
 - a. Primary Building Entrances;
 - b. Forecourts;
 - c. Plazas;
 - d. Courtyards;
 - e. Outdoor employee gathering areas;
 - f. Outdoor work lounges;
 - g. Outdoor dining areas;
 - h. Common open space;
 - i. Pedestrian pathways;
 - j. Parking lot pedestrian connections; and
 - k. Other employee-oriented outdoor spaces.
- C. Planting Flexibility
1. Required landscape improvements shall comply with the planting quantities established in Chapter 6.
 2. Required trees, shrubs, and other plant materials may be clustered, grouped, relocated, or arranged to accommodate:
 - a. Building entries;
 - b. Outdoor work lounges;
 - c. Employee gathering areas;
 - d. Courtyards;
 - e. Plazas;
 - f. Outdoor dining areas;

- g. Public art;
 - h. Decorative water features;
 - i. Utilities;
 - j. Easements;
 - k. Stormwater facilities integrated into the site design; or
 - l. Other site design features approved through Development Plan Review.
- D. Landscape improvements shall be coordinated with building architecture, pedestrian circulation, common open space, lighting, site furnishings, outdoor employee amenities, and other site improvements to establish a cohesive office campus environment.
- E. Pedestrian pathways, Primary Building Entrances, outdoor employee gathering areas, plazas, courtyards, outdoor work lounges, and outdoor dining areas shall incorporate shade through one (1) or more of the following:
- 1. Shade trees;
 - 2. Pergolas;
 - 3. Trellises;
 - 4. Canopies;
 - 5. Building overhangs;
 - 6. Arcades;
 - 7. Shade structures; or
 - 8. Similar shade elements approved through Development Plan Review.

10.E LIGHTING STANDARDS

- A. Lighting within the Office Area shall comply with the applicable lighting requirements of Chapter 6 except as specifically modified by this Section.
- B. Lighting shall reinforce the campus character of the Office Area and support employee safety, pedestrian circulation, wayfinding, and building identity.
- C. Pedestrian-oriented lighting shall be incorporated along:
- 1. Primary pedestrian pathways;
 - 2. Primary Building Entrances;
 - 3. Forecourts;
 - 4. Outdoor employee gathering areas;
 - 5. Outdoor work lounges;
 - 6. Courtyards;
 - 7. Plazas;
 - 8. Outdoor dining areas;
 - 9. Common open space;
 - 10. Parking lot pedestrian connections; and
 - 11. Other employee-oriented outdoor spaces.

- D. Architectural lighting may be incorporated to accentuate:
 - 1. Primary building entrances;
 - 2. Building architectural features;
 - 3. Public art;
 - 4. Landscape improvements;
 - 5. Decorative water features;
 - 6. Plazas and courtyards;
 - 7. Outdoor gathering areas; and
 - 8. Other focal elements integrated into the overall site design.
- E. Decorative lighting, including integrated architectural lighting, landscape lighting, accent lighting, string lighting, and similar decorative lighting elements, may be incorporated within plazas, courtyards, outdoor employee gathering areas, outdoor work lounges, outdoor dining areas, and other common open space when integrated into the overall architectural and landscape design.
- F. Lighting serving loading areas, service areas, maintenance facilities, trash enclosures, utilities, parking service areas, and other operational functions shall be designed to support safe operations while minimizing glare and visual impacts on office buildings, common open space, pedestrian pathways, and outdoor employee amenity areas.

10.F OPEN SPACE STANDARDS

10.F.1 Common Open Space Requirements

- A. Office developments shall provide common open space designed to support employee wellness, collaboration, outdoor work, informal gathering, passive recreation, and campus identity.
- B. Common open space shall incorporate a minimum of four (4) different amenities selected from Table 22: Office Amenities.
 - 1. For purposes of meeting the minimum required amenities, multiple instances of the same amenity shall count as one (1) amenity.
 - 2. Multiple instances of the same amenity may be counted separately where each instance functions as a distinct amenity and the overall amenity package provides an equivalent or greater level of employee amenity and functionality, as approved through Development Plan Review.
 - 3. Additional amenities not identified in Table 22 may be approved through Development Plan Review where they provide an equivalent or greater level of employee amenity, wellness, collaboration, or campus functionality.
 - 4. Amenities shall be selected based on the scale, intensity, and operational characteristics of the Office development.
- C. Common open space may consist of one or more interconnected plazas, courtyards, outdoor work lounges, gardens, lawns, pedestrian gathering areas, or similar outdoor spaces integrated throughout the Office development.
- D. Common open space shall be integrated with building entrances, outdoor employee amenities, pedestrian pathways, landscape improvements, outdoor dining areas, and other common activity areas.

TABLE 22: OFFICE AMENITIES

Employee Wellness	Collaboration & Gathering	Landscape & Placemaking	Mobility & Convenience
Outdoor Fitness Area	Outdoor Collaboration Area	Courtyard	Bicycle Repair Station
Walking Loop	Outdoor Work Lounge	Plaza	Electric Bicycle Charging
Yoga Lawn	Community Gathering Space	Public Art	Electric Vehicle Charging
Passive Lawn Area	Outdoor Dining Area	Pollinator Garden	Drinking Fountain
Wellness Garden	Fire Pit	Shade Tree Grove	Wayfinding Elements
Game Lawn	Pavilion	Decorative Water Feature	Trash & Recycling Receptacles
Stretch Area	Seating Node	Native Landscape Garden	
Flexible Gathering Lawn			

10.F.2 Outdoor Employee Amenities

- A. Outdoor employee amenity areas may include outdoor work lounges, gathering areas, meeting spaces, outdoor dining areas, wellness spaces, courtyards, plazas, or similar employee-oriented outdoor environments integrated into the overall campus design.
- B. Outdoor employee amenity areas shall maintain direct pedestrian connections to Primary Building Entrances, common open space, parking areas, and other employee-oriented activity areas.
- C. Outdoor employee amenity areas may incorporate seating, shade, lighting, landscape improvements, Wi-Fi-enabled work areas, charging stations, and similar amenities that support employee comfort, collaboration, and year-round usability.

10.G SCREENING STANDARDS

- A. Screening within the Office Area shall comply with the applicable screening requirements of Chapter 6 except as specifically modified by this Section.
- B. Screening shall be integrated into the overall architectural composition and site design to reinforce the campus character of the Office Area while minimizing visual impacts associated with service and operational functions.
- C. Service areas, loading areas, trash and recycling enclosures, maintenance facilities, utilities, mechanical equipment, generators, and similar operational elements shall be located and designed to minimize visibility from:

1. Primary Building Elevations;
 2. Public streets;
 3. Private streets;
 4. Primary Building Entrances;
 5. Plazas;
 6. Courtyards;
 7. Common open space;
 8. Outdoor employee gathering areas;
 9. Outdoor work lounges;
 10. Pedestrian pathways; and
 11. Other employee-oriented outdoor spaces.
- D. Screening elements shall be integrated with building architecture through compatible materials, colors, architectural detailing, landscape improvements, or similar design features that reinforce a coordinated architectural relationship throughout the Office Area.
- E. Landscape improvements may be incorporated with screening elements to soften their appearance and reinforce the overall landscape character of the Office Area, provided required operational access, visibility, and maintenance are maintained.
- F. Operational areas shall be located and designed to minimize conflicts with outdoor employee gathering areas, outdoor work lounges, common open space, and primary pedestrian circulation routes.

11. SIGNAGE DEVELOPMENT AND DESIGN STANDARDS

11.A APPLICABILITY

The provisions of this Chapter do not apply to the following:

- A. Address numbers as required by the Mesa Fire Code;
- B. Government Signs;
- C. Traffic Control Signs, Markings, and Devices;
- D. Signs authorized by Arizona Revised Statutes;
- E. Public Transportation Signs; and
- F. Signs specified as mandatory by any provision of the Mesa City Code.

All signage, including portable and electric signs, shall comply with the requirements of the City Building Code, ensuring signs are installed safely and are structurally sound.

11.B RESPONSIBLE PARTY

- A. The person, group, or organization directing the posting, installation, or erection of a sign is responsible for assuring the compliance of the sign with the requirements of the Plan. This includes the removal, maintenance, replacement, or alteration of the sign as applicable.
- B. If the person directing the posting, installation, or erection of the sign does not remove, maintain, replace, or alter the sign in accordance with the requirements of the Plan, then the property owner or occupant of the building, where the sign is posted, is responsible for either replacing the sign with a sign that complies with the requirements of the Plan or removing the sign.

11.C GENERAL SIGN STANDARDS

All signage shall adhere to the following general sign standards to ensure safety, readability, and aesthetic quality.

11.C.1 Standards of Measurement for Signs

- A. Sign Copy Area
 - 1. The area of the sign includes the total area occupied by sign copy and any distinct background.
 - 2. This area is measured using the smallest regular geometric shape (e.g., rectangle, circle, or combination of shapes) that encompasses both the sign copy and background.
 - 3. Sign copy mounted, affixed, or painted on a distinct illuminated surface or illuminated element of a building or structure is measured as the entire illuminated surface or illuminated element that contains sign copy.
- B. Multi-Face Signs
 - 1. For two-sided signs:
 - a. If the angle between faces is forty-five (45) degrees or less, only one (1) face is measured.
 - b. If the angle is greater than forty-five (45) degrees, the areas of both faces are included.

2. For three or more face signs the sign area is calculated as fifty (50) percent of the total area of all vertical faces.
3. For sculptural or three-dimensional signs the area is calculated as fifty (50) of the total area using the smallest four (4) vertical sided polyhedron that fully encompasses the sign.
4. For signs on multiple windows, adjacent panes with less than six (6) inches of separation are considered as one (1) window for area measurement.

FIGURE 37: MEASURING SIGN AREA

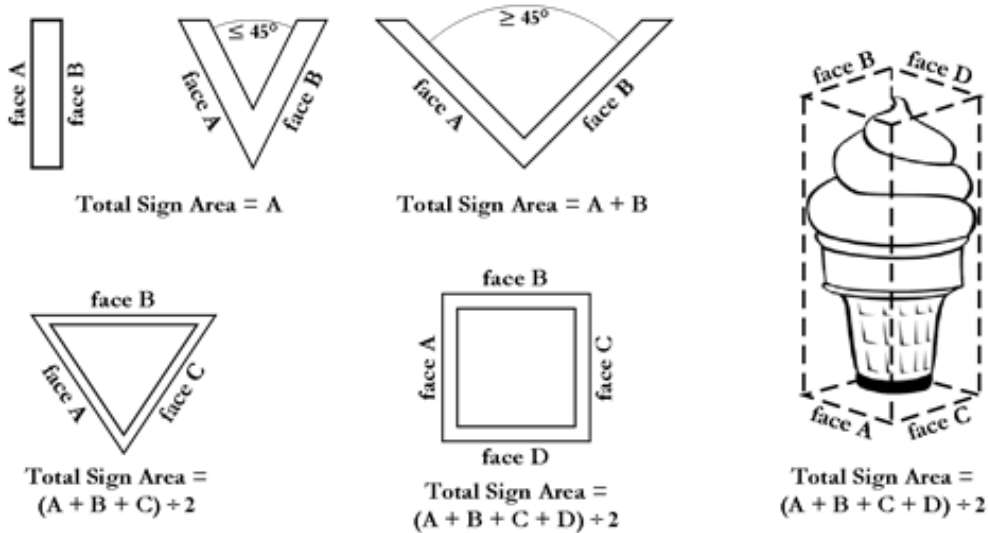


FIGURE 38: SIGN AREAS MEASUREMENT FOR SIGNS WITH INDIVIDUAL LETTERS

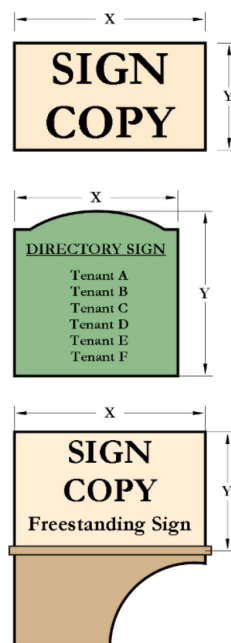
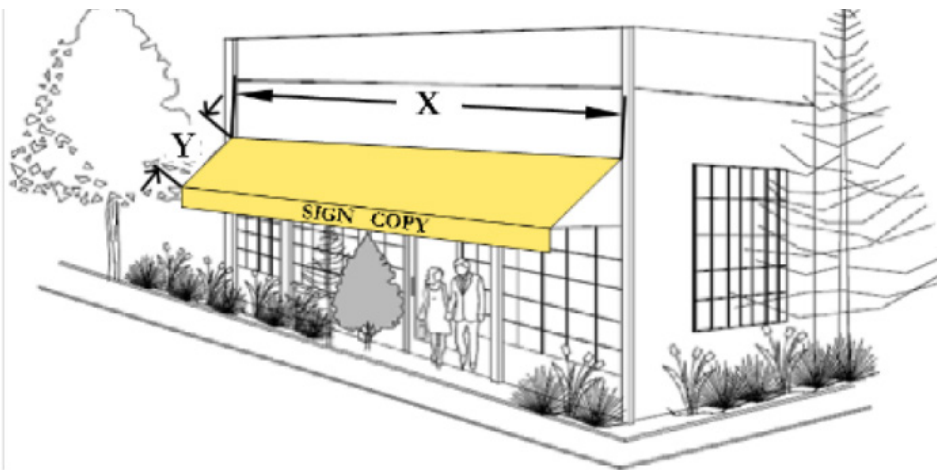


FIGURE 39: SIGN AREA MEASUREMENT FOR SIGNS ON A BACKGROUND PANEL



FIGURE 40: SIGN AREA MEASUREMENT FOR SIGNS WITH ILLUMINATED SURFACES

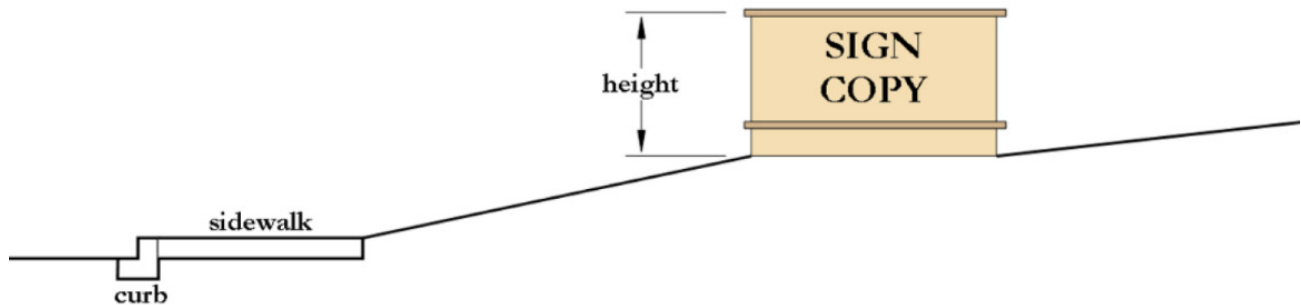


C. Sign Height Measurement Freestanding Signs

1. Except as provided in Subsection 2, sign height shall be measured from the average elevation of the finished grade within an eight (8) foot radius around the sign base to the top of the sign.
2. If the sign is located on elevated terrain, height is measured from the adjacent lower grade rather than from the elevated grade at the sign base.

3. Elevated terrain means a berm, mound, raised pad, retaining wall, slope, planter, or similar grade condition that raises the sign base more than twelve (12) inches above the adjacent finished grade, sidewalk, curb, or street grade.

FIGURE 41: FREESTANDING SIGN HEIGHT – SIGNS HIGHER THAN THE GRADE OF AN ADJACENT ROAD



- D. For building-mounted signs the height for wall, fascia, mansard, or parapet signs is measured from the base of the building wall to the top of the sign, ensuring consistency with building architecture and visibility standards.

11.C.2 Sign Types

- A. The sign types identified in this Chapter establish the primary signage framework for the Site and are not intended to prohibit comparable sign types that meet the applicable safety, placement, and design standards of this Chapter. Comparable sign types may be reviewed through Administrative Review and Approval with the submittal of a Sign Plan under Section 11.F.
- B. A Building Permit is required for all signs that are six (6) feet in height or greater.
- C. Signs that comply with the applicable Permitted Values identified in the Sign Type Tables may proceed through the applicable sign and/or Building Permit review process without Administrative Review and Approval, unless a Sign Plan is otherwise required by this Chapter.
- D. Where a Sign Type Table identifies both a Permitted Value and a Maximum Value, a request exceeding the Permitted Value and up to the Maximum Value may be considered through Administrative Review and Approval with the submittal of a Sign Plan under Section 11.E. The Maximum Value shall not be exceeded.
- E. Where a separate Maximum Value is not identified, the Permitted Value shall constitute the maximum allowed value for that standard. Where only a Maximum Value is identified, compliance with the Maximum Value may proceed through the applicable permit review process unless otherwise specified in the applicable Sign Type Table.

11.C.2.1 Permanent Signs

- A. Permanent signs are those that are affixed to a structure or the ground and are intended for long-term use. All permanent signs shall be designed to complement and enhance the architectural style of the surrounding context. The materials, colors, and overall design shall complement nearby buildings to maintain a cohesive visual identity within Legacy Park.

- B. Unless otherwise specified in the applicable Sign Type Table, the Permitted Sign Area and Maximum Sign Area establish the aggregate sign area allowed for all signs of that Sign Type associated with the applicable building façade, business frontage, or tenant space.
- C. For multi-tenant buildings, where sign area is based on business frontage, the applicable sign area shall be calculated separately for each tenant space based on the business frontage associated with that tenant space. Signage for one tenant shall not utilize the business frontage associated with another tenant space unless otherwise approved through a Sign Plan.
- D. For purposes of the Sign Type Tables in this Section, "N/A" means that no separate limitation or requirement is imposed by that specific table cell. Where Max. Quantity is identified as "N/A," the number of individual signs is not separately limited; however, all signs remain subject to the applicable aggregate sign area and other applicable standards of this Chapter..
- E. Signs located within The Boulevard may incorporate additional illumination methods consistent with Section 5.A.5, Signage Standards for The Boulevard, including halo illumination, integrated LED lighting, and other similar illumination methods approved through the applicable Sign Plan or review process.

11.C.2.1.1 *Freestanding Signs*

TABLE 23: FREESTANDING SIGNS - PRIMARY MONUMENT SIGN (NON-RESIDENTIAL AND RESIDENTIAL USES)		
Description	A freestanding monument sign located at a non-residential or residential development entry or along an arterial roadway and intended to provide primary identification for the Site or development	
Residential Uses	Max. Sign Area	One hundred (148) square feet
	Permitted Sign Area	Fourteen (14) square feet
	Max. Height¹	Twenty-four (24) feet
	Permitted Height	Twelve (12) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity³	Calculated based on street frontage ² 0'-450' feet = one (1) sign; 451' - 900' feet = two (2) signs; 901' feet or greater = three (3) signs
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.

TABLE 23: FREESTANDING SIGNS - PRIMARY MONUMENT SIGN (NON-RESIDENTIAL AND RESIDENTIAL USES)

Non-Residential Uses	Max. Sign Area	No max area
	Permitted Sign Area ¹	One hundred (100) square feet
	Max. Height ¹	Thirty-five (35) feet
	Permitted Height ¹	Fourteen (14) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity ³	Calculated based on street frontage ² 0'-450' feet = one (1) sign; 451' - 900' feet = two (2) signs; 901' feet or greater = three (3) signs
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.
Notes	¹ The height for non-residential signs will be determined based on contextual factors such as the surrounding development, visibility needs, and approval from both the City and the Master Developer. ² Signs should be positioned along the designated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage. ³ All Primary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary Monument Signs, Secondary Monument Signs, and Monument Signs located within the same center or parcel, except that paired Primary Monument Signs located on opposite sides of the same Site or development entrance may be located within thirty-five (35) feet of one another when designed as a coordinated entry feature.	
Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.		
		

TABLE 24: SECONDARY MONUMENT SIGN (NON-RESIDENTIAL USES)

Description	A freestanding monument sign located at a non-residential development.	
Non-Residential Uses	Maximum Sign Area ¹	One hundred forty-eight (148) square feet
	Permitted Sign Area	Eighty (80) square feet
	Max. Height ¹	Fourteen (14) feet
	Permitted Height ¹	Eight (8) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity ³	Calculated based on street frontage ² 0'-450' feet = one (1) sign; 901' feet or greater = one (1) for every three hundred (300) lineal feet, final counts are subject to approval of the Master Developer
Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.	
Notes	¹ Signs proposed that meet the permitted values shall be approved through the process outlined in the sign plans section of the Plan. For requests exceeding the permitted values, the procedure described in the section about modifications and appeals to approved sign plans in the Plan. ². Signs should be positioned along the designated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage. ³ All Secondary Monument Signs shall be located a minimum of thirty-five (35) feet from all Primary Monument Signs, other Secondary Monument Signs, and Monument Signs located within the same center or parcel, except that paired Secondary Monument Signs may be located closer than thirty-five (35) feet when designed as a coordinated entry feature on opposite sides of the same driveway or access point.	
Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations in this Chapter.		
		

TABLE 25: MONUMENT SIGN

Description	A freestanding monument sign located at a non-residential development. Permitted signage is limited to overall community, parcel, or development identification and shall not include tenant-specific information. Monument Signs must be internal to a site, outside of all street frontage landscape areas.	
Non-Residential Uses	Max. Sign Area	One hundred forty-four (144) square feet
	Permitted Sign Area	Eighty (80) square feet
	Max. Height	Twelve (12) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity¹	Calculated based on street frontage ² 0'-450' feet = one (1) sign; 901' feet or greater = one (1) for every three hundred (300) lineal feet, final counts are subject to approval of the Master Developer
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.
Notes	¹ All Monument Signs must be positioned at least thirty-five (35) feet from any other Primary Monument Signs, Secondary Monument Signs, or Monument Signs within the same center or parcel. ² Signs should be positioned along the designated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage.	

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



11.C.2.1.2 Kiosks and Wayfinding Signage

- A. Kiosks, directories, wayfinding signs, and similar informational signs are permitted to support pedestrian circulation, navigation, event information, and the overall visual identity of the Site.
- B. Kiosks, directories, wayfinding signs, and similar informational signs are not regulatory traffic control devices and shall not conflict with, obscure, or reduce the visibility of required traffic control signs, markings, or devices.
- C. Kiosks and wayfinding signs may be provided as freestanding, wall-mounted, monument-integrated, or pedestrian-scale signs. These signs may be located near project entries, parking areas, pedestrian pathways, paseos, plazas, open space areas, transit or rideshare areas, building entries, tenant clusters, and other locations where they support navigation and user experience.
- D. Kiosks and wayfinding signs may include custom forms, materials, colors, finishes, lighting, maps, directories, digital displays, branding elements, or other design features that contribute to a coordinated signage program.
- E. Kiosks and wayfinding signs shall be designed and located to maintain safe pedestrian circulation, accessible routes, sight visibility, emergency access, and clear visibility of traffic control devices.
- F. Informational kiosks and wayfinding devices may include limited audible information to assist users, provided the audio is limited in volume and duration and does not create a nuisance.
- G. The final design, location, materials, finishes, illumination, digital display features, and maintenance responsibilities for kiosks and wayfinding signs shall be reviewed through the Development Plan review or Administrative Review and Approval.
- H. Kiosks and wayfinding signs may be updated over time to reflect changes in tenants, destinations, public spaces, events, parking areas, pedestrian routes, and other Site conditions, provided the signs remain consistent with the approved sign plan or are modified through the applicable review process.

TABLE 26: KIOSK¹

TABLE 26: KIOSK ¹		
Description	A Freestanding Sign structure located within a development and designed to display maps, directories, tenant information, community notices, or similar informational content.	
	Permitted Sign Area	Sixteen (16) square feet
	Max. Height	Sixteen (16) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity ²	One (1) sign per parcel or one (1) sign per acre, whichever is greater.
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan. Within The Boulevard, additional illumination methods, including halo illumination and integrated LED lighting, may be permitted in accordance with Section 5.A.5, Signage Standards for The Boulevard.
Permit Required	None	
Notes	¹ See Section 11.C.2.1.4 for additional regulations ² All Kiosks must be placed within the site and positioned outside of any street frontage landscape areas.	
Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.		
		

TABLE 27: PERIMETER WALL SIGN

TABLE 27: PERIMETER WALL SIGN		
Description	A sign mounted on a perimeter wall.	
Residential Uses	Maximum Sign Area	One hundred forty-four (144) square feet
	Permitted Sign Area	Sixty (60) square feet
	Max. Height¹	Twelve (12) feet or wall height, whichever is less
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity	One (1) sign on each side of entryway
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.
Non-Residential Uses	Maximum Sign Area	Ninety six (96) square feet
	Permitted Sign Area	Fifty percent (50%) of wall area
	Max. Height¹	Eight (8) feet or wall height, whichever is less
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity	one (1) sign on each side of entry way
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.
Notes		
Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.		
		

TABLE 28: COMMUNITY WAYFINDING SIGNAGE¹

Description	A sign which provides information regarding location of features, places, destinations or other development features. This Sign Type may be attached to a building or freestanding and requires Administrative Review and Approval under Section 11.F.	
Residential Uses	Permitted Sign Area	Ninety six (96) square feet
	Max. Height	Twelve (12) feet
	Permitted Height	Twelve (12) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Permitted and Max. Quantity	See notes ²
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan.
Non-Residential Uses	Permitted Sign Area	Ninety-six (96) square feet
	Max. Height	Sixteen (16) feet
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	The quantity of signs will be determined based on the details of the application request.
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan. Within The Boulevard, additional illumination methods, including halo illumination and integrated LED lighting, may be permitted in accordance with Section 5.A.5, Signage Standards for The Boulevard.
Notes	¹ See Section 11.C.2.1.4 for additional regulations.	
	² Quantity to be determined based on the application request.	

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



11.C.2.1.3 Building Attached Signs

- A. For multi-tenant buildings, the permitted sign area for each tenant shall be calculated separately based on the business frontage associated with that tenant space, in accordance with the applicable Sign Type Table.
- B. Tenant signage shall be located within the building frontage, Sign Band, or other architectural area associated with the tenant space, unless an alternative location or allocation is approved through a Sign Plan.
- C. Building identification signs and project identification signs shall comply with the applicable Sign Type standards and shall not reduce the permitted sign area available to individual tenant spaces unless otherwise established through an approved Sign Plan.
- D. The Maximum Height listed in the Sign Type Tables of this Section provides the top height of the listed sign type.
- E. Sign Bands may be incorporated into building elevations to provide coordinated locations for Tenant Identification and other permitted building-mounted signage.
- F. Tenant Identification may be located within a Sign Band or other architectural feature designed to accommodate signage, subject to the applicable standards of this Chapter.
- G. A Sign Band shall not be considered a sign solely because it incorporates a change in building material, color, plane, or architectural treatment. Sign copy and other sign elements shall be measured in accordance with Section 11.C.1.1, Sign Area Measurement.

TABLE 29: AWNING AND ATTACHED CANOPY SIGN

Description ¹	A sign that is affixed to an awning or canopy which is attached to a building.	
Residential Uses	Not Permitted	
Non-Residential Uses	Permitted Sign Area	Two (2) square feet per one (1) lineal foot of Awning or Attached Canopy, not to exceed a total of 150 square feet
	Max. Height ²	First floor awnings only
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	N/A
	Illumination	Internal , external or backlit, refer to Lighting Standards in the Plan. Within The Boulevard, additional illumination methods, including halo illumination and integrated LED lighting, may be permitted in accordance with Section 5.A.5, Signage Standards for The Boulevard.
Notes	¹ Signage may not be painted or printed on the awning canopy itself. ² Awning and Attached Canopy Signs may be mounted on or extend above the attached canopy so long as they do not extend above the roof line of the building.	

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



TABLE 30: BUILDING WALL SIGN

Description	A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia.	
Residential Uses	Not Permitted	
Non-Residential Uses	Permitted Sign Area	Two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet
	Max. Sign Area	Four (4) square feet per one (1) lineal foot of business frontage
	Min. Height	N/A
	Max. Height	N/A
	Min. Projection	N/A
	Max. Projection	Fourteen (14) inches
	Max. Quantity	N/A
	Illumination	Internal, external, or backlit, refer to Lighting Standards in the Plan. Within The Boulevard, additional illumination methods, including halo illumination and integrated LED lighting, may be permitted in accordance with Section 5.A.5, Signage Standards for The Boulevard.

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



TABLE 31: ENTRY SIGN

Description	A sign located adjacent to an entry door.	
Residential Uses	Permitted Sign Area	Four (4) square feet per sign
	Min. Height	N/A
	Max. Height	Eighteen (18) inches from the door threshold (placement relative to door)
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	One (1) per dwelling unit
	Illumination	External or backlit, refer to Lighting Standards in the Plan.
Non-Residential Uses	Permitted Sign Area	Four (4) square feet per sign
	Min. Height	N/A
	Max. Height	Eighteen (18) inches from the door threshold (placement relative to door)
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	One (1) per business
	Illumination	External or backlit, refer to Lighting Standards in the Plan.

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



TABLE 32: FREESTANDING CANOPY SIGN

Description	A sign on a freestanding canopy, such as a parking canopy or other shade structure that is integrated with the structure.	
Residential Uses	Not Permitted	
Non-Residential Uses	Permitted Sign Area	Sixteen (16) square feet per side, limited to two (2) sides
	Min. Height	N/A
	Max. Height	N/A
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	N/A
	Illumination	Internal, external or backlit, refer to Lighting Standards in the Plan.

TABLE 33: PROJECTING SIGNS

Description	A sign that is mounted to and supported by a building or other structure.	
Residential Uses	Not Permitted	
Non-Residential Uses	Maximum Sign Area	Sixty (60) square feet
	Permitted Sign Area	Twenty-four (24) square feet
	Min. Height	Location to be eight (8) foot above adjacent sidewalk or ground plane and fourteen (14) feet above adjacent vehicular drive Shall not encroach into a right-of-way.
	Max. Height	Shall not extend more than two (2) feet above the building parapet
	Min. Projection	Fourteen (14) inches from building
	Max. Projection	Thirty-six (36) inches from wall or less than awning, canopy depth, or architectural feature
	Max. Quantity	One per building or one per tenant for a multi-tenant building
	Illumination	Internal, external or backlit, refer to Lighting Standards in the Plan. Within The Boulevard, additional illumination methods, including halo illumination and integrated LED lighting, may be permitted in accordance with Section 5.A.5, Signage Standards for The Boulevard.
Notes	¹ This sign type includes blade signs.	

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



11.C.2.1.4 Additional Sign Types

TABLE 34: POLE-MOUNTED PERMANENT FLAGS ^{1,4}

Description	Flags that are intended for long-term display, typically used for ongoing purposes like identifying a business, institution, or public facility.	
Residential Uses	Max. Sign Area	Thirty six (36) square feet per flag
	Permitted Sign Area	Twenty four (24) square feet per flag
	Max. Pole Height ²	Sixty (60) feet
	Permitted Pole Height ²	Twenty five (25) feet
	Min. Projection	N/A
	Max. Projection ³	N/A
	Max. Quantity	One (1) flag per twenty-five (25) lineal feet of street frontage, with a maximum of six (6) flags per premises. Two (2) flags per pole
	Permitted Quantity	Two (2) poles per property Two (2) flags per pole
	Illumination	N/A
Non-Residential Uses	Max. Sign Area	N/A
	Permitted Sign Area	Twenty four (24) square feet per flag
	Max. Height ²	Sixty (60) feet
	Permitted Height ²	Twenty five (25) feet
	Min. Projection	N/A
	Max. Projection ³	N/A
	Max. Quantity	One (1) flag per twenty-five (25) lineal feet of street frontage, with a maximum of nine (9) flags per premises Three (3) flags for every one (1) pole
	Permitted Quantity	Two (2) poles per property Three (3) flags per pole
	Illumination	N/A
Notes	¹ A sign permit is not required to display a flag. ² Flags shall not extend above the top height of the pole. ³ Flags shall meet the minimum building setbacks. ⁴ Flags mounted on street light poles within the City right-of-way require review and approval by the City Right of Way group.	

TABLE 35: WINDOW SIGNS

Description	A sign on the interior surface of the glass adjacent to or on the Tenant's primary entry door.	
Residential Uses	Permitted Sign Area	No limit, non-commercial messages only
	Min. Height	N/A
	Max. Height	N/A
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	No limit, non-commercial messages only
	Illumination	N/A
Non-Residential Uses	Permitted Sign Area ¹	Two (2) square feet per sign No more than 25% of the area of the window
	Maximum Sign Area ¹	No more than 100% of the area of the window
	Min. Height	N/A
	Max. Height	N/A
	Min. Projection	N/A
	Max. Projection	N/A
	Max. Quantity	N/A
	Illumination	N/A
General Notes	¹ Within Non-Residential Uses, window signage is prohibited above the ground floor of a building. When window signage is displayed on two (2) or more sides of a building, each side shall comply with the maximum sign area within Non-Residential Uses.	

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



11.C.2.2 Temporary Signs

- A. Temporary signs are signs intended for short-term display and are not permanently affixed to the ground, a structure, or another permanent support.
- B. Temporary signs may be installed for a limited period of time and shall comply with the dimensional, location, and duration requirements of this Section.
- C. Temporary signs shall be removed upon expiration of the applicable display period or when no longer maintained in compliance with this Plan.
- D. All temporary signs shall be non-illuminated.

11.C.2.2.1 Temporary Signs - Allowed by Right

Certain temporary signs may be installed without Administrative Review and Approval when the applicable temporary sign table does not specifically require Administrative Review and Approval, and when the sign complies with the applicable standards of this Chapter. These signs are listed in Table 36 below and shall meet the following standards:

- E. The size, height, quantity, duration, location, and other requirements for each temporary sign type shall be as established in the applicable temporary sign table.
- F. Administrative Review and Approval shall be required only where specifically identified as required by the applicable temporary sign table or where a modification to an applicable temporary sign standard is requested.
- G. Allowed-by-right status does not waive an applicable Building Permit, electrical permit, right-of-way approval, or other permit required by the City.
- H. Modifications to the applicable temporary sign standards may be considered through Administrative Review and Approval where permitted by this Chapter.

11.C.2.2.2 Temporary Signs - Special Conditions

In addition to the temporary signage permitted, the following signs are allowed.

- A. Model ID Signage
- B. Attention Flags
- C. Informational Signage
- D. Welcome/ Thank You Signage
- E. Parking Signage/ Construction Parking Signage
- F. Property offered for Sale, Lease or Rent Signs for Parcels less than one (1) acre
- G. Property offered for Sale, Lease or Rent Signs for Parcels One (1) acre or larger
- H. Property Under Construction
- I. Banner Flags
- J. Construction Fencing Wraps

TABLE 36: TEMPORARY SIGNS – SPECIAL CONDITIONS**Sign Type: Informational Signage**

Description	A temporary sign providing non-advertising information such as safety notices, directional guidance, landscape identification, or operational instructions.
Quantity	N/A
Max Sign Area	Four (4) square feet
Max Height	Six (6) feet
Duration	All signs must be removed within 90 days

Sign Type: Parking Signage/ Construction Parking Signage

Description	A temporary sign directing vehicular or pedestrian circulation or designating parking areas associated with an active construction site.
Quantity	N/A
Max Sign Area	Forty-eight (48) square feet
Max Height	Fourteen (14) feet
Duration	All signs must be removed upon issuance of certification of occupancy or its equivalent.

Sign Type: Property offered for Sale, Lease or Rent Signs for Parcels less than one (1) acre

Description	A temporary detached rigid sign affixed to post(s) or stake(s) that penetrates the ground placed on property less than one (1) acre in size to indicate the property's availability for sale, lease, or rent.
Quantity	One (1) sign A residential property adjacent to an arterial or collector road is permitted one (1) additional sign, with a maximum size of four (4) square feet. This sign must be positioned to ensure visibility from the adjacent roadway.
Max Sign Area	Thirty-two (32) square feet
Max Height	Eight (8) feet
Duration	Duration is limited to while the property is offered for sale, lease or rent until ten (10) days after completion or execution of a lease, sale, or rental transaction
Limitations	Signs shall not be placed in parking areas nor block traffic flow or accessibility. May not be placed in the right-of-way, refer to Right-of-Way Signage.

TABLE 36: TEMPORARY SIGNS – SPECIAL CONDITIONS**Sign Type: Property offered for Sale, Lease or Rent Signs for Parcels One (1) acre or larger**

Description	A temporary detached rigid sign affixed to post(s) or stake(s) that penetrates the ground placed on property one (1) acre in size or larger to indicate the property's availability for sale, lease, or rent.
Quantity	One (1) sign plus one (1) sign for every six hundred (600) lineal feet of street frontage
Max Sign Area	Eighty (80) square feet per sign
Max Height	Ten (10) feet
Duration	While property is offered for Sale, Lease or Rent
Limitations	Where multiple signs are permitted, they must be positioned at least one hundred fifty (150) feet apart from each other.

Sign Type: Property Under Construction

Description	A Temporary Sign identifying or advertising a development, project, contractors, architects, lenders, or related information during active construction on the property.
Quantity	One (1) sign
Max Sign Area	Eighty (80) square feet per sign
Max Height	Ten (10) feet
Duration	At issue of building permit for development until close of permit
Limitations	For properties under construction, banners or other material used for displaying information, graphics or marketing must be sized appropriately to fit the surface to which they are attached. The quantity and total sign area shall be limited based on the available surface area.

Sign Type: Banner Flags

Quantity	Six (6) flags (Includes Banners, Flags, Fin Flags, and Streamers.)
Max Sign Area	Ten (10) square feet per flag, two (2) per pole, double sided
Max Height	Twenty (20) feet
Duration	At issue of building permit for development until close of permit
Limitations	Subject to approval by the Master Developer. Flags must be spaced at intervals of twenty (20) feet. Flags shall be positioned no less than five (5) feet behind the property line.

TABLE 36: TEMPORARY SIGNS – SPECIAL CONDITIONS**Sign Type: Construction Fencing Wraps**

Description	A temporary sign or graphic affixed to construction fencing and used to display project information, marketing, or decorative screening during active construction.
Quantity	Per the Master Developer
Max Sign Area	No maximum
Max Height	Construction fence wraps shall be limited to the height of the fence on which they are installed and shall not extend above the top of the fence.
Duration	While construction fencing is up

11.C.2.2.3 Temporary Signs – Rights-of-Way**TABLE 37: TEMPORARY SIGNS – RIGHTS-OF-WAY****Sign Type: Sign Walker**

Description	A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A "costume sign" is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats, and other aspects of personal appearance are not costume signs
Quantity	N/A
Max Sign Area	Twelve (12) square feet One (1) walker per intersection
Max Height	Six (6) feet
Duration	Daylight hours only, limited to Fridays, Saturdays, Sundays, and designated holidays.
Limitations	Shall be at least thirty (30) feet away from any street intersection or driveway entrance. Shall not be located within a median or on a street. Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.

11.C.2.2.4 Temporary Sign – Wayfinding

TABLE 38: TEMPORARY SIGN - WAYFINDING	
Sign Type: On-site or Off-site Wayfinding Sign	
Quantity	Signs may be installed within a one (1) mile radius of the property. The number of signs permitted will be determined based on the specific details of the application.
Max Sign Area	Ninety six (96) square feet
Max Height	Up to a maximum of eighteen (18) feet
Permitted Height	Twelve (12) feet
Duration	For the duration of active home sales within the Property

11.C.2.3 Temporary Signs – Other

TABLE 39: TEMPORARY SIGNS - RESIDENTIAL USES	
Sign Type: Neighborhood Event Sign	
Description	A temporary sign located within a neighborhood common area that provides notice of a neighborhood, community, or residential event, including garage sales, yard sales, community sales, resident events, open house events, or similar temporary activities. A Neighborhood Event Sign shall not include a permanent subdivision identification sign, entry monument sign, commercial advertising sign, tenant sign, or off-site advertising sign.
Quantity	One (1) sign per neighborhood entrance
Max Sign Area	Six (6) square feet
Max Height	Five (5) feet
Duration	Up to twenty-four (24) hours before and after
Limitations	Located within neighborhood common area.
Sign Type: Event Flags/ Detached Banners	
Description	Fabric banners or flags affixed to a stake, post, or other device that penetrates the ground and used for events.
Quantity	Six (6) flags (Includes Banners, Flags, Fin Flags, and Streamers.)
Max Sign Area	Twelve (12) square feet, per flag
Max Height	Six (6) feet
Duration	Twenty-four (24) hours before/ after
Limitations	Only for events. Spacing between flags shall be twenty (20) feet. Flags shall be located five (5) feet behind property line.

TABLE 40: TEMPORARY SIGNS – NON-RESIDENTIAL USES**Sign Type: Entry A-Frame or T-Frame**

Description	A portable, freestanding sign constructed in the shape of an "A" or "T", used for temporary messaging. These signs are designed to rest atop the ground without penetrating it and are commonly used for advertising, directional guidance, or promotional events.
Quantity	One (1) A-Frame or one (1) T-sign
Max Sign Area	Eight (8) square feet
Max Height	Four (4) feet
Duration	Only during business hours
Permit	Permit required if placed in public spaces, otherwise no permit required if placed on private property.
Limitations	Signs shall be located within six (6) inches of the building entrance. Signs shall not be placed in parking areas nor block traffic flow or accessibility. May not be placed in the right-of-way, refer to Right-of-Way Signage.

Sign Type: Wall Banners

Description	Fabric sign affixed to a building, wall, or fence.
Quantity	One (1) sign, additional may be permitted through Administrative Review and Approval
Max Sign Area	Thirty-two (32) square feet
Max Height	Less than roof or parapet
Duration	Up to thirty (30) days per calendar year
Permit	Yes, signage permit is required, additional may be permitted through Administrative Review and Approval
Limitations	All corners of the banner must be fastened securely to the building, wall, or fence in a manner that prevents high winds from removing or separating the banner from the building, wall, or fence, or causes the banner to flap. Provide vents to ensure the banner withstands the wind. Provide a minimum clearance of eight (8) feet above grade when placed above an area open for the common or general use of the public.

11.C.3 Billboards

Billboards are prohibited in the City of Mesa and on the Legacy Park Site.

There are two legal non-conforming billboards on Site that are subject to the Project Development Agreement.

11.C.4 Sign Placement

11.C.4.1 Location

- A. Signs shall be positioned to maximize visibility and readability in locations that support their intended function, including project identification, wayfinding, or business identification.
- B. Signs shall be limited to private property or approved locations in order to preserve public rights-of-way and maintain open and accessible public spaces.
- C. Sign placement shall allow unobstructed pedestrian movement and maintain ADA-compliant pathways, ensuring accessible routes throughout Legacy Park.
- D. Signage shall be located to complement traffic flow and shall not obstruct the visibility of traffic signals or other control devices.
- E. Signs located within required SVT shall not exceed two-and-one-half (2 1/2) feet in height and shall comply with the City of Mesa Engineering and Design Standards Section 211 - Sight Distance and Visibility Guidelines.
- F. Signs shall be placed near entrances, access points, or prominent site features where appropriate to enhance navigation and facilitate wayfinding.
- G. Signs shall be mounted on appropriate structures and shall not be placed on features that compromise safety, including fuel tanks, solid waste receptacles, or landscape elements.
- H. Signs shall not obstruct emergency exits or access points, and shall comply with applicable Mesa Building and Fire Codes, Mesa Lighting and Illumination Code, and National Electrical Code and Safety Standards.
- I. Signs shall not obstruct horizontal and vertical clearance from electrical wires and conductors in compliance with the Mesa Lighting and Illumination Code, and National Electrical Code and Safety Standards.
- J. Signs shall be located to respect and complement architectural elements such as dormers, pilasters, and transoms, ensuring these features remain visible and integral to the building design.
- K. Signs shall be oriented for readability from typical viewing distances and approach angles, ensuring effectiveness for both pedestrians and drivers.

11.D PROHIBITED SIGNS

The following types of signs are prohibited within Legacy Park to maintain the visual quality and consistency of the community:

- A. Flashing or animated signs.
- B. Electronic Message Centers, when not part of an approved Sign Plan.
- C. Off-premise advertising signs not specifically permitted in this Plan.

- D. Roof-mounted signs or signs that extend above the roofline.
- E. Obstructive signs that impair public safety by blocking sightlines at intersections or pedestrian crossings.
- F. Balloon and Air Activated signs
- G. Signs that interfere with traffic control signs, markings, or devices, or that could be mistaken for official regulatory, warning, or traffic control signs due to color, shape, placement, lighting, or message.
- H. Signs that obstruct accessible routes, emergency access, required exits, required sight visibility areas, or required pedestrian clearances.

11.E MAINTENANCE AND REPAIR STANDARDS

- A. All signs within the Site shall be maintained in a safe, clean, functional, and structurally sound condition. Illuminated signs shall maintain operational lighting components consistent with the approved sign permit.
- B. Signs shall also comply with the applicable maintenance, repair, removal, and enforcement requirements of MZO Chapter 49.
- C. Damaged, faded, defective, or unsafe signs shall be repaired, replaced, or removed.
- D. The Master Developer will monitor compliance with these standards and shall issue correction notices as needed.

11.F SIGN PLANS

- A. Applicability and Review
 - 1. Signs that comply with the applicable Permitted Values and do not otherwise require a Sign Plan under this Chapter may proceed through the applicable sign and/or Building Permit review process without Administrative Review and Approval.
 - 2. A Sign Plan shall be required where specifically required by this Chapter, including a request above an established Permitted Value and up to an established Maximum Value, an Electronic Message Center or digital display, a comparable or custom sign type, or other circumstance identified by this Chapter. An applicant may also elect to submit a Sign Plan where this Chapter authorizes approval through a Sign Plan.
 - 3. Sign Plans shall be submitted for Administrative Review and Approval in accordance with Section 12.E, Administrative Review and Approval.
 - 4. Where a Sign Type Table establishes a Maximum Value, the Maximum Value is the upper limit that may be approved and shall not be exceeded.
 - 5. A Sign Plan may apply to an individual sign, group of signs, building, multi-tenant building, development parcel, district, community-wide signage program, temporary signage program, or other defined portion of the Site.
 - 6. A Sign Plan may be submitted as a stand-alone application or concurrently with Development Plan Review, a Building Permit, electrical permit, or other applicable City review process.

B. Sign Plan Requirements

1. A Sign Plan shall include information sufficient to evaluate the proposed signage, as applicable to the scope of the request, including:
 - a. The location and type of proposed signs;
 - b. Sign dimensions, sign area, height, and quantity;
 - c. Building elevations or other drawings necessary to illustrate sign placement;
 - d. Proposed materials, colors, finishes, and illumination methods;
 - e. Sign Band locations or other designated architectural sign areas, where applicable;
 - f. Electronic Message Centers, digital display features, or other special sign features, where proposed; and
 - g. Other information necessary to determine compliance with this Chapter.
2. The level of detail required for a Sign Plan shall be based on the type, scale, and complexity of the proposed signage.
3. For a multi-tenant building proposing an alternative allocation or placement of Building Attached Signs, the Sign Plan shall identify the applicable building elevations, tenant spaces, existing and proposed Building Attached Signs, designated sign areas, and the proposed allocation of sign area among tenants and other building or project identification signage.

C. A Sign Plan may be approved when the Planning Director or designee determines that the proposed signage:

1. Is consistent with the applicable standards and intent of this Chapter;
2. Is coordinated with the architecture, building materials, Site design, and pedestrian-oriented character of the applicable development;
3. Provides a coordinated signage composition appropriate to the scale, location, and character of the building, development, or area served;
4. Maintains required sight visibility, pedestrian circulation, accessible routes, emergency access, and visibility of traffic control devices; and
5. Where the Sign Plan proposes a comparable or custom sign type, or a value above a Permitted Value and up to an established Maximum Value, the proposed signage shall provide a high-quality design and respond to one (1) or more of the following:
 - a. Unique physical conditions of the development or sign location;
 - b. Distinguishing characteristics of the land use, architectural style, Site location, physical scale, or development context; or
 - c. Special design features, including illumination, materials, murals, architectural features, or similar elements that are integrated with or complement the building or site design.

D. Special Sign Plan Provisions

1. A Sign Plan may approve comparable, innovative, or custom sign types that are not specifically listed in this Chapter, provided the proposed sign type complies with the applicable safety, placement, illumination, and design standards of this Chapter.
2. A Sign Plan shall be required where an Electronic Message Center or digital display is proposed.

3. Minor updates to tenant names, directory panels, maps, parking information, event information, wayfinding content, or similar sign copy may proceed through Building Permit review, when required, where the sign structure, size, location, illumination, and overall design remain consistent with the prior approval.
4. Approval of a Sign Plan shall not waive any required Building Permit, electrical permit, structural review, or other applicable City permit.

11.G MODIFICATIONS TO APPROVED SIGN PLANS

- A. A modification to an approved Sign Plan shall require review and approval by the Master Developer prior to submittal to the City. Documentation of Master Developer approval shall accompany the application for modification.
- B. Following Master Developer approval, a modification to an approved Sign Plan may be approved through Administrative Review and Approval where the modification remains consistent with the intent of this Chapter and does not create an adverse impact on public safety, pedestrian circulation, visibility, lighting, or adjacent properties.
- C. The Planning Director or designee may approve, approve with conditions, or deny a modification to an approved Sign Plan through Administrative Review and Approval.

12. ADMINISTRATION AND PROCESS FRAMEWORK

12.A REGULATORY EFFECT OF THE PLAN

The Plan is the zoning regulatory document that creates certainty while providing flexibility in the regulations relating to permitted uses, density and intensity allocations, development standards, design guidelines, and regulatory processes. All proposed development for the Site shall comply with this Plan and shall follow the processes set forth in the Plan.

Where the Plan establishes a regulation relating to permitted uses, density and intensity allocations, development standards, design guidelines, and regulatory processes that differs from the MZO, the provisions of the Plan shall prevail except where the MZO, or other applicable law, requires otherwise or where necessary to address public health, safety, or welfare.

Where regulations, standards, guidelines, and regulatory processes are not explicitly addressed within the Plan, the MZO shall apply.

12.B DEVELOPMENT AGREEMENT

The Site is also governed by an approved Development Agreement. Applications submitted pursuant to this Plan shall comply with the applicable provisions of the Development Agreement.

12.C MASTER DEVELOPER ROLE

The Master Developer shall administer the implementation of this Plan by reviewing future development requests for consistency with Land Use Budget and the applicable provisions of this Plan prior to submittal to the City, as required herein.

12.D REGULATORY EFFECT

The Plan is the zoning regulatory document that creates certainty while providing flexibility in the regulations relating to permitted uses, density and intensity allocations, development standards, design guidelines, and regulatory processes. All proposed development for the Site shall comply with this Plan and shall follow the processes set forth in the Plan.

The Development Standards and Design Standards shall apply to all development within the Site following adoption by City Council.

The Plan shall govern where this Plan establishes a development standard, design standard, permitted use, review criterion, procedure, or approval process that differs from the MZO, except where the MZO or other applicable law requires otherwise or where necessary to address public health, safety, or welfare. Where requirements, standards, or processes are not explicitly addressed within the Plan, the MZO shall apply.

12.E DEVELOPMENT PLAN REVIEW AND MODIFICATIONS

All development within the Site boundaries shall require Development Plan approval, which includes design review.

12.E.1 Master Developer Role and Approval

- A. Prior to submittal to the City, Development Plan Review applications and Development Plan Modifications shall be submitted to the Master Developer for review and approval.
- B. If the Master Developer determines the submittal is consistent with the Land Use Budget and applicable provisions of this Plan, a determination letter from the Master Developer should accompany the application submitted to the City.

12.E.2 Pre-Submittal Conference

A Pre-Submittal Conference with Planning, Engineering, and other City department staff, as needed, is required prior to submittal of a Development Plan Review or Development Plan Modification application. The Planning Director or designee may waive the Pre-Submittal Conference when sufficient information already exists regarding the request and Site to allow the application to proceed without additional pre-submittal coordination.

12.E.3 Development Plan Review Required

- A. All Initial Development Plans and Development Plan Modifications shall be subject to review and approval by the Planning Director or designee in accordance with the procedures established by this Plan.
- B. In addition to the City's standard Development Plan Review and Development Plan Modification application requirements, applications subject to this Plan shall include:
 - 1. Identification and description of the proposed land use or land uses;
 - 2. An updated Land Use Budget Tracking Table demonstrating compliance with the Plan;
 - 3. Additional materials and plans that may be requested by the Planning Director to determine full compliance with the Plan.
 - 4. The Master Developer determination letter, if issued.
- C. Applications shall be reviewed in accordance with the City of Mesa's standard review timelines in effect at the time of the application.

12.E.4 Review and Conditions of Approval for Development Plans

- A. Initial Development Plan Review and Development Plan Modifications shall be reviewed for all of the following:
 - 1. Consistency with the requirements of the Plan.
 - 2. Compatibility with adjacent development, surrounding neighborhoods, and overall character of the Site.
 - 3. Facilitation of the Plan's implementation.
 - 4. Facilitation of appropriate transitions between differing land uses, development intensities, and adjacent development.
 - 5. Compatibility with and not overburdening the transportation system, utility infrastructure or community facilities.
- B. Conditions may be imposed on Initial Development Plan Review and Development Plan Modification approval by the Planning Director to ensure that the site design is consistent with the Plan, the review criteria, and to ensure that development will be built in accordance with the approved Plan.

12.E.5 Modifications to Development Plans

Modifications to an approved Development Plan that comply with the Development Standards of the Plan and the Development Plan Review criteria in MZO Section 11-69-6 shall be reviewed and acted upon by the Planning Director or designee through the Administrative Review and Approval process.

If the Modification to the Development Plan requires an amendment to the Plan, the amendment shall follow the requirements of Section 12.K of this Plan.

12.E.6 Expiration and Extension of Development Plan Approvals

Development Plan approvals shall expire and may be extended pursuant to the provisions of Section 11-67-9, as amended

If the approval of a Development Plan expires and an extension to the approval is not, or cannot be granted, a new application shall be required.

12.F ADMINISTRATIVE REVIEW AND APPROVAL

A. Authority

1. Administrative Review and Approval is intended to provide a clear and efficient review process for requests that are consistent with this Plan, which meet applicable objective standards.
2. The Planning Director, or their designee, may approve, approve with conditions, or deny a request subject to Administrative Review and Approval based on the applicable standards and requirements of this Plan.
3. Administrative Review and Approval shall not require review by the Planning and Zoning Board or City Council under the MZO.

B. Administrative Review and Approval shall apply to the approvals listed below, as identified in this Plan, and where otherwise not required to follow a different process under the MZO:

1. Development Plan approvals and Development Plan Modifications eligible for administrative approval;
2. Sign Plans, including coordinated sign programs, master sign plans, custom sign plans, and other signage approvals authorized by this Plan;
3. Community Activity Plans;
4. Temporary uses and activities;
5. Alternative Compliance requests of any Development and Design Standards in the Plan;
6. Minor Amendments to the Plan as identified in Section 12.K;
7. Scriveners errors which may occur in documents that the Planning Director has authority to approve; and
8. Other requests identified in this Plan as subject to Administrative Review and Approval.

C. Administrative Review and Approval may be granted when the Planning Director, or their designee, determines that the request meets all of the following:

1. Is consistent with this Plan;
2. Complies with the applicable Development Standards, Design Standards, and approval criteria of this Plan;
3. Does not create an adverse impact on public health, safety, or welfare;
4. Provides adequate access, circulation, utilities, drainage, parking, emergency access, and public services, as applicable to the request;
5. Does not create adverse impacts on adjacent properties or the public realm that cannot be adequately addressed through conditions of approval; and
6. Does not constitute a Major Amendment to the Plan.

- D. Conditions may be imposed on an Administrative Review and Approval where necessary to ensure compliance with this Plan, address operational or design impacts, maintain public safety, or ensure adequate public facilities and services.
- E. Requests subject to Administrative Review and Approval may be submitted and reviewed concurrently with other development applications where appropriate.
- F. Approval of a request through Administrative Review and Approval shall not modify any requirement of this Plan unless the modification is expressly allowed by this Plan.

12.F.1 Departmental Review and Approval

In addition to review by the Planning Director, each Development Plan, Development Plan Modification, and other application submitted pursuant to this Plan shall be reviewed by the directors of the City departments having responsibility for infrastructure, facilities, or services affected by the application, or their respective designees ("Reviewing Directors"). Each Reviewing Director may approve, approve with conditions, or deny the plans, studies, reports, or other components of an application that fall within that department's authority under this Plan, the MZO, the Mesa City Code, adopted City standards and specifications, or other applicable law.

12.G ALTERNATIVE COMPLIANCE

- A. Alternative Compliance requests shall be reviewed through Administrative Review and Approval.
- B. Alternative Compliance may be used to satisfy the Development and Design Standards of the Plan when the following conditions exist:
 - 1. Strict compliance is impractical or impossible; or
 - 2. Where high-quality design can only be obtained through alternative compliance by achieving equivalent or superior outcomes through alternative means or tradeoffs.
- C. Alternative Compliance may be requested for any application subject to the Development and Design Standards in the Plan, subject to the limitations of Section 12.A.1.

12.G.1 Application

- A. Requests for Alternative Compliance may apply to any application subject to the Development and Design Standards of this Plan, subject to the limitations of this Section.
- B. Alternative Compliance shall not be used to approve a request that would constitute a Major Amendment to this Plan under the MZO or applicable Arizona law. This includes a modification that exceeds an applicable threshold for changes in density, intensity, land use, acreage, or another matter subject to Major Amendment requirements, including an applicable 15% threshold. A request that meets or exceeds an applicable Major Amendment threshold shall be processed through the applicable Plan amendment procedures.
- C. A written request for Alternative Compliance must be provided describing the following:
 - 1. The Development and Design Standards for which Alternative Compliance is being requested;
 - 2. The alternative or offset(s), including any numeric modification(s) from the development standard;
 - 3. A written explanation on how the alternative meets the vision of the Plan and intent of the applicable Development and Design Standards;

4. A written explanation on how the alternative is equivalent or superior to the required Development and Design Standard(s), or how the Alternative Compliance offset(s) produce superior design and;
5. Where the applicant is not the Master Developer, documentation demonstrating Master Developer approval of the Alternative Compliance request.

12.G.2 Approval Criteria

- A. A statement of how the alternative meets the approval criteria shall be submitted with any application.
- B. In addition to the review criteria for Administrative Review and Approval, the Planning Director or designee may approve Alternative Compliance only upon finding that the request meets all of the following:
 1. The requested alternative is consistent with the application of the Development and Design Standards established by this Plan.
 2. The requested alternative is consistent with implementation of the Plan.
 3. The requested alternative is consistent with the Mesa Building Code and applicable adopted Engineering Division requirements, as modified by this Plan, where applicable.
 4. The requested alternative meets the vision of the Plan and the intent of the applicable Development and Design Standard(s).
 5. The requested alternative results in an overall development design that meets or exceeds the quality and functionality intended by the applicable Development and Design Standards.
 6. The requested alternative does not create adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effects, pedestrian comfort, or accessibility.
 7. The requested alternative or tradeoff is limited to that necessary to achieve the intent of the applicable Development and Design Standard while maintaining compliance with other applicable requirements.
 8. The requested alternative either:
 - a. Provides equivalent or superior quality and functionality; or
 - b. Provides offsetting benefits, such as improved pedestrian environments, enhanced shade, open space, water-efficient design, or other design improvements.

12.H COMMUNITY ACTIVITY PLAN

- A. As authorized by Title 5 of the Mesa City Code, activities may be conducted pursuant to an approved Community Activity Plan in accordance with this Section. This Section shall become operative upon, and to the extent authorized by, the effective date of an applicable amendment to Title 5.
- B. A Community Activity Plan establishes a framework for the planning, review, and ongoing coordination of activities on Site as a planned, authorized, and regulated use, consistent with the goals of this Plan. This framework:
 1. Enables frequent, recurring, and diverse programming throughout the year.
 2. Supports local economic development and small business incubation.
 3. Fosters social connection, cultural expression, and neighborhood identity.
 4. Ensures coordination with applicable health, safety, and operational requirements.

- C. The provisions of this Section shall apply to Community Activity Plans (CAP) conducted within designated areas identified on the approved site plan. Designated areas may include, but are not limited to, public and private streets, paseos, parking areas, and civic spaces. Designated areas cannot include public parks, which are subject to separate regulation and event approval processes.
- D. A CAP shall be submitted to the Planning Division for an Administrative Review and Approval, as identified in MZO Section 11-70-3 prior to commencement of any activity.
- E. The CAP shall describe the anticipated programming, its scale, and its operational framework. The level of detail provided shall be commensurate with the scale and complexity of anticipated programming. At a minimum, submittal materials shall include:
 - 1. A description of the types of activities anticipated (e.g., markets, performances, fitness, cultural events), including:
 - a. Frequency and duration (e.g., daily, weekly, seasonal)
 - b. Hours of operation
 - c. Estimated attendance ranges
 - 2. A general description of how programming will function, including:
 - a. Types of vendors, participants, and activities
 - b. General operational characteristics
 - c. Typical setup (non-technical, e.g. tables, music)
 - 3. A plan identifying areas intended for Community Programming, including:
 - a. General locations and programming zones
 - b. Pedestrian circulation and access
 - c. Emergency access
 - d. General locations of supporting infrastructure (e.g., utilities, restrooms, lighting)
 - 4. A description of the approach to ongoing coordination and operations, including:
 - a. Coordination with applicable City departments, as needed
 - b. General approach to communication with nearby residents and businesses, as applicable
- F. Vendors participating in Community Programming shall comply with all applicable State and City requirements, including Transaction Privilege Tax (TPT) and business licensing.
 - 1. Pre-event submission of individual vendor TPT license information shall not be required for activities conducted pursuant to an approved Community Programming Plan.
 - 2. The Applicant shall:
 - a. Maintain records of participating vendors
 - b. Inform vendors of applicable licensing and tax requirements
 - c. Provide documentation upon request by the City
 - d. The City may conduct periodic compliance verification or audits, as determined appropriate.
- G. Activities consistent with the approved CAP shall not require additional review prior to expiration of the Administrative Review and Approval unless they include specific regulated components listed below:

1. Street or right-of-way closures
 2. Alcohol service or temporary extension of premises
 3. Pyrotechnics or amplified sound beyond standard thresholds
 4. Large-scale events exceeding typical attendance ranges
 5. Such activities shall be reviewed through applicable City processes; however, review shall be limited to the specific regulated component and shall not require full reapplication of the CAP.
- H. Changes to programming types, frequency, or layout may be approved with an Administrative Review and Approval. Substantial changes to programming intensity or operational characteristics may require submission of an updated CAP.
- I. A CAP may be renewed with an Administrative Review and Approval where programming remains substantially consistent.

12.I DETERMINATION AND APPEALS

12.I.1 Determination - Approval, Approval with Conditions, Denial

- A. The Planning Director or designee shall review all Development Plans and Administrative Review and Approvals and make a determination, which may include approval, approval with conditions of approval or denial, on the application to ensure all Development and Design Standard(s) are met.
- B. Notice of the decision shall be sent to the applicant.
- C. In the Notice of the decision, a statement of the ability to file an appeal of the decision, a description of the appeal process, and a deadline by which to file an appeal shall be included.

12.I.2 Appeals

- A. The appeal deadline shall be set 15-calendar days from the date the decision notice is sent.
- B. In the event the 15-day appeal deadline falls on a weekend or recognized public holiday, the deadline shall be set as the next working day following the weekend or public holiday.
- C. The Planning Director's decision shall be final unless appealed.
- D. Appeals of the Planning Director's decision, except for decisions on minor amendments to the Plan, shall follow the process identified in Section 11-67-12 and 11-77-4 in conformance with the Standards of Review in Section 11-77-5 of the MZO.
- E. Appeals of the Planning Director's decision on minor amendments to the Plan may be appealed by the applicant, or by an owner of property located within 750 feet of the area affected by the minor amendment and shall follow the process identified in Section 11-11-9 of the MZO.

12.J REFERRALS

- A. Referral to the Planning and Zoning Board is intended to occur only in unusual circumstances. Applications consistent with the adopted Community Plan and its Development and Design Standards shall be reviewed administratively through the procedures established herein.
- B. The Planning Director or designee may refer an application to the Planning and Zoning Board only upon making written findings that one or more of the following circumstances exist:
 - 1. The application involves site design not contemplated by this Plan or a material policy consideration that is not clearly resolved by the Plan and for which additional policy direction is necessary to implement the intent of the Plan.
 - 2. The application presents unique circumstances involving multiple or conflicting provisions of this Plan that cannot reasonably be resolved through Administrative Review and Approval, Development Plan Review, or Alternative Compliance.
 - 3. Referral is specifically required by the MZO or other applicable law.

12.K AMENDMENTS TO THE COMMUNITY PLAN

- A. Amendments to the Plan may be requested by the Master Developer.
- B. An owner of property within Legacy Park may request an amendment to this Plan and shall provide documentation showing written notice of the request has been provided to the Master Developer.
- C. Proposed major amendments to the Plan, as set forth in Section 11-11-8(D), will be processed in accordance with the procedures in Section 11-11-8 of the MZO. Minor amendments to the Plan are subject to Administrative Review and Approval.

12.L REQUIREMENTS AND ADMINISTRATION FOR FUTURE DEVELOPMENT UNIT PLANS

- A. The Site consists of one Development Unit. This Community Plan also serves as the Development Unit Plan for the Site, and development may proceed in accordance with this Plan and the City's applicable review and approval processes.
- B. If an additional Development Unit is proposed in the future, the Plan shall be amended to identify the additional Development Unit and to establish any additional Development Unit Plan elements, submittal requirements, review procedures, approval authority, amendment procedures, and review criteria applicable to that Development Unit.
- C. Any such amendment shall be reviewed for consistency with this Plan and the requirements of the MZO, including whether the proposed Development Unit will facilitate development compatible with adjacent properties and surrounding neighborhoods, implement the Plan, provide appropriate transitions between differing developments, and avoid overburdening the transportation system, utility infrastructure, or community facilities.

12.M INTERPRETATIONS

- A. The City of Mesa Zoning Administrator shall be responsible for interpreting the provisions of this Plan and determining their applicability to specific development proposals.
- B. Interpretations may be issued for one (1) or more of the following:
 - 1. The application of a Development Standard, Design Standard, procedure, or approval process contained in this Plan;
 - 2. Land uses or development situations not specifically addressed by this Plan;

3. Questions regarding the relationship between this Plan and the MZO where both apply; or
 4. Other similar interpretation matters required to administer this Plan.
- C. An interpretation shall not amend this Plan, establish new Development Standards or Design Standards, modify permitted land uses, or waive any requirement of this Plan which shall only occur through the Amendment process in 12.K.

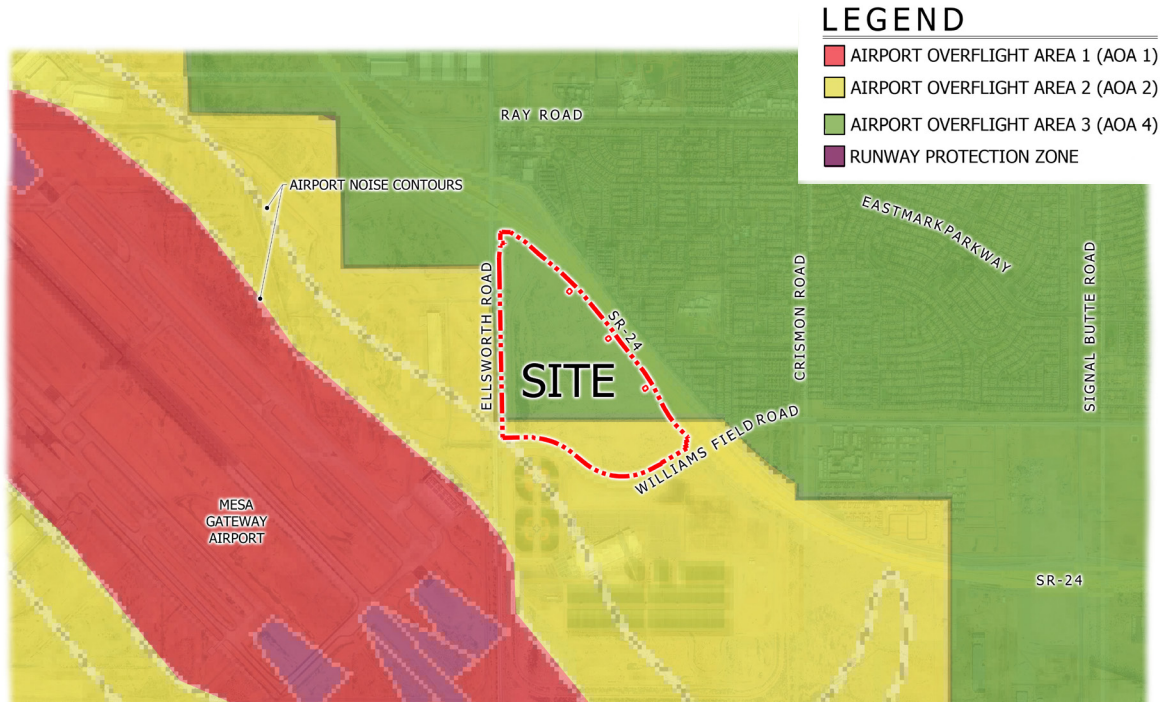
12.M.1 Code References

Any citation or reference in this Plan to a Mesa City Code provision shall include any corresponding provision that is subsequently renumbered, reorganized, or replaced. The successor provision shall be applied in a manner that maintains the original intent of this Plan.

13. AIRPORT OVERFLIGHT PROCESSES

In addition to the requirements set forth in this Section, all development within the Site shall be subject to and comply with the applicable provisions of the Airfield Overlay District in the Mesa City Code. Nothing in this section shall be construed to waive, modify, or supersede any requirement of the Airfield Overlay District.

FIGURE 43: AIRPORT OVERFLIGHT AREAS



13.A NOISE AND PROXIMITY DISCLOSURES

- A. All residential development shall provide written notification and disclosure to all property buyers and tenants regarding the property's location within the airport influence area.
- B. At the time of purchase, buyers shall execute an acknowledgment form stating that they understand the property's proximity to the airport and the potential for overflight-related noise.
- C. Notice regarding airport proximity and potential noise impacts shall be incorporated into the Covenants, Conditions, and Restrictions (CC&Rs) for the development to ensure that all future property owners and tenants are informed of such conditions.

13.B AVIGATION EASEMENT

- A. A comprehensive avigation easement shall be granted for the entire Legacy Park Community Plan area upon approval of the Community Plan. The easement shall be dedicated to the City of Mesa and Mesa Gateway Airport.
- B. The avigation easement shall provide for the continued right of aircraft overflight across Legacy Park without future restriction or conflict and shall disclose the potential for aircraft overflight and associated noise impacts to property owners and tenants.

13.C BUILDING HEIGHT AND FAA AIRSPACE REGULATIONS

- A. All vertical structures within Legacy Park shall comply with Title 14 of the Code of Federal Regulations (CFR) Part 77, which regulates objects affecting navigable airspace.
- B. Structures shall obtain any Federal Aviation Administration (FAA) determination, Mesa Gateway Airport review, or related airspace clearance required based on the proposed height, location, or other applicable airspace review criteria.
- C. Approval of a building height exception pursuant to Section 6.B.2 does not replace or supersede any required FAA determination, Mesa Gateway Airport review, or related airspace clearance. Any required review or determination shall be completed prior to issuance of a Building Permit.
- D. The airport height map provides the baseline for identifying applicable airport-related height review requirements. Structure heights may exceed the height shown on the airport height map where the proposed height, location, and design have been reviewed and determined acceptable by the FAA and Mesa Gateway Airport. Any required FAA determination, Mesa Gateway Airport review, or related airspace clearance shall be completed prior to issuance of a building permit, as applicable.

14. SURROUNDING COMMUNITY FACILITIES ELEMENT

14.A PUBLIC SCHOOLS

The Site falls within the Queen Creek School District. The Master Developer will coordinate with the school district as development moves forward.

14.B SURROUNDING PARKS AND OPEN SPACE

Legacy Park is part of a broader network of parks and open spaces that enhance recreational opportunities for residents and visitors. The Site will include a park as well as a one hundred (100) foot wide powerline easement along its northeastern edge along the SR-24, which will be kept as designated open space to provide a buffer. A multi-use trail is planned within this corridor and will extend across the Site, generally connecting the northeast and southwest portions of the development. The trail will serve as a key multi-modal connection, providing recreational opportunities and enhancing pedestrian and bicycle connectivity both within Legacy Park and to surrounding areas.

Directly south of the Site, across Williams Field Road, is the Arizona Athletic Grounds, a major regional sports and event venue that hosts youth and professional sporting events, tournaments, and large-scale community gatherings. This facility enhances the area's recreational appeal, supporting athletic programming and tourism-driven events.

Within Legacy Park, a planned park amenity and multiple plazas will be developed to provide outdoor gathering spaces, pedestrian-friendly environments, and recreational opportunities tailored to support the needs of residents, visitors, and businesses. These integrated open spaces will complement adjacent land uses, reinforcing the community's focus on walkability, connectivity, and active public spaces.

14.C FIRE STATIONS

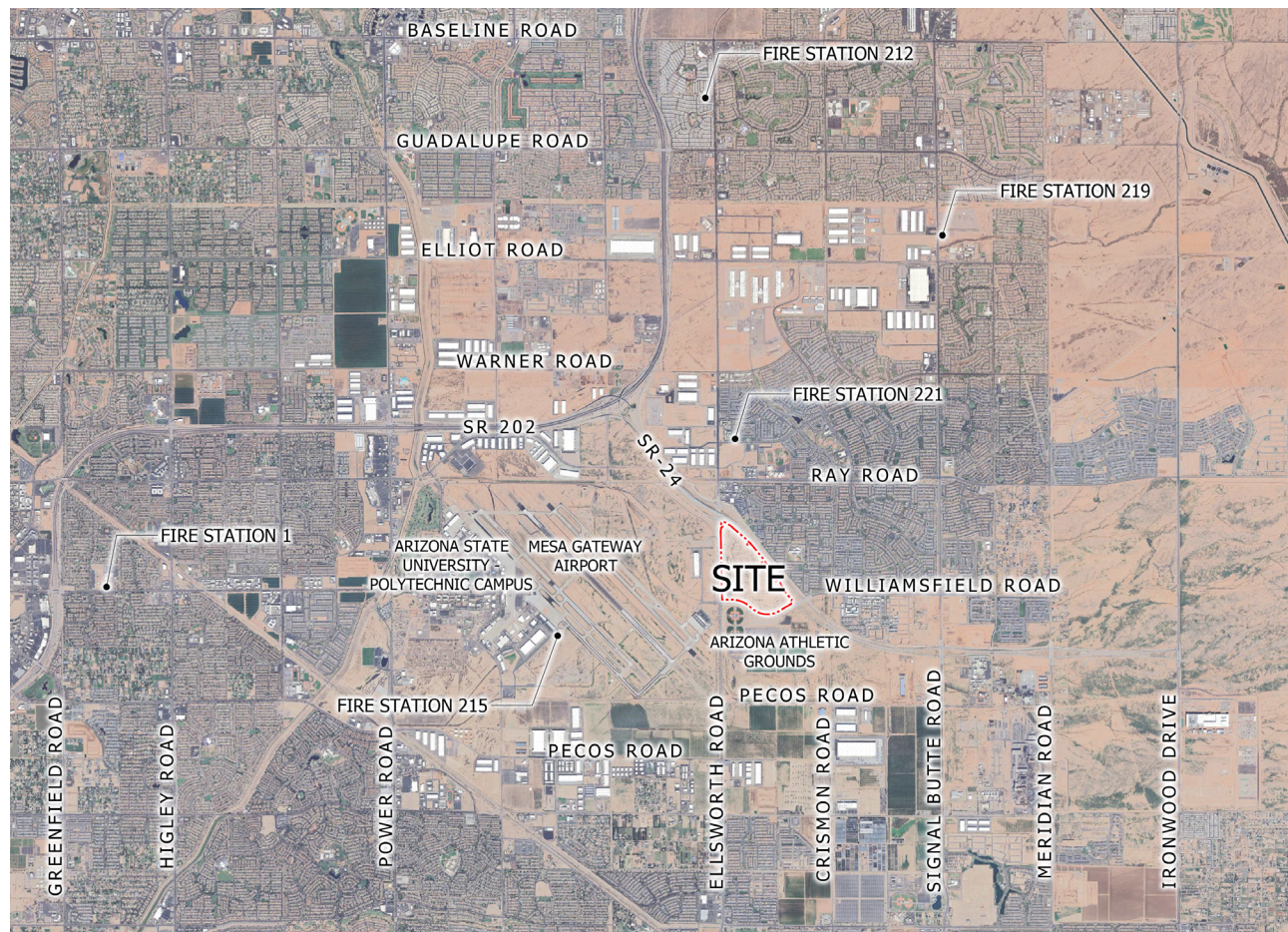
As development moves forward, the Master Developer will coordinate with the City of Mesa to evaluate the need for additional services.

14.C.1 Fire Stations

Current fire stations in the area include:

- A. Station 221 located at Ellsworth Road and Point Twenty-Two Boulevard.
- B. Station 215 located at Phoenix-Mesa Gateway Airport.
- C. Station 219 located at Elliot Road and Signal Butte Road.
- D. Station 1 located at Mesa Drive and 1st Street.
- E. Station 212 located at Ellsworth Road and Baseline Road.

FIGURE 44: FIRE STATIONS



14.C.2 Fire Hydrants

Location and placement of fire hydrants will follow the requirements of International Fire Code (IFC).

14.D POLICE SUBSTATION

As development moves forward, the Master Developer will coordinate with the City of Mesa to evaluate the need for additional services.

15. INFRASTRUCTURE ELEMENT – MASTER PLANS

15.A TRANSPORTATION PLAN

The street network within the Site is designed to provide safe, efficient, and accessible options for vehicles and pedestrians within a cohesive, urban environment. The street system is intended to function as an integrated network that supports a walkable mixed-use destination.

The design within the Site is informed by best practice principles set forth by the National Association of City Transportation Officials (NACTO) in the Urban Street Design Guide. These principles emphasize that streets serve not only as corridors for movement, but also as public spaces that support pedestrian activity, economic vitality, and placemaking.

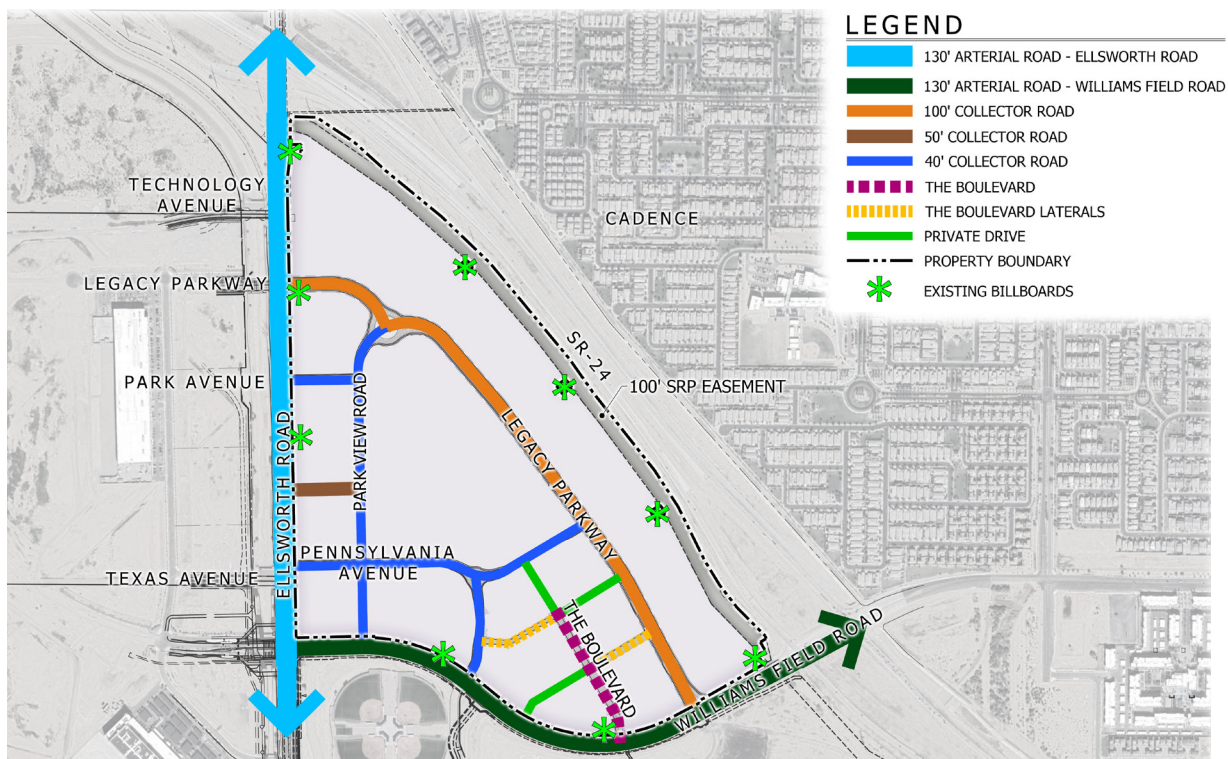
Consistent with this approach, this Plan establishes customized Street Standards and Guidelines that respond to the Site's urban environment and development intensity. These are intended to guide the design in a manner that prioritizes pedestrian comfort, supports traffic calming, and enhances the overall user experience.

As development progresses, the Master Developer and subsequent applicants shall continue to coordinate with the City through the applicable review processes, including Development Plan Review, Land Division, and permit review, to ensure that the design intent of the Plan is achieved while addressing applicable safety, operational, and maintenance considerations.

15.A.1 Street Hierarchy

The Site shall be organized around a coordinated street hierarchy designed to support connectivity, mobility, and a walkable development pattern. The street network consists of arterial streets, collector streets, private drives, and “The Boulevard,” each serving a distinct function within the overall circulation system.

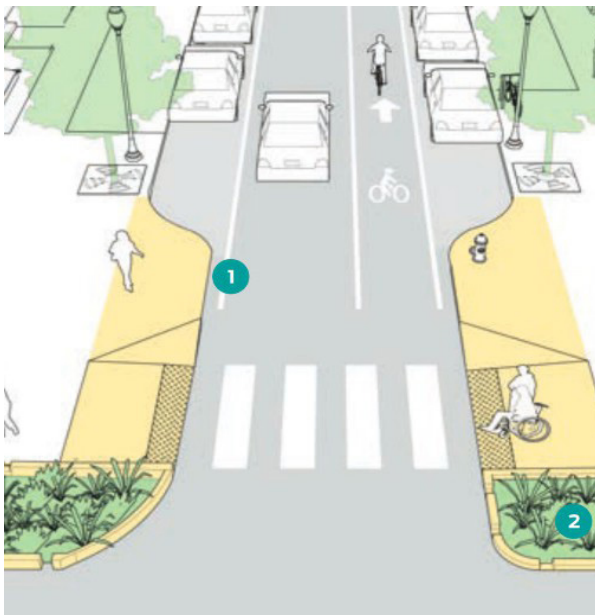
FIGURE 45: TRANSPORTATION FRAMEWORK PLAN



15.A.2 “The Boulevard” Standards

- A. The Site shall include “The Boulevard” as a design component. A conceptual location has been identified in this Plan; however, the final alignment may be refined through the Development Plan processes.
- B. “The Boulevard” shall be clearly identified on applicable Development Plans and construction documents.
- C. Street Section F Layout.
 - 1. Portions of “The Boulevard” using Street Section F may be designed as two (2) one-way roadways separated by a central tract or landscape area.
 - 2. Where a central tract is provided, buildings adjacent to the tract shall maintain a minimum six (6) foot building setback from the back of curb.
 - 3. Central tract areas associated with Street Section F are exempt from the standard “The Boulevard” Pedestrian Area dimensional requirements.
 - 4. Where bicycles or micromobility routes are provided on “The Boulevard”, their interaction with pedestrian circulation shall be clearly defined through paving differentiation, markings, or spatial separation as feasible.
- D. Pedestrian Crossings.
 - 1. Pedestrian crossings along “The Boulevard” shall be designed to prioritize pedestrian visibility, comfort, and safety.
 - 2. Enhanced crossing treatments may include raised crossings, decorative or textured paving, contrasting materials, enhanced striping, curb extensions or other design features intended to increase pedestrian visibility and awareness.
 - 3. Intersections and mid-block crossings may be included and shall be designed to minimize crossing distance calm vehicular traffic, and improve pedestrian connectivity throughout the corridor.

FIGURE 46: PEDESTRIAN CROSSING EXAMPLES OF TECHNIQUES



15.A.3 Streets Standards

The Street Standards established in this Plan are informed by principles from the Urban Street Design Guide published by NACTO, which emphasizes that street design, beyond geometric requirements, plays a critical role in influencing driver behavior, reducing vehicle speeds, and enhancing the overall user experience. Table 41: Street Design Standards establishes a general framework as vehicular speeds are influenced not only by the horizontal alignment and the posted speed, but also by design features such as on-street parking, intersection design, traffic calming measures, vertical elements, and the overall feeling of openness or enclosure on the roadway. These elements collectively shape driver perception and behavior, reinforcing lower operating speeds and enhancing pedestrian comfort. Street design within the Site is therefore intended to function as a coordinated system, where the combination of roadway geometry, streetscape design, and adjacent land uses work together to create a safe, active, and pedestrian oriented environment.

As development progresses, final street design will be refined through the applicable review processes including engineering plan review to ensure the design intent of the Plan is achieved while addressing safety, operational, and maintenance concerns.

TABLE 41: STREET DESIGN STANDARDS

Street (Conceptual Streets, refer to Master Technical Reports and subsequent planning documents for final names and categories)	Required Tangent at Intersection	Posted Speed Design (mph)	Minimum CL Radius (ft)^B
Legacy Parkway	50	25	200
Legacy Drive	50	25	200
Park View Road	50	25	200
Pennsylvania Avenue	50	25	200
Pacific Avenue	50	25	200
Park Avenue	50	25	200
"The Boulevard" Lateral Extensions	50	25	200
"The Boulevard"	50	25	200
A. Following the guidance of the NACTO Urban Street Design Manual, the posted speed shall be used as the design speed.			
B. The centerline radius is calculated based on AASHTO horizontal curve guidelines, and is consistent with the guidance in the NACTO Urban Design Manual for horizontal curvature.			

TABLE 42: STREET STANDARDS

Name	Perimeter Streets		Primary Streets						
	A	B	C, D, E	F	G	H	I	J	K
	130' Arterial Road - Ellsworth Road	130' Arterial Road - Williams Field Road	100' Collector Road*	100' Collector Road	50' Collector Road	40' Collector Road	Two 21' Tract/ Easement The Boulevard	43' The Boulevard	43' The Boulevard Lateral Extensions
Lanes	Six travel lanes/ Three in each direction	Six travel lanes/ Three in each direction	Two travel lanes/ One in each direction (Four travel lanes/ Two in each direction ultimately)	Two travel lanes/ One in each direction	Two travel lanes/ One in each direction	Two travel lanes/ One in each direction	One travel lane each	Two travel lanes/ One in each direction	Two travel lanes/ One in each direction
Public/ Private	Public	Public	Public	Public	Public	Public	Private	Private	Private
Parking	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Both Sides	Both Sides (optional)
Bike Lane	4'-6"	6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median	15'	16'	30' 20' Future, if needed*	30'	10' Striped	10' Striped	N/A	N/A	N/A
Common Element/ Landscape Buffer (Minimum Width)	9'-6" Landscape Buffer	9'-6" Landscape Buffer (One Side) 9'-6" and 13' Landscape Buffer (One Side)	6' Landscape Buffer	6' Landscape Buffer	8' Landscape Buffer	8' Landscape Buffer	N/A	N/A	N/A
Sidewalk	6' Detached	6' Detached	8' Detached	8' Detached	6' Detached	6' Detached, 8' Detached	9'-6" Plaza / Sidewalks 15' Pedestrian Access	15' Pedestrian Access	

Notes:

Refer to s 47-57 Street Sections for more information.

* If necessary, the street can be expanded in the future by reducing the median width to accommodate an additional travel lane in each direction.

FIGURE 47: STREET SECTIONS – 130' ARTERIAL – ELLSWORTH ROAD

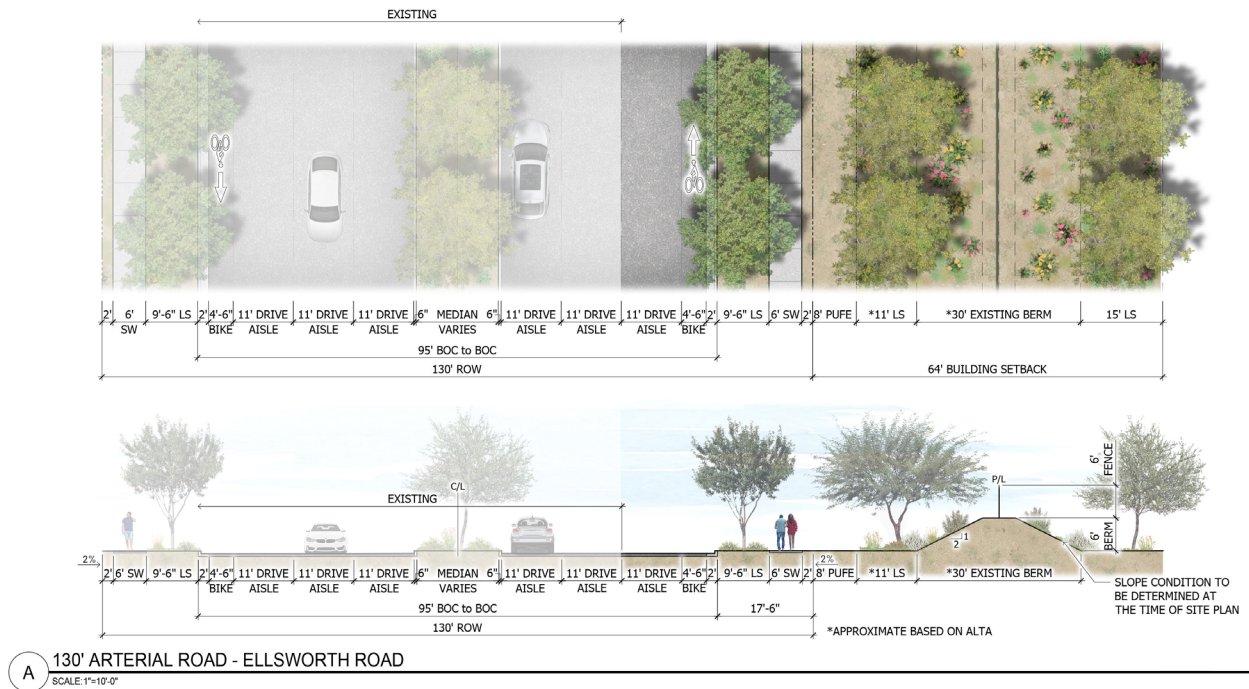


FIGURE 48: STREET SECTIONS – 130' ARTERIAL – WILLIAMS FIELD ROAD

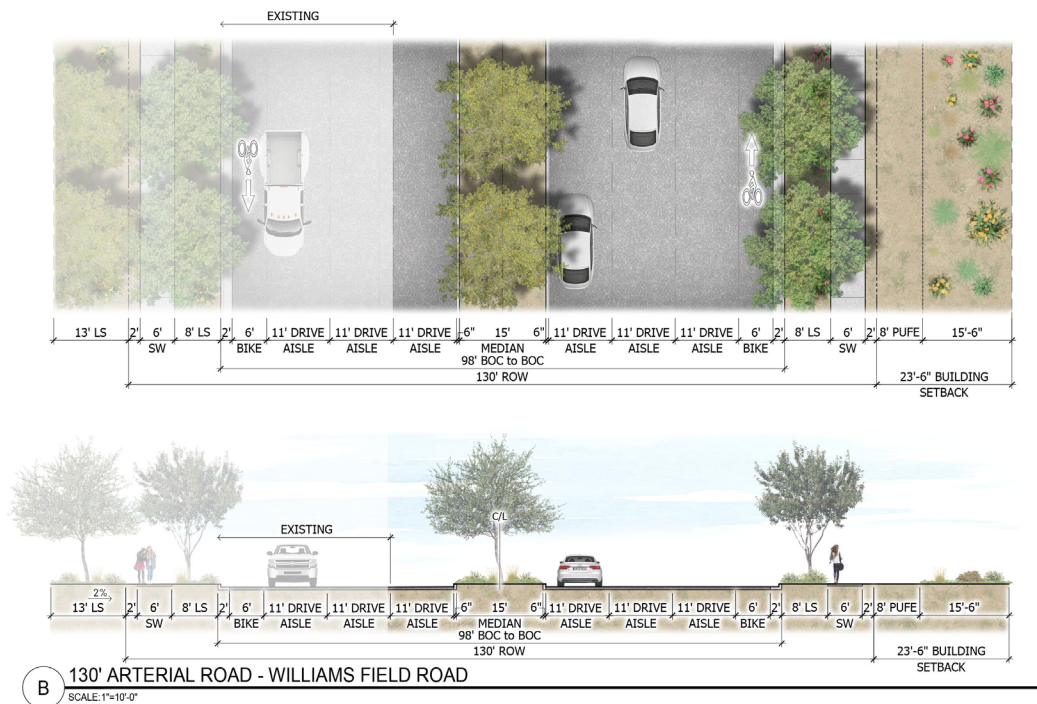


FIGURE 49: STREET SECTIONS – 100' COLLECTOR (PARK/OFFICE)

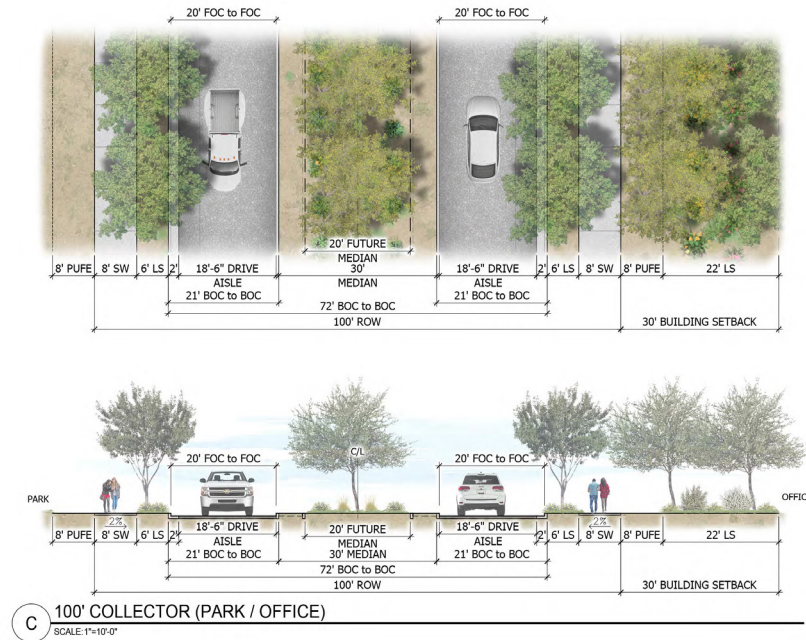


FIGURE 50: STREET SECTIONS – 100' COLLECTOR (HOTEL/ OFFICE)

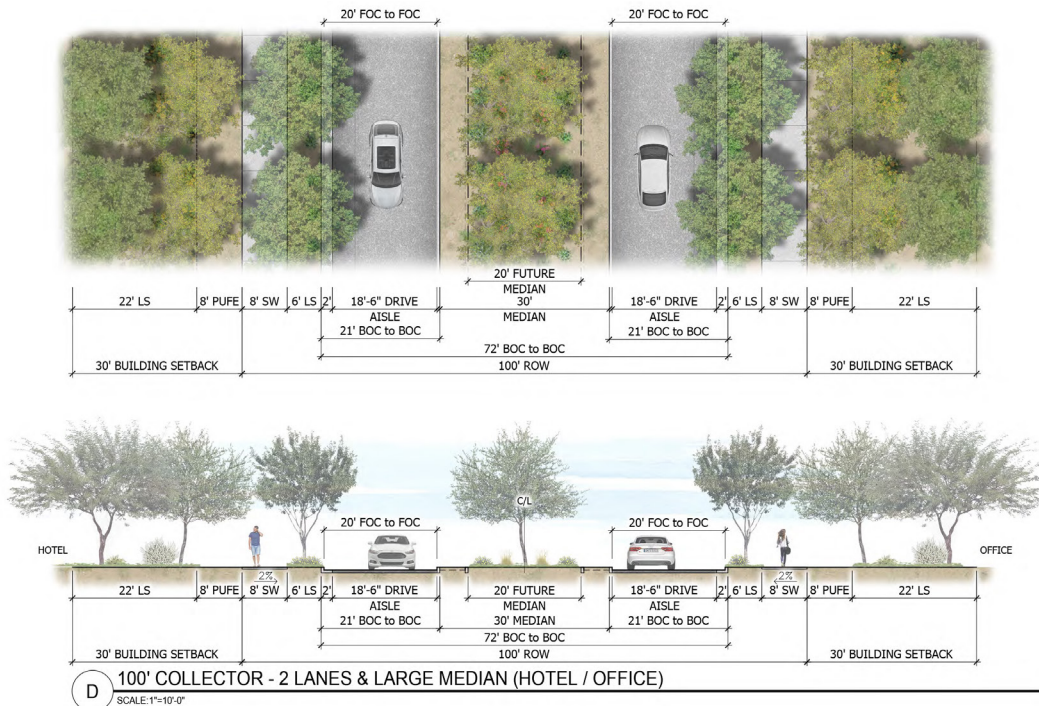


FIGURE 51: STREET SECTIONS – 100' COLLECTOR (RETAIL/ OFFICE)

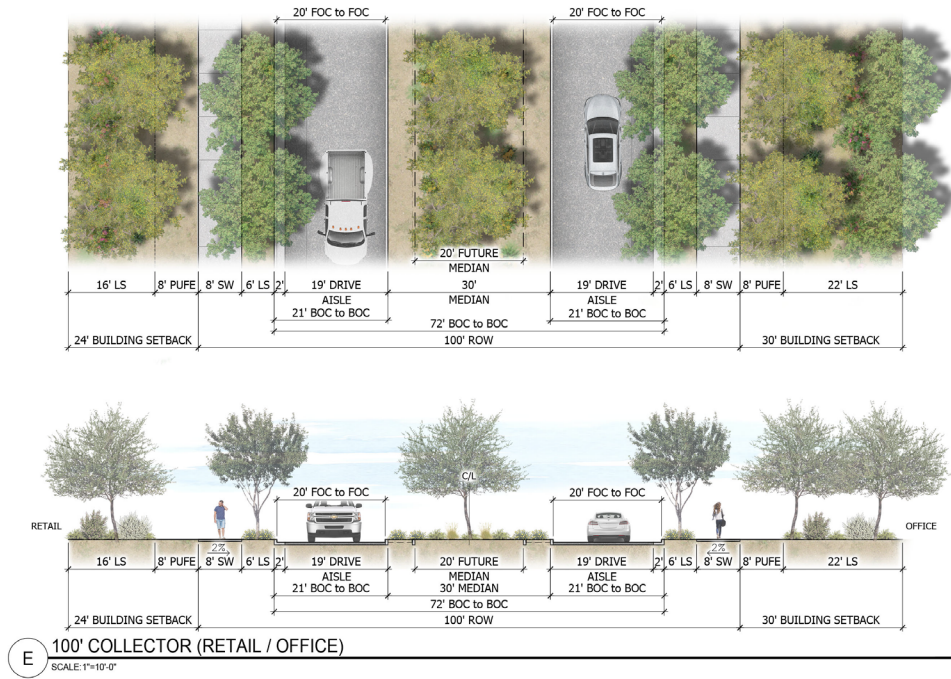


FIGURE 52: STREET SECTIONS – 100' COLLECTOR (MULTI-FAMILY/ OFFICE)

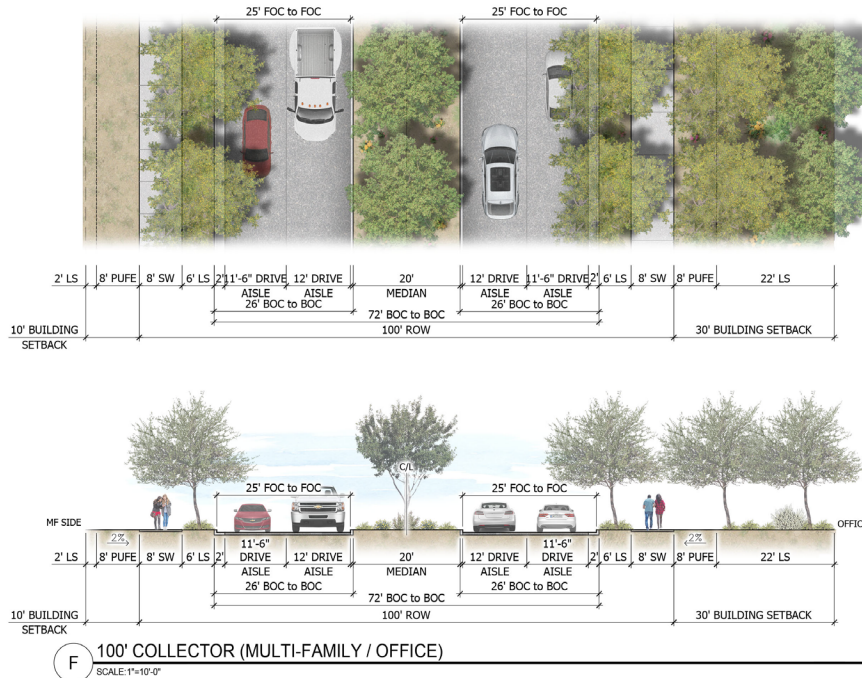


FIGURE 53: 50' COLLECTOR (MULTI-FAMILY OR RETAIL/MULTI-FAMILY)

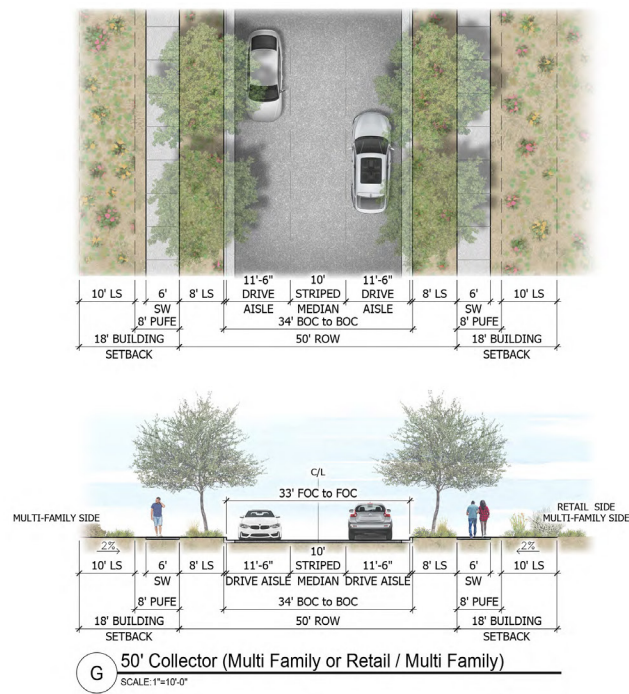


FIGURE 54: STREET SECTIONS – 40' COLLECTOR (RETAIL/ HOTEL & MULTI-FAMILY/ LAKE AND PARK)

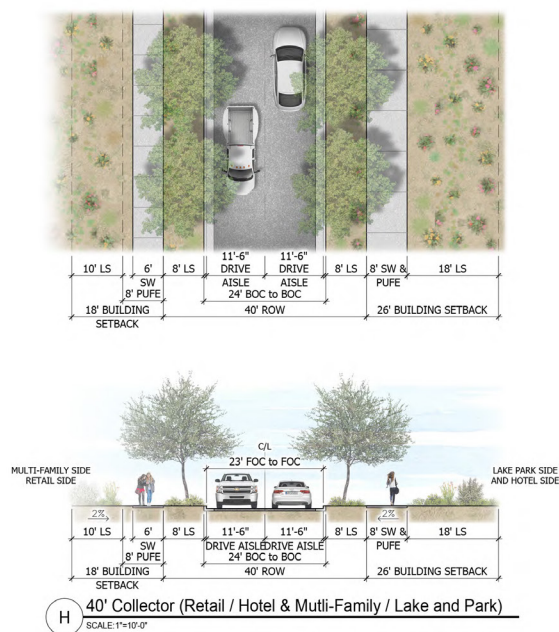


FIGURE 55: STREET SECTIONS – 21' ROW (“THE BOULEVARD”)

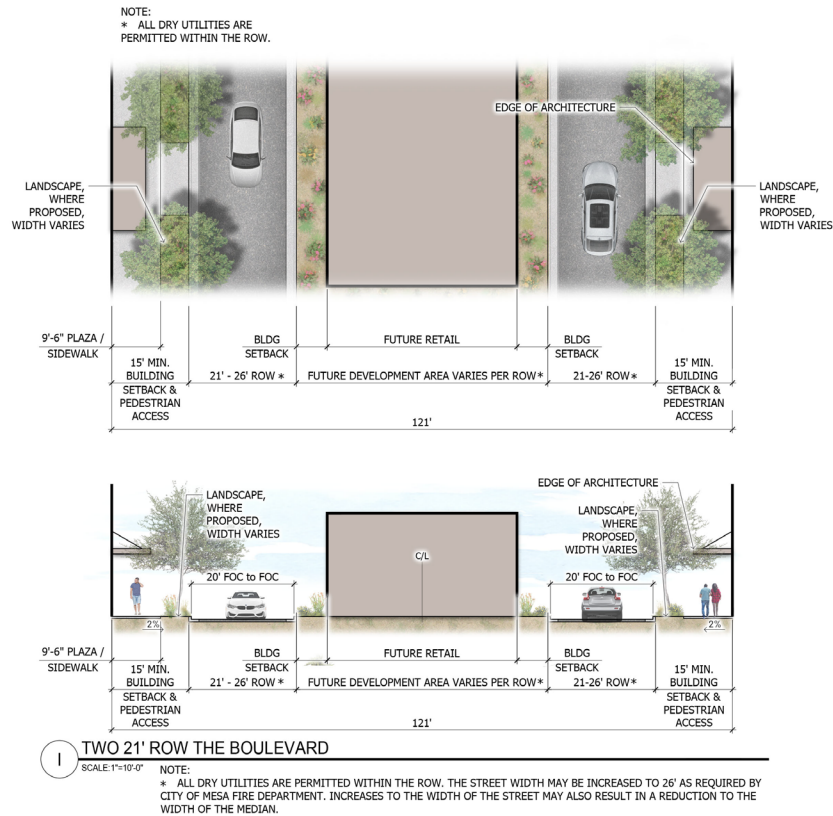


FIGURE 56: STREET SECTIONS – 43' “THE BOULEVARD” WITH ON-STREET PARKING

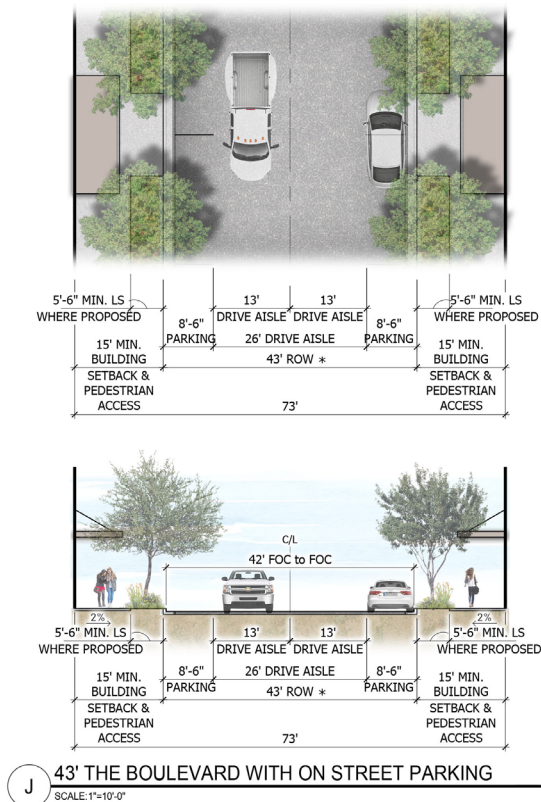
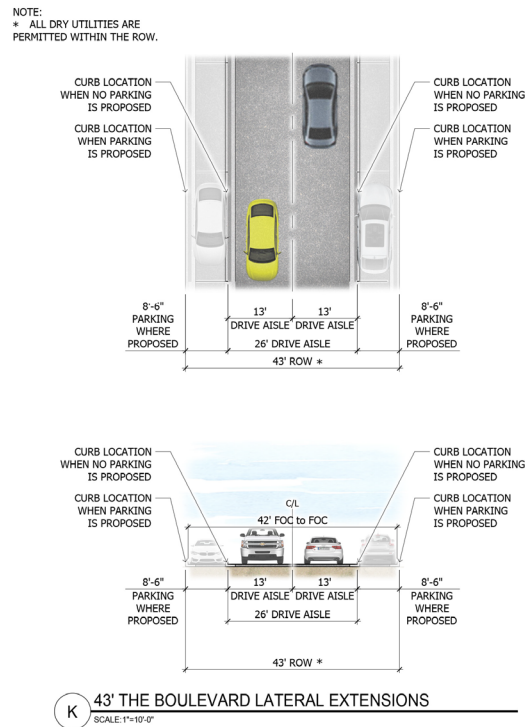


FIGURE 57: STREET SECTIONS – 43' "THE BOULEVARD" LATERAL EXTENSIONS



15.A.4 Decorative Pavers in Roadways

- A. Decorative pavers may be used within public rights-of-way to enhance the visual character of the streetscape, emphasize important pedestrian and vehicular area, and reinforce the identity of Legacy Park.
- B. Location
 1. Decorative pavers may be installed within select areas of the right-of-way, including intersections, crosswalks, entry features, traffic calming areas, "The Boulevard", and other key public spaces.
 2. The location and extent of decorative pavers shall be subject to review and approval as part of improvement plans or other applicable engineering submittals.
 3. The design, pattern, color, texture, and material of decorative pavers shall be coordinated with the overall streetscape palette to ensure a cohesive visual identity throughout the Site.
- C. Industry Standards
 1. Decorative paver installations shall comply with all applicable City of Mesa engineering, transportation, accessibility, and safety requirements, including but not limited to structural integrity, skid resistance, and ADA compliance.
 2. Materials and installation methods shall be designed to withstand vehicular loads, environmental conditions, and long-term use typical of roadway applications in the region.
 3. Where decorative pavers are used within vehicular travel lanes or high-traffic areas, construction details shall ensure durability, minimize displacement, and maintain a smooth driving surface.

4. Decorative pavers shall be installed in a manner that allows for access to underlying utilities, and replacement of disturbed areas shall match the original design to the greatest extent practicable.
5. The Master Developer shall be responsible for the maintenance, repair, and replacement of decorative pavers within the right-of-way, unless otherwise approved by the City.

15.A.5 Custom Regulatory Signage and Street Lighting Elements

- A. Custom regulatory signage support assemblies and street lighting elements are permitted within the Site as part of the approved development program to support a coordinated streetscape character and public realm identity for the Site. These elements include regulatory signage support assemblies, street light poles, decorative pole bases, mounting hardware, frames and brackets, banner arms, pedestrian-scale lighting elements, and other comparable components associated with signage and lighting.
- B. Custom elements associated with required traffic control signs, including stop signs, yield signs, speed limit signs, pedestrian crossing signs, parking restriction signs, and similar regulatory signs, shall preserve the required traffic control function of the sign. Customization shall be limited to non-message components and shall not alter the required sign face, message, color, reflectivity, visibility, or placement in a manner that creates confusion or reduces traffic safety.
- C. Speed limit signs shall not be required to be posed within The Boulevard or streets directly connecting to The Boulevard.
- D. Street light poles and related lighting elements may be selected to support the planned streetscape character and must provide illumination for vehicles, pedestrians, and other users of the street network.
- E. The final design, location, materials, finishes, spacing, illumination levels, installation details, and maintenance responsibilities for custom regulatory signage support assemblies and street lighting elements shall be coordinated with the City Engineer, or their designee, through the applicable improvement plan, engineering plan, photometric plan, or permit review process.
- F. The Master Developer or their designee shall be responsible for the maintenance, repair, and replacement of custom regulatory signage support assemblies and street lighting elements, unless otherwise approved by the City.

15.A.6 Traffic Calming and Urban Street Standards

- A. The Site shall incorporate traffic calming and urban street design strategies that support a safe, walkable, pedestrian-oriented environment, particularly along “The Boulevard” and other key pedestrian corridors. These elements are informed by and consistent with the best practice principles of the NACTO Urban Street Design Guide, which emphasizes that roadways “The Boulevard” functions not only as corridors for movement but also as destinations that support social activity, economic vitality, and placemaking.
- B. Traffic calming measures may include a combination of horizontal and vertical design elements integrated into the street network, including but not limited to:
 1. Curb extensions may be used at intersections and mid-block crossings to shorten pedestrian crossing distances, improve visibility between pedestrians and drivers, and calm vehicular traffic.

2. Traffic circles may be incorporated at select intersections to manage traffic flow, reduce conflict points, and encourage lower vehicle speeds while maintaining efficient circulation.
3. Pedestrian crossings may be emphasized through the use of decorative paving, raised crossings, striping, and/or signage to clearly define pedestrian priority areas.
4. On-street parking may be incorporated, particularly along “The Boulevard”, to provide a buffer between pedestrians and vehicular travel lanes and contribute to reduced travel speeds.
5. Narrow travel lane widths, landscape placement, street trees, and vertical elements may be used to create a sense of enclosure and encourage lower vehicle speeds consistent with an urban street environment.
6. Traffic calming and pedestrian-oriented design elements shall be primary features of “The Boulevard”, where the streetscape is intended to function as a central gathering area with a strong emphasis on walkability, placemaking, and multimodal interaction.
7. All traffic calming features shall be designed to meet applicable City of Mesa engineering, transportation, and safety standards, including emergency access requirements, and will be further refined during Development Plan Review, and engineering plan review.

FIGURE 58: TRAFFIC CALMING – CURB EXTENSIONS AND PINCH POINTS



15.A.7 Freeway Compatibility Standards

- A. Legacy Park is located adjacent to SR-24, providing convenient regional access to employment centers, transportation networks, surrounding communities. While this proximity enhances accessibility, site planning and design shall address potential visual and noise impacts associated with freeway adjacency.
- B. The existing 100-foot SRP powerline easement, running parallel to SR-24, provides substantial physical separation from the freeway and serves as a transition area that reduces the need for additional structural buffering. Landscape, open space, and trail improvements within this corridor are intended to enhance visual quality, support pedestrian and recreational connectivity, and further soften views of the freeway.
- C. Noise Mitigation and Visual Screening. The SRP powerline easement shall function as a landscaped transition area between SR-24 and the Site, using planting, open space, and

trail connections to enhance visual quality and community character.

- D. A dense planting of trees and shrubs can reduce noise levels by approximately five (5) to eight (8) decibels (dBA). While this provides a moderate level of noise reduction, the emphasis will be on creating a dense, continuous buffer to block the line of sight between the freeway and the Site, which is essential for maximizing noise attenuation.
 - 1. Evergreen trees may be planted to ensure year-round noise control and visual screening. This natural barrier will be supplemented by layered vegetation, including dense shrubs, to ensure a cohesive and effective buffer without gaps.
 - 2. If noise studies indicate that further mitigation is necessary in areas close to the freeway, additional measures like low berms or landform modifications may be considered to increase the effectiveness of the buffer without the need for solid walls. Such landforms can increase noise reduction by an additional ten (10) to fifteen (15) dBA, particularly when combined with dense vegetation.

15.B UTILITIES/STORMWATER DRAINAGE – STORMWATER DISPOSAL/DRY WELLS

- A. Stormwater retention facilities within the Site may incorporate dry wells within underground or surface basins.
- B. Dry wells may be used to facilitate disposal of stormwater through infiltration, either independently or in combination with natural percolation, as supported by site-specific geotechnical investigation and testing. Where site conditions allow, open-bottom underground retention systems or similar facilities that allow direct percolation may also be evaluated to reduce reliance on dry wells.
- C. All parcels adjacent to Ellsworth Road shall evaluate the feasibility of discharging retained stormwater to the existing drainage system serving Ellsworth Road, including connection to an existing drainage channel or storm drain system where feasible. Gravity discharge shall be evaluated as the preferred method where site conditions allow. Where gravity discharge is not feasible, an alternative stormwater disposal method may be approved by the City through subsequent engineering review.
- D. All dry wells shall be designed, constructed, and maintained in accordance with applicable City standards and specifications and shall be maintained by the respective parcel owner unless otherwise approved.
- E. The stormwater retention requirements within the public right-of-way may have a common storage area on a given parcel.
 - 1. The Master Developer may elect to have each parcel retain the half-street retention along its frontage or have a common storage location among different sections of retention requirements within the right-of-way, as deemed necessary. For example, the half street retention that fronts a specific parcel may not be practical or feasible hence a specific parcel may hold more volume than their fair share. This will be documented within the Master Drainage report.
- F. Private utilities, wet and dry, shall be allowed to cross property lines within the Site.
 - 1. Private fireline loops, if implemented, may cross internal parcel lines to provide adequate fire flow.
 - 2. Private sewer stubs will be confined to each parcel/building and will not cross internal lot lines.
 - 3. Private storm drain pipes will be allowed to cross, but not run parallel to, right-of-ways in the case of internal public streets and not the office Arterial streets.

G. Utilities in the Right-of-Way

1. A PUFÉ shall not be required to be dedicated on the Site along new right-of-ways, but it is permissible, if elected.
2. All public water, sewer, storm drain, dry utilities, etc. shall be allowed within the dedicated right-of-way within the internal public streets and not offside Arterial streets.

15.C MODIFICATIONS TO ENGINEERING AND DESIGN STANDARDS AND GUIDELINES

The Engineering Standards shall apply to all development within the Site except where specific modifications are expressly identified and approved as part of this Plan, or where alternative standards are approved through the applicable modification and deviation procedures set forth.

The Engineering Standards apply to the construction of:

- A. Public infrastructure (e.g., water, sewer, or natural gas utilities owned, operated, or maintained by the City of Mesa; public streets and facilities; public retention basins and drainage facilities; public street lighting, Intelligent Transportation Systems [ITS], and traffic signals) located within dedicated public rights-of-way or easements;
- B. Private infrastructure installed by a public utility or franchisee within dedicated public rights-of-way and/or easements; and
- C. Drainage and retention requirements for private facilities.

The standards in this Plan are intended to support the design vision, development framework, and urban character of the Site and are considered as part of the Planned Community District approval.

15.C.1 Review of Modifications to Engineering Standards

Project-specific modifications to the Engineering Standards shall be subject to review and approval by the City Engineer during Development Plan, subdivision, or engineering plan review, based upon a finding that the modification:

- A. Is consistent with the intent of the regulations in Title 9 of the Mesa City Code, Public Ways and Property;
- B. Provides an equivalent or improved level of service for public health, safety, and welfare;
- C. Results in improvements that applicable City infrastructure, service, and operational requirements;
- D. Furthers the purposes of the Planned Community District;
- E. Does not increase maintenance costs unless such costs are borne by the developer; and
- F. Is not contrary to the public interest.

15.C.2 Appeals of the Decision on Modifications to the Engineering Standards

- A. Modifications to the Engineering Standards shall follow the applicable review and approval procedures.
- B. Any appeals of administrative decisions shall be processed in accordance with the established appeal procedures.

15.C.3 Modified and Custom Details

Due to the mixed-use and urban design character of Legacy Park, certain infrastructure elements may require modifications to the standard details contained within the City of Mesa Engineering and Design Standards Manual. Modifications are intended to support the pedestrian-oriented design, landscape integration, and urban streetscape envisioned for the Site while maintaining public safety and operational functionality.

15.C.4 Alternative Standards

TABLE 43: ALTERNATIVE STANDARDS

Item	Current City Requirement	City of Mesa Reference	Revised Requirement
1	The Design Speed shall be 5 mph higher than the posted speed limit	Engineering & Design Standards 2025 – 204.3.1	The Design Speed shall be equal to the posted speed limit
2	Intersection tangents shall be provided based on the street classifications per table in City Ordinance	City of Mesa Code of Ordinances – 9-6-3(C)4	50' of tangent shall be required at intersections
3	Horizontal curvature shall be provided based on the street classification per table in City Ordinance	City of Mesa Code of Ordinances – 9-6-3(C)4	The centerline radii for the proposed streets shall be in accordance with Table 41: Street Design Standards in the Plan.
4	Sight visibility triangles for intersections and driveways shall be based on AASHTO and utilize Figure 2.3	Engineering & Design Standards 2025 – 211.1	The sight visibility triangles shall be calculated via AASHTO methodology using the approved design speeds.
5	If stamped concrete or pavers are installed by a development within the R/W, the materials shall be approved by the Transportation Department and maintained by the development.	Engineering & Design Standards 2025 – 205.10	Stamped concrete and pavers shall be allowed on all public R/W within the development
6	Driveways shall conform to the Mesa Standard Detail M-42.	Mesa Standard Details – M-42	Driveways shall not be limited to apron type driveways in M-42 – curb returns shall be allowed. Driveways shall not be governed by the minimum or maximum widths listed in detail M-42
7	Vertical curb and gutter is required on all residential, commercial, or industrial subdivisions...installations shall be per M.A.G. Standard Detail 220, Type "A". Vertical curbs shall be 6" at all medians and edge of roads.	Engineering & Design Standards 2025 – 210.0	A modified curb detail with a vertical height of 4" shall be allowed within the development.

TABLE 43: ALTERNATIVE STANDARDS

Item	Current City Requirement	City of Mesa Reference	Revised Requirement
8	Minimum sanitary sewer slopes shall comply with Table 4.5: 8-inch: 0.52%; 10-inch: 0.38%; 12-inch: 0.30%; 15-inch: 0.22%; 18-inch: 0.17%.	Engineering and Design Standards 2025, Table 4.5	Revised minimum sanitary sewer slopes shall be permitted as follows: 8-inch: 0.40%; 10-inch: 0.30%; 12-inch: 0.23%; 15-inch: 0.17%; 18-inch: 0.14%. For the eighteen (18) inch sewer extension from west of Ellsworth Road, the proposed sewer interceptor may utilize the revised minimum sewer slope along Williams Field Road, through the Gateway Crossing project, until its termination point at the proposed Legacy Parkway, subject to final engineering review and approval.

16. DEFINITIONS

Terms specifically defined in this Plan shall have the meaning set forth herein. Terms not defined in this Plan shall have the meaning established in the Mesa Zoning Ordinance, as amended.

- A. **Attached, Single-Family:** A single residence dwelling unit, located singly on a lot, but attached through common vertical walls to one (1) or more dwellings on abutting lots. An attached single residence dwelling unit is sometimes referred to as a "townhome" or a "rowhouse."
- B. **Blade Sign:** A type of Projecting Sign attached to a building façade, building corner, or architectural feature and extending outward from the building, with the sign face oriented generally perpendicular to the building elevation. A Blade Sign may be mounted directly to the building or supported by brackets or similar attachment hardware.
- C. **Common Open Space:** A shared outdoor space within a development intended for use by residents or visitors, providing recreational, aesthetic, and social functions.
- D. **Commercial Storage of Goods:** The keeping or stockpiling of merchandise, inventory, equipment, materials, or products associated with a business for the purpose of sale, distribution, or commercial use. This term does not include the limited storage of office supplies, tools, or materials that are incidental to and typically associated with a home occupation.
- E. **Convenience Market:** A retail establishment that sells frequently purchased goods for household, personal, or daily use, including food, beverages, packaged goods, small grocery items, sundries, and similar convenience goods. A Convenience Market may include incidental prepared food and beverage service, customer seating, outdoor dining, and outdoor display where otherwise permitted by this Plan. A Convenience Market does not include motor vehicle fuel sales, a service station, vehicle repair, vehicle service, or a car wash.
- F. **Electronic Message Center (EMC):** A sign or portion of a sign that uses digital, LED, LCD, electronic, or similar technology to display static messages, images, graphics, or copy that may be changed electronically. .
- G. **Front Lot Line, Single-Family Residential:** For single-family residential lots, the front lot line is the property line corresponding to the primary pedestrian orientation of the dwelling unit, typically defined by the location of the front door. The front lot line establishes the front yard and shall be consistent as illustrated in this Plan. The front lot line may abut a public street, private street, paseo, open space, or other common area designed to function as the primary frontage.
- H. **Hospital:** A facility providing medical, surgical, diagnostic, emergency, and inpatient health care services to patients. Hospital facilities and operations may include emergency rooms or emergency departments; ambulance access, receiving, and staging areas; helipads or similar emergency air transport facilities; inpatient rooms; operating and procedure rooms; diagnostic and treatment facilities; laboratories; pharmacies; medical offices; outpatient services; and other accessory facilities and services customarily associated with hospital operations.

- I. **Hotels and Motels:** Establishments offering lodging to transient patrons. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests and the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs.
- J. **Live Entertainment, Accessory:** Live music, performance, comedy, spoken word, theatrical performance, or similar activity that is incidental and accessory to a permitted principal use.
- K. **Multi-Family Residence:** Two (2) or more primary dwelling units on a single lot. Types of multiple residence dwellings include duplexes, garden apartments, and multi-story apartment buildings. Each dwelling unit is designed for occupancy by one (1) family.
- L. **Parking, Structure:** A building or portion of a building, whether located above grade, below grade, or both, designed to provide motor vehicle parking on one (1) or more levels. A Parking Structure may be developed as a stand-alone principal use, shared by two (2) or more uses, buildings, or lots, or integrated into a building containing Multi-Family Residential, Vertical Mixed-Use, Office, Commercial, or other permitted uses. A Parking Structure may serve residents, employees, customers, visitors, or the general public. This use does not include a surface parking lot.
- M. **Paseo:** A pedestrian pathway that provides connectivity through or between developments, often designed as a landscaped, pedestrian-friendly route. Paseos typically offer direct connections to key areas such as parks, plazas, or community spaces and are designed to enhance walkability within the community.
- N. **Pedestrian:** A person traveling by foot, including individuals using mobility assistance devices such as wheelchairs, walkers, or similar devices designed for accessibility. The term "pedestrian" does not include persons operating bicycles.
- O. **Primary Building Elevation:** A building elevation that meets one (1) or more of the following:
 - 1. Contains a Primary Building Entrance;
 - 2. Directly fronts a public street, private street, The Park, The Boulevard Pedestrian Area; or
 - 3. Is designated as a Primary Building Elevation by the applicable standards of this Plan or an approved Development Plan.
 - 4. For purposes of this definition, an elevation directly fronts a listed feature when the building is oriented toward the feature and is separated from it only by a required setback, sidewalk, clear pedestrian path, landscape area, plaza, patio, outdoor dining area, on-street parking, or similar pedestrian-oriented frontage element. A surface parking lot, drive aisle, loading area, service area, or intervening principal building breaks the direct frontage.
 - 5. A building elevation shall not be classified as a Primary Building Elevation solely because it is visible from a street, internal drive, parking area, pedestrian route, or other publicly accessible area.

- P. **Primary Building Entrance:** An entrance to a building or individual tenant space that functions as a main pedestrian entrance and is identified through its location, architectural treatment, signage, or direct connection to the pedestrian circulation network. A Primary Building Entrance may serve residents, customers, employees, members, guests, visitors, or the public. Service entrances, loading entrances, utility access points, maintenance entrances, and emergency-only entrances are excluded.
- Q. **Private Open Space:** A space allocated to individual residential units, such as patios, balconies, or yards, that is accessible only to the occupants of that unit.
- R. **Signature Commercial:** Signature Commercial is a permitted commercial use consisting of large buildings designed to accommodate destination-oriented retail, services, and any related activity-based or programmatic uses. Signature Commercial uses are characterized by emphasizing customer experience, service, and environment, with retail offerings that are supported by on-site engagement, programming, or service components rather than high-volume, transactional sales. These uses rely on enhanced architectural quality, coordinated site design, and integration with pedestrian areas and surrounding development, and are intended to function as prominent anchors.
- S. **Sign Band:** A horizontal architectural feature or designated area integrated into a building elevation and intended to provide a coordinated location for building-mounted signage. A Sign Band may be established through a change in material, color, building plane, architectural detailing, fascia, panel, or similar architectural treatment and may extend across one (1) or more tenant spaces.
- T. **Sign, Banner:** A flexible piece of material used as a symbol, decoration, or to provide a message that is attached on at least two (2) of its sides to a building, poles, or other outdoor structure. Flags are not considered Banners.
- U. **Sign, Flag:** A piece of fabric or other flexible material, with distinctive colors and patterns, customarily mounted on a pole or similar freestanding structure, or on a building-mounted pole.
- V. **Single-Family Residence:** A dwelling unit designed for occupancy by one (1) family, and located on a separate lot from any other unit (except accessory dwelling units, where permitted). This classification includes a Single Residence dwelling unit, located singly on a lot or parcel, but attached through common vertical walls to one or more dwellings on abutting lots or parcels.
- W. **Temporary Outdoor Entertainment:** A temporary outdoor activity in which entertainment is the primary use, including live or recorded music, performances, outdoor movies, cultural programming, demonstrations, games, competitions, interactive exhibits, or similar activities provided for an audience or participants. Temporary Outdoor Entertainment may include temporary stages, screens, seating, tents, sound equipment, lighting, vendor areas, and related support facilities. Temporary Outdoor Entertainment may operate as a stand-alone Temporary Use or as part of a Special Event. This use does not include Live Entertainment, Accessory conducted as part of the regular operation of a permitted principal use.
- X. **Tenant Identification:** Sign copy identifying an individual tenant, business, establishment, or occupant located within the site, including a business name, logo, trademark, or similar identifying mark.

- Y. **“The Boulevard”**: A pedestrian-oriented street typically located within mixed-use or commercial areas, designed to create a vibrant urban environment. “The Boulevard” may feature pedestrian paths, street furniture, and landscape elements, encouraging social interaction and a walkable urban setting.