

# Mesa 2040 General Plan – Redline of Text Amendments

## CHAPTER 7. COMMUNITY CHARACTER

### A. Introduction

As a general plan for the continued growth and development of Mesa the goal of this Plan is to help establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. One of the methods in this Plan for helping to achieve this goal is to focus the "land use" discussion on the creation and/or maintenance of recognizable places throughout the city. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Whereas land use focuses on the type of use on a given parcel (single residence, multiple-residence, office, commercial, etc.), the character types described in this chapter focuses on the overall look and feel of an area (low-density or high-density, urban or suburban, low-rise or high-rise, auto-oriented or pedestrian-oriented, etc.).

Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs. This chapter of the Plan defines the character types envisioned for the City and illustrates their locations.

With the exception of the downtown area, the existing character types almost exclusively follows a suburban, auto-oriented development form. Although the City will always be auto-oriented based on past development, the resulting sprawl can be retrofitted. As new development occurs, the goal of the City is to modify the development pattern by following the defined character types to create more complete and recognizable areas of activity at various scales that create a sense of place, connectivity, and vibrancy. See page 7-35 & 7-36 and Figure 7-4 for more information on distribution of development intensity.

The following character types and their descriptions start with a high-level description that defines the predominant character of the built environment in given areas of the City. This level of description is general. This general description is supplemented by a second level of character description provided starting on page 7-5 and through refinement in sub-area plans. Because sub-area plans take a closer, more detailed look at specific areas of the City, the land use and/or character descriptions contained in those plans take precedence over the character presented in the General Plan. Using

the criteria provided in Chapter 16, Plan Implementation and Administration, individual development and redevelopment decisions will be made based on whether or not the proposal would further implement and enhance the planned character of the given area, help to create a greater sense of place, and make the place more economically viable into the future.

## **B. Overview of Character Types**

- **Neighborhoods** – Primarily residential areas with supporting parks, schools, churches, and small commercial areas.
- **Neighborhood Village Centers** – Commercial and mixed-use nodes of activity, generally between 15 and 25 acres in size, that serve the surrounding neighborhoods.
- **Downtown** – The traditional downtown area of Mesa, includes a wide range of land uses in a traditional and urban form.
- **Mixed Use Activity Districts** – Areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses.
- **Mixed Use Community** – Identifies larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community.
- **Employment Districts** – Large areas devoted primarily to industrial, office, warehousing and related uses; may include associated commercial uses.
- **Specialty Districts** – Areas for large, single uses such as college campuses, airports, and hospital campuses.
- **Transit Districts** – Light rail and other high capacity transit areas that can develop with a more intense, walkable urban environment.
- **Parks/Open Space** – Community and regional scale parks and open space areas.

## **C. Detailed Character Types and Sub-types**

This Section sets forth the detailed descriptions of each character type and sub-type and the appropriate zoning, land uses and types of development. For those character types that include sub-types, the sub-type serves to provide detailed specificity on the appropriate development in these areas and includes:

- Providing an understanding of the general location and extent of housing, business, industry, open space, and other land uses; and
- Allowing for and encouraging development and maintenance of unique areas.

The “Focus” portion for each character type provides a benchmark of the key characteristics that define the area and the “Form and Guidelines” provides additional guidance on height, density, placement, design and other development standards. While the sub-types and form and guidelines are more specific, there is still some degree of flexibility for individual projects to develop in a manner that further enhances the

intended character of an area and consistent with the overall goals of the Plan.

#### **Permitted Zoning Districts and Land Uses**

The “Zoning Districts” and “Land Uses” section of each character type and sub-type provides a list of the permitted zoning districts and land uses. A proposed development, in addition to satisfying the primary zoning district and land use requirements, must demonstrate its character and form are consistent with and further fulfill the goals of the intended character area designation.

#### **Primary Zoning Districts and Land Uses**

For character types that have only primary zoning districts and primary land uses, the character area traits and characteristics of the area are accomplished by utilizing the zoning districts and land uses listed within the character area.

#### **Primary and Secondary Zoning Districts and Land Uses without Minimum Requirements**

Certain character types and sub-types include a list of primary zoning districts and land uses as well as a list of secondary zoning districts and land uses but do not specify a minimum or maximum that must be established of each. To establish the character traits and characteristics in these character types and sub-types, a majority of the character area must first be established using the primary zoning districts and land uses listed within the character area. After the primary zoning districts and land uses are established, the use of secondary zoning districts and land uses are permitted in appropriate locations as long as the secondary zoning and land uses add to the mixture of uses and zoning and foster the vibrancy of the area. For these purposes, a majority of the area is determined as 55% of the area developed or zoned for the primary uses or zoning.

#### **Primary and Secondary Zoning Districts and Land Uses with Minimum Requirements**

Additionally, some character types with primary and secondary zoning districts and land uses have specific minimum primary zoning district and land use requirements and maximum limitations on the use of secondary zoning districts and land uses. For these character areas, the minimum percentage of primary land uses and zoning districts must be established before any secondary land uses and zoning districts are permitted—and secondary land uses and zoning districts are only permitted up to the maximum amount specified within the character area.

#### **Methods to Satisfy the Required Primary Land Use and Zoning Districts**

##### **Specific Development Proposal or Zoning**

A proposed development or zoning can establish the character area traits and characteristics of the character type if the project includes the minimum required primary zoning districts and land uses for the character type. For example, the Neighborhood Village Center character type requires that a minimum of eighty percent (80%) of the character area is established with primary zoning districts and land uses. Therefore, a twenty-five (25) acre development or zoning must include a minimum of twenty (20) acres of land zoned with a listed primary zoning district(s) for the character area and a minimum of eighty percent (80%) of the land uses listed within the primary uses for the character area.

#### Existing Development within the Character Area

If a proposed development does not meet the minimum primary zoning district and land use requirements for the character type or sub-type, the requirement may be waived if there is existing development within the subject character area which can be counted to satisfy the overall character area minimum primary zoning districts and land uses requirements. For example, the Community-Scale Districts sub-type of the Mixed Use Activity character type requires a minimum of seventy percent (70%) of the zoning districts and land uses be from the list of primary zoning districts and land uses in the character area. Therefore, a one-hundred (100) acre Community-Scale District must include a minimum of seventy (70) acres of land zoned with a primary zoning districts and a minimum of seventy percent (70%) of the land uses on the property must be from the list of primary land uses in order to establish the character of the area. However, the requirements for the minimum and maximum use of primary zoning and land uses may be waived completely if seventy (70) acres of the character area is already established with primary zoning or land uses. Similarly, the requirements for the establishment of primary zoning and primary land uses may be lessened if partially satisfied through existing development. In this scenario, if sixty (60) acres of the Community Scale District were already established with primary zoning districts and land uses, a forty (40) acre development would only have to utilize (10) acres of their development to meet the minimum zoning and land use requirements.

#### Character Areas Bisected by Intervening Feature

Where a character area is bisected by a significant intervening physical feature, either man-made or natural, such as but not limited to, a freeway, canal, park or similar buffer, the character area on each side of the intervening feature is considered a separate area and each will be independently evaluated on its ability to fulfil the intent of the character area.

#### Development Agreements

In certain instances, regardless of the permitted land uses and zoning districts (primary and secondary) it may be necessary to restrict the permitted land uses on a property or within a specific proposed development for, among other reasons, compatibility with neighboring development, suitability with the character type and intended character traits, and compliance with neighborhood area plans and sub-areas. In these instances, a development agreement will be required to prohibit such land uses.

#### **Secondary Zoning Districts and Land Uses**

Secondary zoning districts and land uses are allowed if appropriate for the location and if the secondary zoning districts and land uses provide a mixed-use development and add to the vibrancy of the area. The use of secondary zoning districts and land uses are intended to support primary zoning districts and primary land uses and the use of such secondary districts or uses should be de minimis. Furthermore, if a character type or sub-type includes a list of secondary zoning districts and/or land uses, the secondary districts and/or land uses are only permitted if the required primary zoning districts and land uses are satisfied, either through a specific development proposal or zoning, or through existing development within the subject character area.

#### **Special Areas or Sub Area Development and Zoning**

Some areas in the city have particular and unique requirements. For example, areas with approved sub-area plans or areas around and within the Falcon Field and Phoenix-Mesa Gateway Airports have specific use and building height restrictions that supersede the character area descriptions discussed. In particular, development in these areas must comply with FAA requirements, address flight safety requirements, and provide a compatible mix of uses. For a given development or rezoning to be consistent with the General Plan, it must be also consistent with and further develop the intended character of applicable sub-area plans or special area.

### **Council Discretion**

As part of a rezoning, City Council may approve minor deviations to the minimum primary land use or zoning and maximum secondary land uses or zoning requirements and may approve land uses or zoning that are not listed (both primary and secondary). A minor deviation from the minimum and maximum land uses requirements must clearly demonstrate the proposed development or zoning will achieve the intended character of the area and a minor deviation from the list of permitted primary and secondary land uses must demonstrate that the development is a better option than the primary and/or secondary land uses or zoning listed for that character type.

The following more detailed descriptions of the character types further explain the type of neighborhoods and places envisioned in Mesa. Some character types include sub-types. These sub-types serve to provide several important pieces of information about development in Mesa. These include:

- ◆ Providing an understanding of the general location and extent of housing, business, industry, open space and other land uses; and,
- ◆ Allowing for and encouraging development and maintenance of unique areas.

The focus portion for each character type is meant to provide a picture of the key characteristics that define that type of area, not prescriptive requirements that must be met in all cases. The sub-types, form and guidelines, and typical uses are more specific, but still provide some degree of flexibility for individual projects to develop in a manner that further enhances the character of an area consistent with the overall goals of this Plan.

The listed zoning districts permitted within a character type is a comprehensive list of the zoning options available within a character type. Any deviation from this list would have to very clearly demonstrate that the proposed zoning will be a better option for implementing the intended character than any of the listed districts. However, rezoning to a listed zoning district is not sufficient in and of itself to rezone a given piece of property; the development must also demonstrate that the character form and guidelines will also be met.

Where primary and secondary zoning categories are listed, primary zoning categories should be used most often to establish the intended character. Secondary districts may be used as appropriate in select locations to help provide the mix of uses needed to add to the vibrancy of some areas. Overlay districts and the Infill Development District are not listed but may be considered in any character type as appropriate to address the needs

~~of the neighborhood.~~

~~It should also be noted that some areas, particularly around Falcon Field and Phoenix-Mesa Gateway Airports, have specific use and building height restrictions that would supersede the typical information provided in the statements below. In particular, development in these areas must comply with FAA requirements, address flight safety requirements, and provide a compatible mix of uses. For a given development to be consistent with the General Plan, it must be consistent with and further develop the intended character.~~

## Neighborhoods

### Focus:

The primary focus of the Nighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community (see Chapter 4. Creating and Maintaining a Variety of Great Neighborhoods for more information on the characteristics and qualities of neighborhoods). Neighborhoods can contain a wide range of housing options and often have associated non-residential uses such as schools, parks, places of worship, and local serving businesses. The total area devoted to local serving businesses (commercial and office activities) in one location is generally less than 15 acres and these businesses ~~would~~ typically serve people within a mile radius of the area.

Existing strip commercial areas along the border of a neighborhood are considered part of this character type. The goal is to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood.

Nonresidential areas within neighborhoods should be designed and located to bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live. The design, development, and maintenance of neighborhoods focuses on ensuring clean, safe, and healthy areas where people want to live and maintain their investments. Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community.

### Sub-types:

#### **Large Lot/Rural**

##### Agricultural:

Agricultural neighborhood types are typically at least 80 acres where a prominent component of the neighborhood is the keeping and raising of livestock for personal enjoyment. Streets and sidewalks may take on a more rural character. Out buildings, arenas, stables, etc. are common on these properties.

### Citrus:

The Citrus Neighborhood (32nd Street on the west, the South Canal on the north, the RWCD Canal on the east and Brown Road on the south with the exception of the area east of 40th Street and south of McLellan Road) has developed in an area of Mesa previously occupied by citrus orchards. The character type for this area is large lots with single-residence homes surrounded by citrus trees and other large-leaf foliage and trees along streets.

### Desert Uplands:

The Desert Uplands area is located east of Power Road and the Central Arizona Project canal and north of University. This is a low-density residential area committed to preservation of a natural desert landscape. The character type in this area can have either large lots with preservation on each lot, or smaller lots with common open space to maintain the low-density character of the area. Low lighting levels are used in this area to preserve a dark sky at night.

### **Zoning Districts:**

#### Primary ~~Agricultural and large lot residence districts~~

- Agricultural (AG)
- Residential Single (RS) Dwelling 90, 43 & 35

#### Secondary ~~Medium lot single residence districts in limited locations with a Planned Area Development PAD overlay to allow cluster development to preserve open space~~

- Residential Single (RS) Dwelling 15 PAD
- Leisure and Recreation (LR)
- Public and Semi Public (PS)

### **Typical Land Uses:**

#### Primary

- Single residence detached
- Accessory agricultural uses in the agricultural neighborhoods

#### Secondary

- Compatible public and semi-public uses such as parks, schools, places of worship, and cultural institutions

### **Form and Guidelines:**

- Building heights typically one- and two-story.
- Density typically averages less than 1.25 dwelling units per acre.
- Houses set back from the street.
- Sidewalks not required on all streets.
- Block lengths are typically 400' – 600 feet' long.

## **Traditional**

### Traditional:

Traditional neighborhoods are predominantly single residence in character, but may contain a variety of lot sizes and dwelling types. Traditional neighborhoods may also contain supportive land uses such as small, neighborhood-scale offices, retail, restaurants, and personal services that are located along arterials or at the intersection of arterials and collector streets. Non-residential lots are typically 3 acres or less in size and the aggregate of any cluster of non-residential uses is generally less than 15 acres, and other uses along one street or in close proximity (i.e. there may be residential and non-residential uses along one street). A grid street pattern provides a high degree of connectivity.

### Neo-Traditional:

Neo-traditional neighborhoods have many of the same fundamental building blocks as traditional neighborhoods, but as newly developing neighborhoods, will not likely have as much of a mix of uses. Neo-traditional neighborhoods promote walkability by having shorter block lengths and perimeters, and have greater connectivity to recreational and commercial uses than typical suburban development. These neighborhoods should have a variety of lot sizes including some variation within a block. This is the desired character type for new neighborhoods and for retrofitting existing neighborhoods.

### **Zoning Districts:**

#### Primary

#### Medium to small lot single residence districts

- Residential Single (RS) Dwelling 9, 7, 6
- Transect 3, 4 Neighborhood (T3N, T4N)
- Residential Small Lot (RSL) Dwelling

#### Low density multiple dwelling districts

- Residential Multiple (RM) Dwelling 2
- Transect 4 Neighborhood

#### Secondary

#### Medium lot single residence districts

- Residential Single (RS) Dwelling 15

#### Medium density multiple residence districts

- Residential Multiple (RM) Dwelling 3, 4
- Transect 5 Neighborhood (T5N)

#### Mixed use, office, and retail district

- Transect 4 Neighborhood Flex (T4NF)
- Office Commercial (OC)
- Neighborhood Commercial (NC)

Note: Rezoning to a Transect designation will require approval of a Smart Growth Community Plan.

### **Typical Land Uses:**

### Primary

- Single residence, attached and detached
- Duplexes and multi-residence

### Secondary

- Small, neighborhood-scale offices, retail, restaurants, and personal services located along arterials or at the intersection of arterials and collector streets. Non-residential lots are typically 3 acres or less in size and the aggregate of any cluster of non-residential uses is generally less than 15 acres.
- Compatible public and semi-public uses, such as parks, ~~such as~~ schools, places of worship, and cultural institutions.

### Form and Guidelines:

- The predominant building height is one- and two-stories, but there will be areas with three- and four-story buildings where higher density development is appropriate.
- Density is generally between two and 12 dwelling units per acre, but higher densities may occur; higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential ~~residential~~ residential areas, and near transit stops; there should not be abrupt changes in density or intensity.
- Mixing of housing types and sizes is expected; non-residential uses consistent with the overall guidelines and neighborhood development patterns are anticipated.
- Lot coverage is generally less than 50 ~~percent~~%, but can be higher where appropriate.
- Homes are setback from the front property line between 15' and 25 feet' to provide a front yard.
- In non-single residence areas front setbacks may be less than 15 feet'.
- Diverse architectural designs and styles.
- Homes are generally closer to the street and garages and parking further back.
- Highly interconnected street system facilitating flow of traffic, connectivity, and route flexibility such as a grid street pattern.
- In new subdivisions, use of cul-de-sacs is limited, block faces are typically less than 600 feet and block perimeter are typically less than 2,000 feet.
- Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.
- Open space designed with homes or other uses that front it.

With the exception of arterial streets, streets with long lengths of walls are limited.

- Sidewalks are typically on both sides of the street.
- ~~Sidewalks typically on both sides of the street.~~

### Zoning Districts:

#### Primary

Medium to small lot single residence districts

~~Residential Single (RS) Dwelling 9, 7, 6  
Transect 3 Neighborhood  
Residential Small Lot (RSL) Dwelling  
Low density multiple dwelling districts  
Residential Multiple (RM) Dwelling 2  
Transect 4 Neighborhood~~

Secondary

~~Medium lot single residence districts  
Residential Single (RS) Dwelling 15  
Medium density multiple residence districts  
Residential Multiple (RM) Dwelling 3, 4  
Transect 5 Neighborhood  
Mixed use, office, and retail district  
Transect 4 Neighborhood Flex  
Office Commercial  
Neighborhood Commercial~~

~~Note: Rezoning to a Transect designation will require approval of a Smart Growth Community Plan.~~

**Suburban**

This is the predominant neighborhood pattern in Mesa. These neighborhoods are primarily ~~single residence~~ single residence in nature with most lots ranging in size from 6,000 sq. ft. to 18,000 sq. ft. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections. Schools, parks, and religious institutions are frequently found in these neighborhoods. Streets are generally wide and contain sidewalks on both sides.

**Zoning Districts:**

Primary ~~Medium to small lot single residence districts~~ Low density multiple dwelling districts

- Residential Single (RS) Dwelling 15, 9, 7, 6
- Residential Small Lot (RSL) Dwelling

~~Low density multiple dwelling districts~~

- Residential Multiple (RM) Dwelling 2

Secondary ~~Medium density multiple residence districts~~

~~Medium density multiple residence districts~~

- Residential Multiple (RM) Dwelling 3, 4

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#### ~~Office and retail districts~~

- Office Commercial (~~OC~~)
- Neighborhood Commercial (~~NC~~)
- Limited Commercial (~~LC~~)
- Leisure and Recreation (~~LR~~)
- Public and Semi-Public (~~PS~~)

#### **Typical Land Uses:**

##### Primary

- ~~Single residence~~ Single residence, attached and detached
- Duplexes and multiple residence

##### Secondary

- Small, neighborhood scale offices, retail, restaurants, and personal services in appropriate locations such as along arterials or at the intersection of arterials and collector streets. Non-residential lots are typically 3-acres or less in size and the aggregate of any cluster of non-residential uses is generally less than 15 acres.
- Compatible public and, quasi-semi-public uses, such as parks, schools, places of worship, and cultural institutions etc.

#### **Forms and Guidelines:**

- The predominant building height is one- and two-stories, but there will be areas with three- and four-story buildings where higher density development is appropriate.
- Density is generally between two and 12 dwelling units per acre, but higher densities may occur along the arterial streets and at major intersections; changes in density should be gradual.
- Lot coverage is generally less than 40 ~~percent-%~~ but may be increased in small lot developments and Planned Area Developments.
- Homes are setback from the street to provide a front yard.
- Sidewalks are generally available on both sides of the street.
- In new subdivisions, use of cul-de-sacs is limited, block faces are typically less than 900 feet and block perimeters are ~~typical~~ typically less than 2,400 feet.
- Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.

#### **Manufactured Home**

~~This~~ The Manufactured Home character type includes areas of at least 80 contiguous acres comprised of one or more recreational vehicle or manufactured home parks or subdivisions. These neighborhoods are often age restricted to persons over the age of 55 and include amenity areas for the benefit of the residents.

#### **Zoning Districts:**

Primary (~~Medium to small lot single residence districts and low density multiple dwelling districts~~)

- Residential Single (RS) Dwelling 15, 9, 7, 6
- Residential Small Lot (RSL) Dwelling
- Residential Multiple (RM) Dwelling 3,4

Secondary

- Leisure and Recreation (LR)
- Public and Semi-Public (PS)

**Typical Land Uses:**

Primary

- Single-residence homes in the form of recreational vehicles and manufactured homes
- Site-built single-residence housing
- Accessory uses such as sport courts, club houses, swimming pools, recreation centers

Secondary

- Compatible public and semi-public uses such as parks, schools, places of worship, and cultural institutions.

**Form and Guidelines:**

- Small dwelling units on small lots.
- Predominantly developed with recreational vehicles and manufactured homes, but may also include site-built houses.
- Often utilize carports rather than garages.
- Small setbacks between units.
- Usually gated communities with private narrow streets with a lack sidewalks.

**Zoning Districts:**

Primary

~~Medium to small lot single residence districts~~ Low density multiple dwelling districts

- ~~Residential Single (RS) Dwelling 15, 9, 7, 6~~
- ~~Residential Small Lot (RSL) Dwelling~~
- ~~—~~

Low density multiple dwelling districts

- ~~Residential Multiple (RM) Dwelling 3,4~~

**Neighborhood Village Center**

Focus:

Neighborhood Village Centers are typically shopping areas that serve the neighborhood population within less than a two-mile radius. ~~In aggregate,~~ these shopping areas are

generally between 15 and 25 acres in size and are typically located at arterial intersections.

-These centers may ~~also~~ include a mix of uses such as including retail, residential, and office. Large format commercial e.g., big box uses—development (single retail commercial spaces in excess of 8025,000 sq. ft.) are generally not part of allowed in the Neighborhood Village Center. Secondary zoning districts may be permitted provided that a minimum of 80% of the character area is already established for primary land uses.

The goal ~~for these areas of the Neighborhood Village Centers~~, over time, is to provide for the regular shopping and service needs of the nearby population. These centers serve as the focal point for the surrounding neighborhoods and the gathering place for local residents. In addition, these centers typically support alternative transportation modes such as walking and bicycling, by providing pedestrian and bike connections to surrounding areas.

#### **Zoning Districts:**

Primary (Minimum 80% of the total character area)

- Transect 4 Neighborhood Flex (T4NF)
- Transect 4 Main Street (T4MS)
- Office Commercial (OC)
- Neighborhood Commercial (NC)
- Limited Commercial (LC)
- Mixed Use (MX)

Secondary (Maximum 20% of the total character area)

- Residential Multiple (RM) Dwelling 2, 3, 4
- Transect 4 Neighborhood (T4N)
- Transect 5 Main Street Flex (T5MSF)
- Transect 5 Main Street (T5MS)
- Public and Semi-Public (PS)

Notes: The U "Urban" designator is generally appropriate for use in this character type. Use of Transect zones requires approval of a Smart Growth Community Plan

#### **Typical Land Uses:**

Primary (Minimum 80% of the total character area)

- Retail uses including "small" box uses (pharmacies, neighborhood markets, etc.) up to 80,000 square feet
- Restaurants
- Limited fast food and other drive-through uses, provided the design addresses pedestrian concerns and respects the adjacent neighborhood
- Office uses including medical and professional offices
- Personal services
- Minor auto repair and services

Secondary (Maximum 20% of the total character area)

- Multiple Residence -- Residential either stand alone or in a mixed-use structure

- Compatible public, ~~semi-public, and special uses~~ such as places of worship, community centers, electric substations, ~~and post offices, etc~~

### Zoning Districts:

#### Primary

#### Mixed use, office and retail districts

- ~~Transect 4 Neighborhood Flex~~
- ~~Transect 4 Main Street~~
- ~~Office Commercial~~
- ~~Neighborhood Commercial~~
- ~~Limited Commercial~~
- ~~Mixed Use~~

#### Secondary

#### ~~Low to medium density multiple residence districts~~ Mixed use, office, and retail districts

- ~~Residential Multiple (RM) Dwelling 2, 3, 4~~
- ~~Transect 4 Neighborhood~~
- ~~\_\_\_\_\_~~

#### Mixed use, office, and retail districts

- ~~Transect 5 Main Street Flex~~
- ~~Transect 5 Main Street~~

### Form and Guidelines:

- Building heights generally one\_ to three\_ stories; respecting adjacent residential\_
- Lot coverage generally not more than 60\_percent%
- Higher intensities are appropriate when in conjunction within a transit district\_
- Parking is often between the building and street, but in redevelopment and new development the building is encouraged to be closer to the street with parking to the side and rear\_
- Convenient, safe, and attractive pedestrian connections from the adjoining neighborhoods and transit\_
- Attractive landscaping of public right-of-way with street trees and other plantings to enhance the character and identity of the center\_
- Lighting and signage appropriate in scale and intensity for locations near residential uses\_
- Site design includes creating spaces for pedestrian activity and creating direct connection to adjacent neighborhood\_
- Buildings placed in proximity and orientation to each other to help create a sense of place, energize streets, and improve pedestrian circulation to the center\_

~~Notes: The U "Urban" designator is generally appropriate for use in this character type. Use of Transect zones requires approval of a Smart Growth Community Plan~~

## Downtown

### Focus:

The focus ~~for this~~ of the Downtown character ~~type-area~~ is the creation of a pedestrian-oriented, transit\_-rich environment with a lot of activity. As compared to other urban

environments, ~~that might occur, as~~ the downtown core ~~neighborhood, this area~~ will continue to be recognized as the governmental, cultural, financial, and entertainment center of the community. The goal for ~~this the Downtown character~~ area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. ~~In the Modern Downtown area~~ An increase in building height and increased density is redevelopment is expected ~~to see a significant increase in the height of buildings as redevelopment occurs~~ (See the Central Main Plan for more information-).

**Zoning Districts:**

Primary

- Transect 3, 4, 5 Neighborhood (T3N, T4N, T5N)
- Downtown Residence 1, 2, 3 (DR-1, DR-2, DR-3)
- Multiple residence districts (RM)
- Transect 4, 5 Neighborhood Flex (T4NF, T5NF)
- Transect 4, 5, 6 Main Street (T4MS, T5MS, T6MS)
- Transect 5 Main Street Flex (T5MSF)
- Downtown Business 1, 2 (DB-1, DB-2)
- Downtown Core (DC)

**Typical Land Uses:**

Primary

- ~~Residential; — depending on location, Ssingle \_residence, multiple \_residence, or mixed-use, depending on location~~
- Office; ~~behind ground floor retail or upper floors in primary pedestrian areas~~
- Retail
- Bars and night clubs
- Restaurants
- ~~Personal sservice; behind ground floor retail or on upper floors in primary pedestrian areas~~
- Hotels
- Education institutions
- Museums
- Centers for visual and performing arts
- Government offices
- Mixed-use with residential over ground floor office or retail
- Central public gathering places
- Compatible public, quasisemi-public and special uses such as schools and- fire stations, etc.

**Form and Guidelines:**

- Varied building heights from one\_ to three\_-story in the single residence areas to high rise in the modern downtown area\_.
- Lot coverage in the single residence areas is generally under 50%. This increases in other areas and can be 100% in the historic and modern downtown areas.
- Buildings are designed and placed to engage the street and help provide an active street life. In the more intense areas this requires buildings to be brought to

the street to form a street wall. In the residential areas there is a setback from 10 – 20 feet, but the front of the building is still designed to engage the street and create a pedestrian scale and interaction.

- In commercial areas the fronts of the buildings are designed with a high degree of transparency.
- Vertical and horizontal mixing and integration of uses is encouraged.
- Parking is located beside or behind uses, not between the street and a building.
- In non-residential areas, minimal or no curb cuts along streets; parking in lots accessed from alleys and on-street.
- Highest densities and intensities in the cCity.
- See Central Main Plan for more detailed guidelines.

### Zoning Districts:

~~Medium to small lot single residence districts~~ Mixed Use, office, and retail districts

- ~~Transect 3 Neighborhood~~
- ~~Downtown Residential 1~~
- ~~Multiple residence districts~~
- ~~Transect 4 Neighborhood~~
- ~~Transect 5 Neighborhood~~
- ~~Downtown Residence 2 and 3~~

~~Mixed Use, office, and retail districts~~

- ~~Transect 4 Neighborhood Flex~~
- ~~Transect 4 Main Street~~
- ~~Transect 5 Main Street Flex~~
- ~~Transect 5 Main Street~~
- ~~Transect 6 Main Street~~
- ~~Downtown Business 1~~
- ~~Downtown Core~~

~~Mixed retail and light industrial districts~~

- ~~Downtown Business~~

## Mixed Use Activity District

Focus:

The Mixed Use Activity District is a large-scale (typically over 25 acres) community and regional activity areas that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment, and residential.

Large format commercial e.g., big box development (individual ~~retail-commercial~~ spaces in excess of 80,000 sq. ft.) is appropriate in this use-districts. ~~Particularly with redevelopment of shopping centers, these~~ These areas may take on a significant residential character with the redevelopment of shopping centers, but will still have a mix

~~of uses~~ so long as the residential component is developed secondary to the primary uses. Secondary uses may be permitted in conjunction with a greater commercial development or complimentary to existing commercial developments provided the minimum percentage of primary uses within the character area is established (through existing zoning/development).

~~Overall, -t-~~ The goal of the Mixed Use Activity District is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

## Sub-types:

### **Community-Scale Districts**

Community-Scale ~~D~~istricts primarily serve the neighborhood population up to a 4-mile radius and typically contain one or two ~~big box~~ large format commercial buildings and associated shops and pad sites. This character sub-type is typically at the intersection of two arterial streets and is typically auto-dominant unless part of a Transit District. As part of redeveloping older community commercial areas, this character type may ~~transition~~ interdevelop with residential land uses, providing a greater mix of uses, ~~including office~~ Office and residential activities ~~and~~ should take on a more pedestrian-friendly environment. When integrated as part of the Mesa Gateway employment area, residential uses are more limited. ~~All residential uses~~ require the establishment of the primary uses employment uses. ~~(See list of primary and secondary uses)~~ and must serve to facilitate the development of the employment uses character area. Secondary land uses may be permitted provided a minimum of 70% of the character area is established for primary uses.

The primary goal of Community-Scale Districts ~~this character type~~ is to provide high-quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer.

### **Zoning Districts:**

Primary (Minimum 70% of the total character area)

- Limited Commercial (LC)
- General Commercial (GC)
- Mixed Use (MX)
- Planned Employment Park (PEP)
- Office Commercial (OC)
- Neighborhood Commercial (NC)

Secondary (Maximum 30% of the total character area)

- Residential Multiple (RM) Dwelling 2, 3, 4
- Public and Semi--Public (PS)

Note: In areas where this character type has a transit district overlay, the U designator and/or form-based code districts would be appropriate.

**Typical Land Uses:**

Primary (Minimum 70% of the total character area)

- Retail including grocery stores, big box stores, and specialty stores
- Restaurants and fast food pads with drive-thrus
- Offices including medical and professional
- Live/work
- ~~Personal Services~~
- Movie theaters
- Hotels
- ~~Attached single residence and multi-residential in conjunction with other uses~~
- ~~Compatible public, quasi public, and special uses such as police substations, fire stations, libraries, etc.~~

Secondary (Maximum 30% of the total character area)

- ~~Attached single residence and multiple residential in conjunction with other uses~~
- ~~Compatible public, quasi-public, and special uses such as police substations, fire stations, libraries, etc.~~

**Zoning Districts:**

Primary

~~Mixed use, office, retail, and business park districts~~

- ~~Limited Commercial~~
- ~~General Commercial~~
- ~~Mixed Use~~
- ~~Planned Employment Park Office Commercial~~
- ~~Neighborhood Commercial~~

Secondary

- 

~~Low to medium density multiple residence districts~~

~~Residential Multiple (RM) Dwelling 2, 3, 4~~

~~Office and retail districts~~

- ~~Office Commercial~~
- ~~Neighborhood Commercial~~

~~Note: In areas where this character type has a transit district overlay, the U designator and/or form based code districts would be appropriate.~~

**Form and Guidelines:**

- Building heights typically ranging from one- to three-stories.
- Lot coverage is typically under 30% but could increase with infill development.
- Usually has one or more anchor buildings, which typically have a large building mass with associated shops and pad sites.
- Usually more suburban in design and form with auto dominant characteristics, but more urban forms that balance autos with pedestrians are encouraged for new development and redevelopment.

- Building and parking fields should be located on the property to establish a connection to the street and promote walkability between buildings.
- Size and scale of parking fields is broken up to improve visual appearance, reduce heat islands, and improve walkability.
- Highest densities and intensities when in conjunction with the Transit District.

### **Regional-Scale Districts**

Regional-Scale Districts primarily serve the population up to a 10-mile radius, are typically larger than 60 acres and contain multiple big box stores, large format commercial buildings, unique features (lifestyle center), enclosed malls, and/or auto-malls that attract customers from a large trade area. ~~This character type~~ Regional-Scale Districts may include one or more Community-Scale Districts as a component of creating the regional district. Regional-Scale Districts may include significant areas devoted to offices, research and development or other light industrial uses and may contain areas of supporting, integrated residential uses. These districts are typically located along an arterial at a freeway interchange. Secondary zoning designations may be permitted provided a minimum of 70% of the character area is established for primary uses.

The goal of Regional-Scale Districts is to provide a location for businesses and attractions that brings people to Mesa from the larger region.

### **Zoning Districts:**

Primary (Minimum 70% of the total character area)

- Office Commercial (OC)
- Limited Commercial (LC)
- General Commercial (GC)
- Mixed Use (MX)
- Planned Employment Park (PEP)
- Infill Incentive District 2 (ID-2)

Secondary (Maximum 30% of the total character area)

- Residential Multiple (RM) Dwelling 3, 4
- Leisure and Recreation (LR)
- Public and Semi-Public (PS)

Note: In areas where this character type also has a transit district character type, the U designator, Bonus Intensity Zone (BIZ) overlay, or form-based code districts would be appropriate.

### **Typical Land Uses:**

Primary (Minimum 70% of the total character area)

- Retail including grocery stores, big box stores, malls, auto malls, and specialty stores
- Restaurants and fast food pads with drive-thrus
- Offices including medical and professional
- Personal Services
- Hotels
- Sports complexes

Secondary (Maximum 30% of the total character area)

- ~~High-density multiple residence in conjunction with office, retail, and/or entertainment uses.~~

- ~~Residential in conjunction with other uses~~

- ~~Compatible public, quasisemi-public, and special uses such as fire stations, police substations, fire stations, libraries, etc.~~

Zoning Districts:

Primary

~~High density multiple residence districts as part of an office, retail, and/or entertainment area~~

- ~~Office Commercial~~
- ~~Limited Commercial~~
- ~~General Commercial~~
- ~~Mixed Use~~

~~Planned Employment Park~~

~~Note: In areas where this character type also has a transit district character type, the U designator, Bonus Intensity Zone (BIZ) overlay, or form-based code districts would be appropriate.~~

**Form and Guidelines:**

- Building heights typically ranging from one to three stories, taller buildings encouraged.
- Lot coverage is typically under 30% but could increase with infill development.
- Usually has one or more anchor buildings, which typically have a large building mass with associated shops and pad sites.
- Usually more suburban in design and form with auto dominant characteristics, but more urban forms that balance autos with pedestrians are encouraged for new development and redevelopment.
- Building and parking fields should be located on the property to establish a connection to the street and promote walkability between buildings
- Size and scale of parking fields is broken up to improve visual appearance, reduce heat islands, and improve walkability.
- Buildings usually setback from the street by parking fields.
- When in conjunction with a transit district these areas will have the highest densities and intensities outside the downtown.

## Mixed Use Community

Focus:

The Mixed Use Community character type identifies larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community. Areas designated with the as Mixed Use Community are expected to develop with one or more villages(s) and/or urban core(s) and contain an appropriate variety and mix of

employment, ~~industrial~~, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide a complete community with a sense of place-atmosphere. As appropriate, uses should be integrated vertically and horizontally, and provide for a variety of transportation options, residents

Mixed Use Communities must contain a significant commercial component, at a minimum 40% of the character area, in order to~~The mixture of uses provide for the stability of the village(s) and/or urban core(s) should and create a synergy that provides for stability of the village(s) and/or urban core(s) and for a complete community, and neighborhood uses defined within this designation.~~Residential neighborhoods should contain a variety of housing types and densities and include parks, schools, and village centers or urban core(s) that are located within a convenient walking or bicycling distance from all homes. As appropriate, uses should be integrated vertically and horizontally, and provide for a variety of transportation options.~~The mixture of uses should create a synergy that provides for stability of the village(s) and/or urban core(s) and community and neighborhood uses defined within this designation.~~Land uses located near the airport, aircraft operations, or freeways, may be restricted~~limited~~to prevent incompatible land uses~~with constraints such as closed~~due to proximity to airports, aircraft operations, and freeways.

**Zoning Districts:**

Primary

- Planned Community (PC)

**Typical Land Uses:**

Wide range of uses from single residence

- through multi-residence, Retail including grocery stores, big box stores, malls, auto malls, and specialty stores
- Restaurants and fast food pads with drive-thrus
- Offices including medical and professional
- Personal services
- Hotels
- Sports complexes
- ~~commercial~~Employment, office, and employment:
  - ~~Parks and open space~~
  - ~~Compatible public, quasi-public, and special uses~~
- Education institutions
- Parks and open space
- Compatible public, quasi-public, and special uses such as fire stations, police substations, fire stations, libraries, etc.

**Form and Guidelines:**

- Typically requires at least 160 acres for this designation.
- Form and guidelines are established with the approval of the associated Community Plan.

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Zoning Districts:  
Planned Community

## Employment Districts

Focus:

~~The~~ Employment Districts ~~are~~ a character type that is primarily used for employment-type land uses of at least 20 acres. However, in certain circumstances individual employment-type developments on sites less than 20 acres are may be appropriate. ~~Employment Districts~~ and typically have minimal connection to the surrounding area. Examples of ~~Employment~~ ~~Districts~~ include areas for large manufacturing facilities, warehousing, and business parks, ~~etc.~~ The goal for these of Employment Districts is to provide for a wide range of employment opportunities in high-quality settings.

Employment ~~Districts~~ may include supporting secondary uses, such as, commercial and retail, provided the minimum percentage of primary uses is established for the character area and that secondary uses within the district do not exceed 20 – 30% of the total area –of the district (depending on the sub-type). ~~and office areas but~~ Employment Districts rarely include any type of residential uses. If residential uses are ~~included~~ proposed, they need to be developed in conjunction with a commercial development and accessory to a greater employment development. ~~done in a manner that supports the continued development of the employment uses.~~ The goal for these districts is to provide for a wide range of employment opportunities in high-quality settings

### Sub-types:

#### **Business Parks**

The Business Parks ~~character sub-type is for~~ is typically low intensity developments are areas that contain a number of separate businesses, offices, light industrial facilities, warehouses, research and development, and accessory and supporting uses joined together through the street, sidewalk, and/or open space systems and usually have common landscaping and signage. ~~They are typically low intensity developments comprised mainly of office, office/warehouse, research and development, and similar uses.~~

#### **Zoning Districts:**

Primary (Minimum 70% of the total character area)

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)

Secondary (Maximum 30% of the total character area)

- Limited Commercial (LC)
- General Commercial (GC)
- Public and Semi Public (PS)

**Land Uses:**

Primary (Minimum 70% of the total character area)

- Office flex space
- Research and development
- Offices
- Light industrial uses with operations indoors
- Compatible public, semi-public, and special uses

Secondary (Maximum 30% of the total character area)

- Supporting retail uses

**Form and Guidelines:**

- Building heights typically one- to three-stories.
- Lot coverage typically 60% percent or less.
- Surface parking located beside or behind the primary structure rather than between the building and the associated street.
- Loading areas, outdoor storage areas and production yards screened from public view by buildings, walls, and/or landscaping.
- Architectural detailing on all sides facing a street or public parking area, design standards for the business park.
- Pedestrian and vehicular connection between buildings and street system.
- ROW usually well landscaped and landscape theme to tie park together, landscape setbacks.

Zoning Districts:

Primary

Business park, light, and general industrial districts

- Planned Employment Park
- Light Industrial
- General Industrial

Secondary

Retail districts in limited amounts to support the employment uses

- Limited Commercial  
General Commercial (In limited amounts to support the industrial uses, typically on arterial streets at intersections with a

Typical Uses:

- Office flex space
- Research and development
- Offices
- Light industrial uses with operations indoors
- Supporting retail uses
- Compatible public, quasi-public, and special uses Supporting retail uses

**Industrial**

The Industrial ~~character-sub~~-type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

**Zoning Districts:**

Primary (Minimum 75% of the total character area)

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)
- Heavy Industrial (HI)

Secondary (Maximum 25% of the total character area)

- Limited Commercial (LC)
- General Commercial (GC)

**Typical Land Uses:**

Primary (Minimum 75% of the total character area)

- Industrial and manufacturing operations
- Warehousing
- Outdoor storage
- ~~Supporting retail and office uses~~
- Compatible public and semi-public, and special uses

Secondary (Maximum 25% of the total character area)

- Supporting retail and office uses

**Form and Guidelines:**

- Lot coverage varies widely depending on the needs of the given activity.
- Generally single-story buildings often with big building masses that may have very tall ceiling heights.
- Screening from public view required for outdoor storage and production.
- Architectural detailing appropriate for industrial buildings on all sides within 300 feet<sup>1</sup> of a street or public parking area.
- Screening and other appropriate transition measures if located next to areas planned for less intense uses.

**Zoning Districts:**

Primary

~~Business park, light, general, and heavy industrial districts~~

- ~~Planned Employment Park~~
- ~~Light Industrial~~
- ~~General Industrial~~
- ~~Heavy Industrial~~

Secondary

~~Retail districts in limited amounts to support the employment uses~~

- ◆ Limited Commercial
- ◆ General Commercial

## **Employment Core**

~~This character type is for~~ The Employment Core sub-types is are an employment/office areas that utilizes a more urban, or semi-urban development form. The character of these areas ~~are will be~~ primarily oriented around multi-story office developments ~~but will and~~ usually include supporting commercial activities such as retail, business support, restaurants and hotels. ~~Secondary zoning districts are may be permitted provided the~~ minimum percentage of primary uses is established for the character area and the secondary uses they've developed and may include residential uses are developed as part of a ~~more~~ mixed use environment.

### **Zoning Districts:**

Primary (Minimum 80% of the total character area)

- Office Commercial (OC)
- Limited Commercial (LC)
- Mixed Use (MX)
- Planned Employment Park (PEP)

Secondary (Maximum 20% of the total character area)

- Residential Multiple (RM) Dwelling 3, 4, 5
- General Commercial (GC)
- Light Industrial (LI)
- General Industrial (GI)
- Public and Semi-Public (PS)

### **Typical Land Uses:**

Primary (Minimum 80% of the total character area)

- Office buildings
- Flex office space
- Medical office buildings
- Hotels
- Restaurants
- Business support services
- Research and development
- ~~Vertical and horizontal mixed use including residential~~

~~Compatible public, quasi public, and special uses~~

Secondary (Maximum 20% of the total character area)

- Vertical and horizontal mixed use including residential
- Compatible public and semi-quasi-public, and special uses

Primary

~~Mixed use, business park, office, and retail districts~~

~~Office Commercial~~

Limited Commercial  
Mixed Use  
Planned Employment Park

#### Secondary

Medium to high density multiple residence districts in a supporting role to create a mixed use center  
Residential Multiple (RM) Dwelling 3, 4, 5

Higher intensity commercial and industrial districts in a supporting role

General Commercial

Light Industrial

General Industrial

#### Form and Guidelines:

- Building heights generally 2 – 4 stories, but could be taller.
- Buildings arranged to relate to each other creating a walkable environment between buildings.
- Ground floor facades on public sides of buildings to have a high degree of transparency.
- Pedestrian fronts of buildings and pedestrian connections between buildings include shaded walkways.
- Lot coverage usually under 40 percent.
- Parking typically located beside and behind buildings.
- Common landscape theme.
- Plazas and open spaces incorporated into the design to create usable outdoor spaces.

## Specialty Districts

The Specialty Districts character type is for large (typically over 20 acre) areas with a single use such as an educational campus, airport, or medical facility. The character of these areas can have a significant impact on surrounding development either through the amount of traffic they generate, or the noise associated with their activities. Typical uses for this character type may be supported by retail, offices, hotels, or dormitories. Development in this character type maintains a campus feel and connection between buildings by having consistency in landscaping and signage and a high-quality of building design and materials.

#### Sub-types:

##### **Educational Campus**

The Educational Campus sub-type is typically for high school and college campuses and associated athletic facilities and may have large buildings set in parking lots and associated athletic facilities. This sub-type category also applies when includes junior high and/or elementary schools are located adjacent to a high school and form a large campus area.

### **Zoning Districts:**

#### Primary

- Limited Commercial (LC)
- General Commercial (GC)
- Public and Semi-Public (PS)
- Leisure and Recreation (LR)

#### Secondary

- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)

### **Typical Land Uses:**

#### Primary

- High school campus
- College campus
- Associated athletic fields and buildings
- Associated performing arts buildings
- Junior high and/or elementary school if located adjacent to a high school

#### Secondary

- Associated living facilities

### **Zoning Districts:**

~~Office and retail commercial districts~~  
~~Business park and industrial districts~~

#### ~~Districts~~

- ~~Limited Commercial~~
- ~~General Commercial~~

### ~~Business park and industrial districts~~

- ~~Planned Employment Park~~
- ~~Light Industrial~~
- ~~General Industrial Public Districts~~
- ~~Public and semi-public~~
- ~~\_\_\_\_\_~~

### **Form and Guidelines:**

- Building heights typically 2 – 4 stories, but could be higher.
- Buildings typically set in lawns and separated from the street by parking fields.
- Form and design needs to consider traffic circulation impacts and safety and security.
- Typically have large parking fields, but buildings clustered together to allow for walkability.
- Located along arterial streets and have strong connections to the streets and transit stops spaces.

### **Medical Campus**

The Medical Campus ~~designation sub-type~~ is for hospitals and associated medical office

buildings and are typically located on sites of at least 20 acres. These medical campuses often contain buildings at least 4 stories in height and can impact surrounding neighborhoods due to traffic and noise.

**Zoning Districts:**

Primary (Minimum 80% of the total character area)

- Neighborhood Commercial (NC)
- Limited Commercial (LC)
- General Commercial (GC)
- Planned Employment Park (PEP)
- Light Industrial (LI)

Secondary (Maximum 20% of the total character area)

- Residential Multiple (RM) Dwelling 4 (with approval of a special use permit)

**Typical Land Uses:**

Primary (Minimum 80% of the total character area)

- Hospitals
- Medical office buildings
- Medical clinics
- Rehabilitation facilities
- Hospice
- Long-term nursing
- Support hotel services
- Pharmacies

Secondary (Maximum 20% of the total character area)

- Food service, such as restaurants and delis
- Supporting small tenant shops and retail (card shops and gifts, medical supply)
- Multiple residence

**Form and Guidelines:**

- Large buildings set in a lawn or parking field.
- Lot coverage generally exceeds 30-~~percent~~.
- Buildings at least two-stories, often four-stories, and can be more.
- Requires careful consideration of pedestrian routes from parking fields to the various services offered on site.
- Requires consideration of ambulance routes and other emergency procedures.
- Connectivity to the street and transit services.

**Zoning Districts:**

~~Medium Density multiple residence~~ Office and commercial districts  
~~districts~~

- ~~Residential Multiple (RM) Dwelling 4 (with approval of a special use permit)~~

Office and commercial districts

- ~~◆ Neighborhood Commercial~~
- ~~◆ Limited Commercial General Commercial~~
- ~~◆~~

~~Business park and low intensity industrial~~

- ~~◆ Planned Employment Park~~
- ~~◆ Light Industrial~~
- ~~◆ Residential Multiple (RM) Dwelling 4 (with approval of a special use permit)~~

## **Airport**

~~This character~~ The Airport sub-type includes Falcon Field and Phoenix-Mesa Gateway Airport.

### **Zoning Districts:**

- Public and Semi-Public (PS)
- Planned Employment Park (PEP)
- Light Industrial (LI)
- General Industrial (GI)

### **Typical Land Uses:**

#### Primary

- Aircraft storage, fueling, and maintenance and operational activities
- Passenger terminals
- Car rentals

#### Secondary

- Hotels
- 

### **Form and Guidelines:**

- Large and medium footprint hangar buildings with attractive architectural detailing to accommodate aviation businesses and storage of aircraft.
- Limited vegetation on the airfield side of buildings.
- Runways, taxiways, and aircraft parking ramps.
- Accommodation for large parking facilities and include long-term parking.
- Terminals and other public areas have a high degree of architectural detailing, less required in operations areas.
- Provide a pedestrian scale to buildings in public circulation areas.

### **Typical Uses:**

- ~~◆ Aircraft storage, fueling, and maintenance activities~~
- ~~◆ Passenger terminals~~
- ~~◆ Car rentals~~
- ~~◆ Hotels~~

### **Zoning Districts:**

~~Public and industrial districts that allow for airport and related operations~~

- ~~◆ Public and Semi-Public~~
- ~~◆ Planned Employment Park~~

- ◆ ~~Light Industrial~~
- ◆ ~~General Industrial~~

## Transit Districts

Focus:

The Transit Districts character type includes the light rail corridor, bus rapid transit corridors, and areas designated for a consistent high level of transit options. The focus in this character type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This character type overlays the other character types and is used to transition the area into a more transit- and pedestrian-oriented development form. This overall category is divided into corridors and station areas. Station areas will have more intense development.

The Character Area Map includes both designated corridors and proposed corridors based on the Transit Master Plan. The areas with the proposed transit corridors are not subject to the requirements of this character type until such time a final decision is made to implement the transit improvements for a given area.

**Sub-types:**

### Station Areas

Unless otherwise more specifically defined in a neighborhood area plan, the ~~Station Areas~~ character-sub-type ~~is~~ should generally ~~located be~~ within 1/4 mile of a light rail station or 1/8 mile of a ~~bus rapid transit~~ or ~~a~~ major bus transfer station. ~~Station Areas~~ are intended to have more intense development than the associated corridor and are expected to transition into an urban building form.

### Zoning Districts:

Primary

- Residential Multiple (RM) Dwelling 3, 4, 5 with an Urban designator
- Transect 4, 5 Neighborhood (T4N, T5N)
- Mixed use (MX) with an Urban designator
- Limited Commercial (LC) with an Urban designator
- Transect 4 Neighborhood Flex (T4NF)
- Transect 4, 5, 6 Main Street (T4MS, T5MS, T6MS) in the downtown area
- Transect 5 Main Street Flex (T5MSF) in the downtown area

### Typical Land Uses:

Primary

- Retail
- Restaurants
- Mixed-use with residential over ground floor office or retail
- Bars and nightclubs

- Offices ~~behind ground floor retail or on upper floors~~
- ~~Personal Service~~ ~~behind ground floor retail or on upper floors~~
- Hotels
- ~~Multiple~~-residence buildings

### Secondary

- Central public gathering places
- Compatible public, and quasisemi-public and special uses
- Parking garages

### Zoning Districts:

~~Medium to high density multiple residence~~ Mixed use, office, and retail districts district

- ~~Residential Multiple (RM) Dwelling 3, 4, 5 with an Urban designator~~
- ~~Transect 4 Neighborhood~~
- ~~Transect 5 Neighborhood~~

Mixed use, office, and retail districts

- ~~Mixed use with an Urban designator~~
- ~~Limited Commercial with an Urban designator~~
- ~~Transect 4 Neighborhood Flex~~
- ~~Transect 4 Main Street~~
- ~~Transect 5 Main Street Flex in the downtown area~~
- ~~Transect 5 Main Street in the downtown area~~
- ~~Transect 6 Main Street in the downtown area~~

### **Form and Guidelines:**

#### Principle Street

- Minimum building height is two ~~two~~-stories, taller buildings are encouraged.
- Second highest densities and intensities outside of downtown when in conjunction with a Mixed-Use Activity District.
- Lot coverage should be at least 50 ~~percent~~% and could be 100 ~~percent~~%.
- Buildings are used to form a street wall by being brought close to the front property line Principle functional entry to face a public space such as a street or plaza, not a parking lot
- Buildings are expected have active first floor uses that engage the street and create an interesting and active street environment.
- Ground floor transparency expected to be at least 65%.
- Surface parking should be set back at least 50 feet<sup>1</sup> from a principle street.
- Sidewalks should be wide and are encouraged to be wider in very active locations.
- Stand-alone drive through uses discouraged.
- Trees and/or awnings or other shade structures over sidewalks.
- Urban landscape forms, public art, and street furniture along streets.
- Storm water retention underground or in urban design form.
- Plazas used to provide public space along the street.

#### Secondary Street

- Buildings are encouraged to be at least two-stories tall.
- Lot coverage should be at least 50 percent and could be 100-percent.
- Buildings brought close to the street, but there may be some breaks in the street wall.
- Principle functional entry to face a public space such as a street or plaza, not a parking lot.
- Buildings are expected to have active first floor uses that engage the street and create an interesting and active street environment.
- Ground floor transparency expected to be at least 65% for non-residential uses.
- Sidewalks should be wide and are encouraged to be wider in very active locations.
- Stand-alone drive through uses discouraged.
- Trees and/or awnings or other shade structures over sidewalks.
- Urban landscape forms, public art, and street furniture along streets.
- Storm water retention underground or in urban design form.
- Plazas and pocket parks to provide public space along the street.

## Corridors

~~This character~~The **Corridors** sub-type applies to development of the corridors between stations and stops and will be less intense, but ~~should~~ still evolve into a more urban pattern with buildings brought close to the front property lines and parking behind or beside buildings. Streets should maintain a pedestrian orientation, but first floors of buildings may not contain active uses.

### Form and Guidelines:

- ~~Buildings are encouraged to be at least two-stories tall~~
- ~~Lot coverage should typically be between 40 and 80 percent, but could be 100 percent~~
- ~~Buildings are brought close to the street front to help frame the public realm~~
- ~~Buildings engage the street, no blank walls longer than 20 feet~~
- ~~Principal functional entry to face a public space such as a street or plaza, not a parking lot~~
- ~~Sidewalks along the primary streets should be wider than standard~~
- ~~Trees and/or awnings or other shade structures over sidewalks~~
- ~~Urban landscape forms, public art, and street furniture along streets~~
- ~~Storm water retention underground or in urban design form~~
- ~~Plazas and pocket parks to provide public space along the street~~

### Zoning Districts:

~~Primary~~ Medium to high density multiple residence Mixed use, office, and retail districts ~~-districts~~

- Residential Multiple (RM) Dwelling 3, 4, 5 with an Urban designator
- Transect 4, 5 Neighborhood (T4N, T5N)
- ~~Transect 5 Neighborhood~~

~~Mixed use, office, and retail districts~~

- Mixed Use (MX) with an Urban designator
- Limited Commercial (LC) with an Urban designator
- Transect 4, 5 Neighborhood Flex (T4MSF, T5MSF) in the downtown area

- ~~Transect 4, 5 Main Street (T4MS, T5MS) in the downtown area~~
- ~~Transect 5 Main Street Flex in the downtown area~~
- ~~Transect 5 Main Street in the downtown area~~

#### Secondary

- ~~Public and Ssemi-Ppublic (PS)~~
- ~~Leisure and Recreation (LR)~~

#### **Typical Land Uses:**

##### Primary

- ~~Retail~~
- ~~Restaurants~~
- ~~Mixed-use; typically -with residential over ground floor office or retail~~
- ~~Bars and night clubs~~
- ~~Offices behind ground floor retail or on upper floors~~
- ~~Personal sService behind ground floor retail or on upper floors~~
- ~~Hotels~~
- ~~Multiple- residence buildings~~

##### Secondary

- ~~Central public gathering places~~
- ~~Compatible public, and quasisemi-public and special uses~~
- ~~Parking garages~~

#### **Form and Guidelines:**

- ~~Buildings are encouraged to be at least two-stories tall.~~
- ~~Lot coverage should typically be between 40% and 80% but could be 100%.~~
- ~~Buildings are brought close to the street front to help frame the public realm.~~
- ~~Buildings engage the street, no blank walls longer than 20 feet.~~
- ~~Principal functional entry to face a public space such as a street or plaza, not a parking lot.~~
- ~~Sidewalks along the primary streets should be wider than standard.~~
- ~~Trees and/or awnings or other shade structures over sidewalks.~~
- ~~Urban landscape forms, public art, and street furniture along streets.~~
- ~~Storm water retention underground or in urban design form.~~
- ~~Plazas and pocket parks to provide public space along the street.~~

## **Parks and Open Space**

#### Focus:

~~This~~ The Parks and Open Space character type is for large parks and open space areas, typically over 20 acres, which are used for passive or active recreation. Parks and Open Space ~~This character type~~ areas ~~that~~ are community facilities, not private parks or golf courses, either stand-alone or that are part of a specific neighborhood or development.

#### Zoning Districts:

Primary

- Public and Semi-Public (PS)
- Leisure and Recreation (LR)

Secondary

- Residential Single (RS) Dwelling

**Land Typical Uses:**

Primary

- Ball fields
- Community centers and gymnasiums
- Passive and active recreation areas
- Aquatic facilities
- Trails
- Dog parks

Secondary

- Single residen

**Form and Guidelines:**

- Large open spaces for passive or active recreation.
- Buildings are placed in natural, landscaped settings.
- Connected to the surrounding neighborhood.

**Zoning Districts:**

~~Public district for city facilities or as part of a single residence planned development district~~

~~Public and Semi-Public~~

~~Residential Single (RS) Dwelling~~

**D. Plan Elements**

**Goal:** Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable jobs, and develops rich public spaces.

**General Policies and Strategies**

Character Areas P1:

In areas with a Neighborhood character type, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards for neighborhoods set forth in Chapter 4, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P2:

In areas with the Neighborhood Village Center character type, development will be reviewed for the opportunity to: (i) provide needed services to the surrounding neighborhoods, (ii) increase connections with the surrounding neighborhoods, (iii) help to maintain the health and viability of the surrounding neighborhood, provide a greater

sense of place and identity to the center and surrounding neighborhood, and (iv) improve the viability of businesses within the center, and will also be reviewed for compliance with any approved sub- area or neighborhood plan for the specific area.

Character Areas P3:

In the Downtown character type, development will be reviewed for the opportunity to continue to improve the mix and intensity of development consistent with the Central Main Street Plan or any subsequent plans for this area.

Character Areas P4:

In areas with the Mixed Use Activity District character type, development will be reviewed for the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P5:

In areas with the Mixed Use Community character type, development will be reviewed for conformance with any approved community plan or infill incentive plan approved for the area, that provides for the development of a complete community.

Character Areas P6:

In areas with the Employment District character type, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P7:

In areas with the Specialty District character type, development will be reviewed for the opportunity to maintain and enhance the nature of the particular special district and for compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P8:

In areas with the Transit District character type, development will be reviewed for the opportunity to further enhance the development and functioning of transit services by increasing the level of activity, mix of uses, pedestrian environment within the district, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P9:

In areas with the Parks and Open Space character type, development will be reviewed for the opportunity to further enhance the nature of the area and to provide high quality locations for public use and benefit, and for compliance with any approved sub-area or neighborhood plan for the specific area.

Character Areas P10:

This Plan continues to allow and provide for the broad range of land uses that exist within the community; however, the built form will transition over time to achieve the goals of creating a more recognizable city, improving air quality, and ensuring access to solar energy.

Character Areas P11:

Primary zoning districts and primary land uses will be mainly utilized to establish the character type and areas. Where appropriate, secondary zoning districts and land uses may be used as ancillary to contribute to a mixture of land uses to add to the vibrancy of an area.

**Programs**

The following programs with their associated policies and strategies will be used to help create and maintain great neighborhoods.

**Land Use**

Background

As Mesa continues to grow it is necessary to understand what development patterns and land uses will be needed to accommodate the growth and provide for that anticipated development.

Existing Land Use

The existing pattern of land use within the approximate 172-square-mile Mesa Planning Area reveals two dominant land uses: small-lot, single family detached housing; and vacant land. Encompassing 35% of the land within the planning area, single-family residential use is distributed fairly evenly throughout the developed portions of Mesa. The majority of undeveloped land is concentrated east of Power Road, which illustrates the initial concentric growth of the City, its western urbanized connection with the City of Tempe, early corridor growth along the Superstition Freeway, and more recent development to the northeast and southeast.

Consistent with typical land use patterns, community and neighborhood commercial districts are located primarily along arterial roadways and in the downtown area. Separated by 10 miles along the Superstition Freeway (US 60) are two regional malls: Fiesta Mall to the west and Superstition Springs Center to the east. The dominant industrial activity is concentrated in the northern and southeastern portions of the planning area. The major industrial employer to the north is The Boeing Company. The major site to the southeast is the development occurring around the Phoenix-Mesa Gateway Airport. Medium and high-density residential uses, including manufactured home parks, are located along arterial roadways and are concentrated between University Drive and Southern Avenue.

Golf course based communities are primarily located east of the Roosevelt Water Conservation District (RWCD) Canal. The Union Pacific Railroad corridor in the southwestern portion of the City serves a series of industrial uses and connects through

Chandler and Gilbert to the Williams Gateway area along the Rittenhouse Road alignment. Parks, open space, and educational facilities are located throughout the planning area. In the northeastern corner of the planning area, the Tonto National Forest and Utery Mountain Regional Park encompass large areas of natural open space.

Agriculture activities also exist in Mesa. While several small pockets of agricultural land are scattered within the general urbanized area, the larger concentrations are situated around the Lehi area, Falcon Field Airport, and Phoenix-Mesa Gateway Airport.

Figure 7-2 shows the percentage by square mile of existing land uses and undeveloped land in the Mesa Planning Area. This chart illustrates the large amount of residential uses in comparison to employment uses. The overall existing land use pattern is also illustrated on Figure 7-2. This map shows the mix of land use types in the older areas in the western part of the City as compared to residential areas in the east. Figure 7-3 shows the locations of the vacant land. It clearly illustrates the large amount of vacant land located east of Power Road.

#### Distribution of densities/concentration of people and activity

To help prepare and manage infrastructure improvements, and to help review development proposals, it is helpful to have an understanding of the anticipated general pattern of land use intensity expected as Mesa continues to grow. Figure 7-4 illustrates this anticipated general intensity of development for Mesa in 2040. This map will be used in conjunction with the Character Area Map, Figure 7-1, for ongoing review of development proposals throughout the city.

Most of the neighborhoods within the city are developed within the range of three to five dwelling units per acre (Traditional and Suburban Neighborhood character types). This will remain the dominate residential intensity across the city. As the city continues to develop over the next 30 years the lowest intensity areas (Large Lot/Rural Neighborhood character types – approximately one unit per acre or less) will be maintained in the Desert Uplands, Citrus, and Lehi areas, as well as several other small pockets of large lot development. Pockets of higher intensity development (typically between 12 and 20 units per acre) will also occur around the community, primarily in Mixed Use Activity District character types, as part of or adjacent to commercial nodes, as part of redevelopment of underutilized commercial areas, or to provide for a housing mix across the City. Highest intensity residential developments (over 20 units per acre) will primarily be within the Transit District character types where they can be served by transit, have more transportation choices, and a more mixed-use, pedestrian-friendly, urban environment.

The intensity of non-residential land uses and mixed-use areas in Mesa has, traditionally, been low following a suburban development pattern. Figure 7-4 continues to show this low intensity pattern of development in most of the non-residential character areas show in Figure 7-1. Key exceptions include downtown, in multi-modal nodes within the Transit District character types, in the Fiesta and Superstition Springs areas, and around Ray and

Ellsworth Roads. Higher intensity development is generally supported in all the Economic Activity Areas shown in Figure 5-1 provided appropriate transitions are provided to adjacent low-density residential areas.

#### Aggregates

In accordance with Arizona Legislation, the Land Use Element includes currently identified sources of aggregates from maps provided by the State. Aggregate resources include land primarily used for active mining of cinder, crushed rock or stone, decomposed granite, granite, pumice and sand. Figure 7-5 illustrates the location of aggregate resources in the Mesa planning area. One such property within Mesa is illustrated on the 2007 Directory of Active Mines and map, which lists the location of active aggregate and crushed stone operations in Arizona. Construction debris is a recycled former landfill site currently approved for commercial and residential redevelopment. No aggregate resources by State definition are present at this site or any other site in Mesa.

#### Aircraft Overflight Areas

Mesa's two airports, Falcon Field and Phoenix-Mesa Gateway Airport, are major economic engines for Mesa and the East Valley. The number and make-up of the aircraft flying in and out of these airports continues to change and grow.

In order to protect the airports and the developments that occur around them it is important to consider the impacts from development, both on and off the airport, on air space and land use compatibility. Addressing these issues requires reviewing development for height penetrations, noise sensitive uses, concentrations of people, visual obstructions, and wildlife attractants. The primary tools for avoiding problems and providing these protections are proper and coordinated on and off airport land use planning, zoning requirements, and the development review process.

Both airports have identified areas around the airports which have a high degree of traffic by aircraft (See Figure 7-6: Aircraft Overflight Areas, page 7- 43). Because of the importance of these areas to employment growth in Mesa and the impact these aircraft can have on land use development, it is important that land use decision made in these areas take these overflights into consideration. In these areas, as development occurs, property owners will be required to provide avigation easements, notice to property owners that they are near an airport, and sound attenuation in the building construction.

#### **Policies and Strategies**

Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.

Land Use P2: Support the diverse and dynamic sub-areas within the city by utilizing land use controls to help maintain their unique character or history.

Land Use P3: The City shall work with Falcon Field and Phoenix-Mesa Gateway Airports to coordinate planning and to address airspace protection and land use ~~compatibility~~compatibility.

Land Use S1: Update and adjust land use tools as necessary to respond to changing community needs and implement the General Plan.

DRAFT