



# Planning Strategies

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# Presentation Goals

Discuss the City's land use and development activities, strategies and priorities for improving the urban form

## Outline

- High-level concepts
- Specific work plan for 2021
- Near-term (2-5 years) goals

# Planning Division Function

Long Range Planning

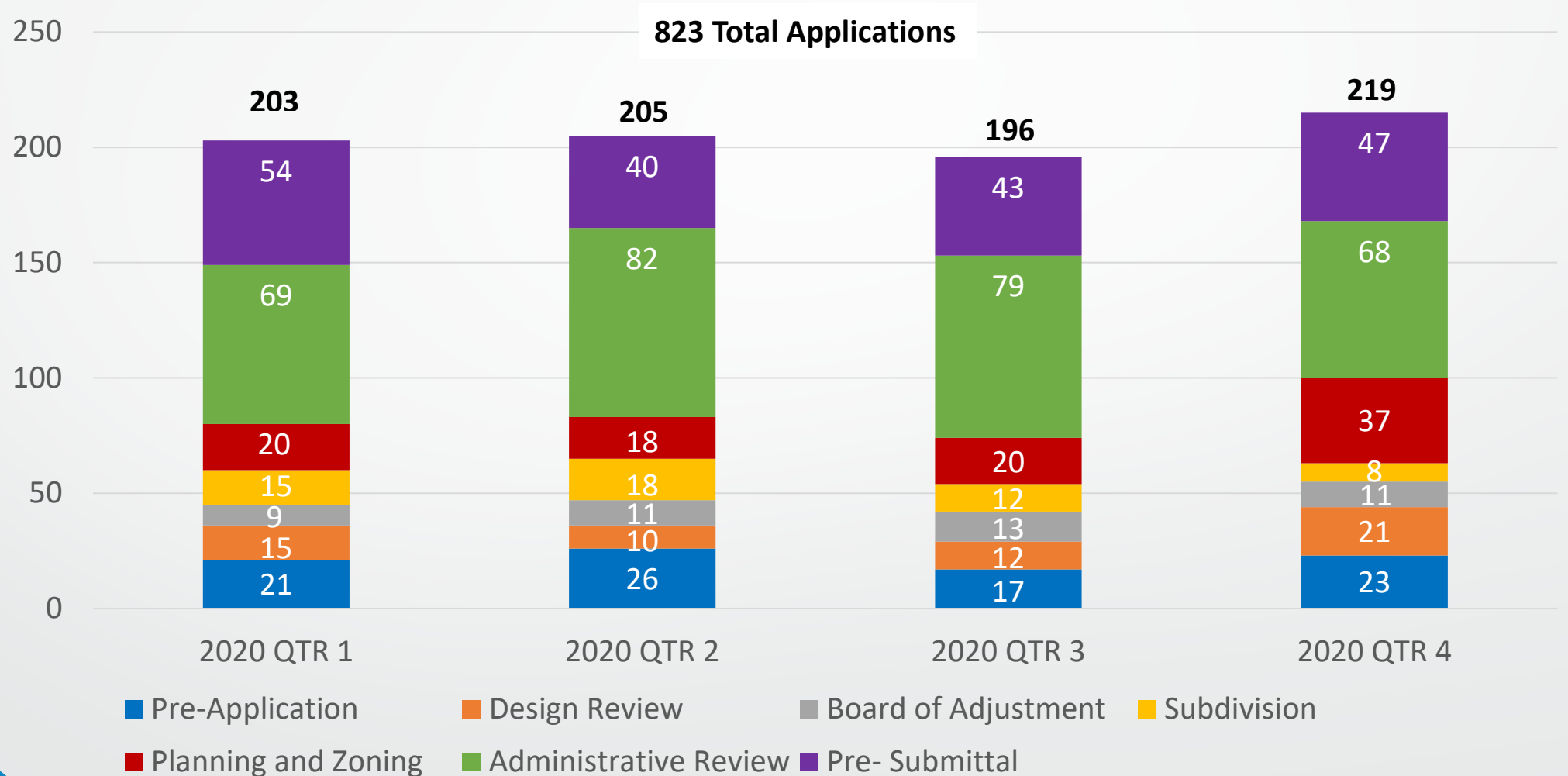
Current Planning

Historic Preservation

- Administer the City's General Plan, zoning ordinance, and other land use policies
  - Review development to ensure compliance with City regulations and goals
  - Coordinate land use strategies with other city departments
  - Protect and preserve our historic and cultural assets
- Make policy recommendations to the City Council and other land use Boards

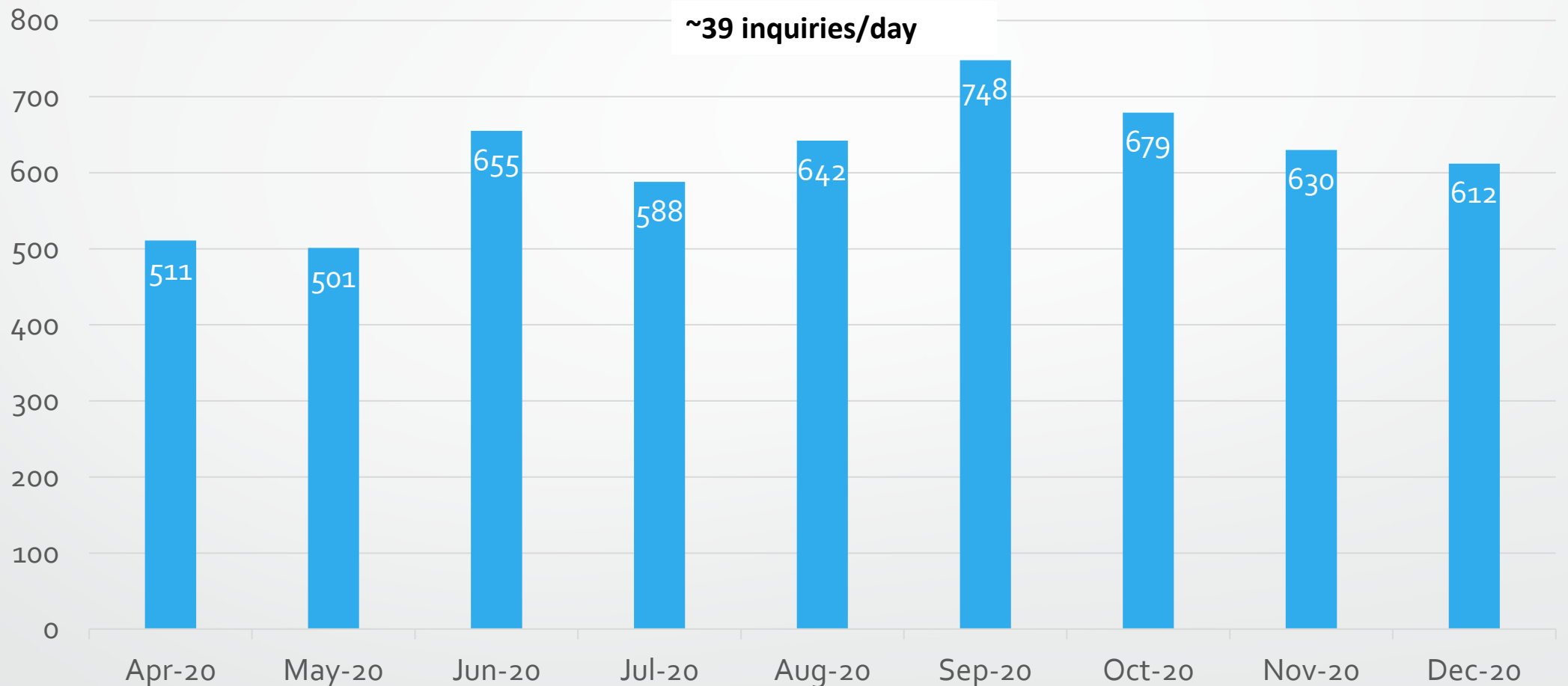
# Current Planning

## Total Planning Submissions By Quarter



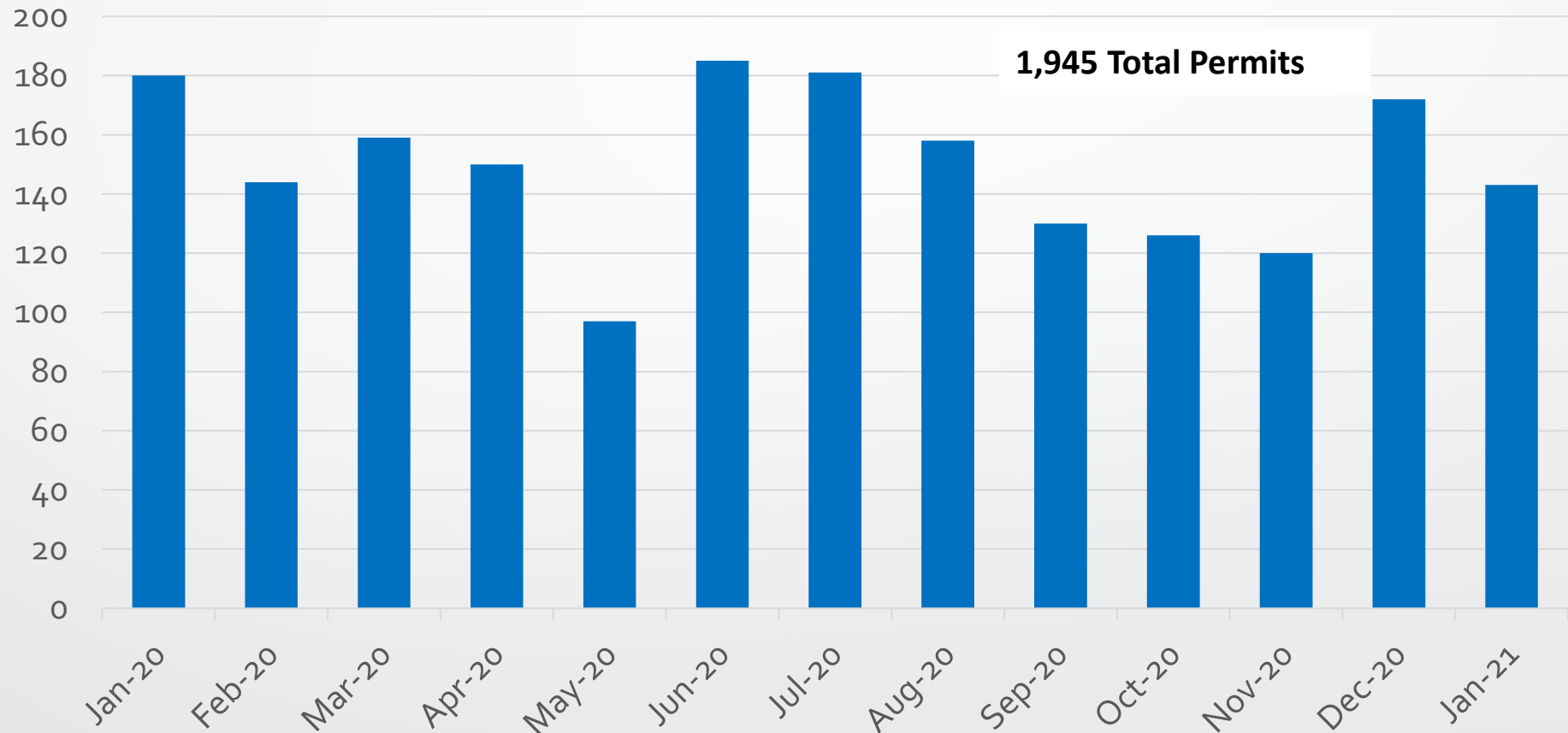
# Current Planning

## Planner of the Day Customers



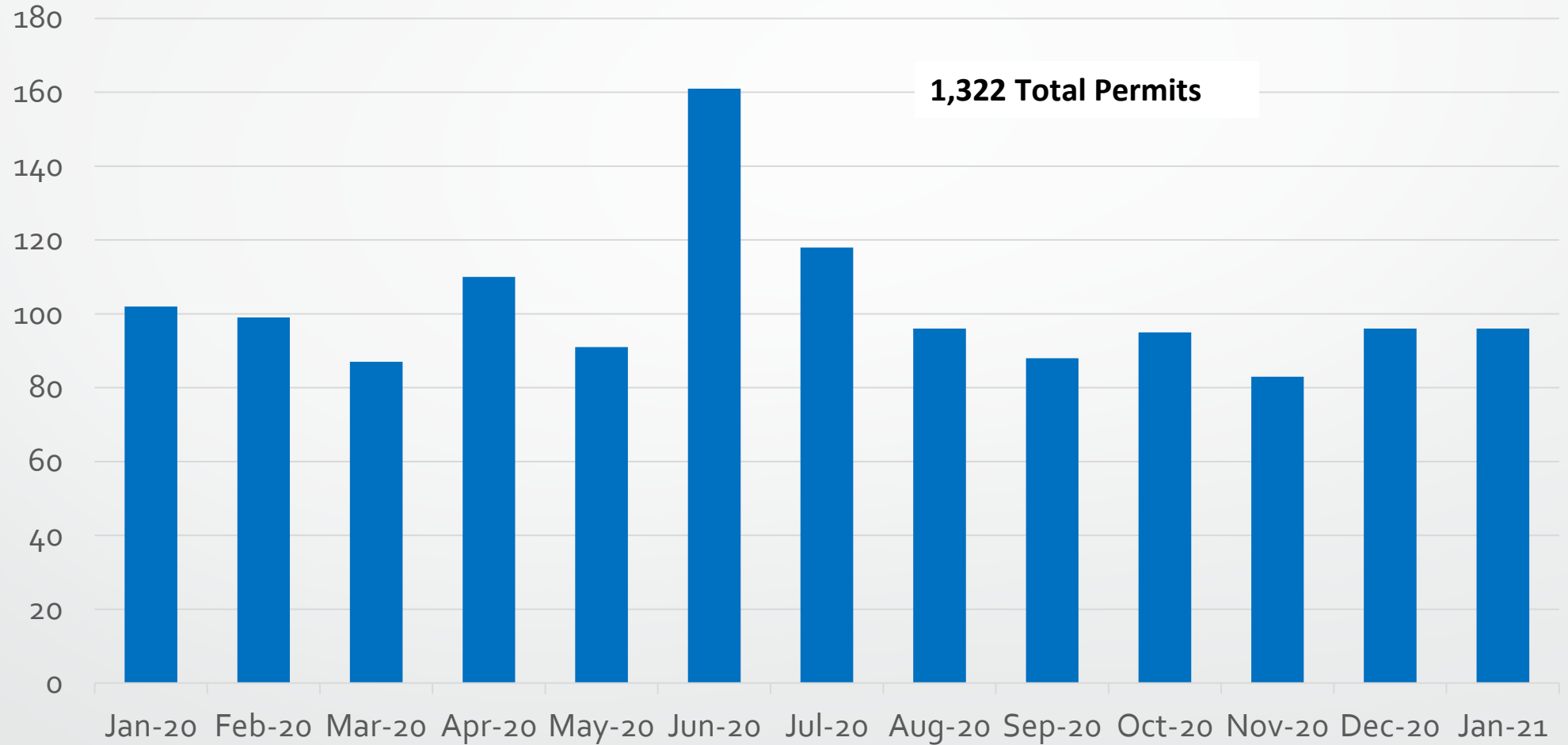
# Building Permits

## New Single Family Residential Permits Issued



# Building Permits

## Commercial Permits Issued



# Major Land Use Projects

- Eastmark, Cadence and Avalon Crossing Planned Community build-out
  - Destination at Gateway
  - Commercial and industrial development in southeast Mesa
  - Phoenix-Mesa Gateway Airport expansion
  - Hawes Crossing
  - Landing 202
  - Site 17
  - Falcon Field District
- *Continued development proposals and growth of the City*



# Long Range Planning

General Plan

Sub-Area Plans

Corridor Plans

Neighborhood Plans

Historic Preservation

Specific Plans i.e. Transportation, Housing, Parks, etc.

Revitalization Plans

Placemaking and Design Guidelines

Zoning Ordinance

Overlay Zones

STRATEGIES

# General Plan

Overarching policy document -- expression of the community's goals and priorities that guides the future action of the City

- Required to be updated every 10 years and approved by voters - **Due 2024**
- Entails significant stakeholder and community outreach
- Coordinate effort with sub-element updates e.g. Transportation Master Plan, Balanced Housing Plan, Parks, etc.







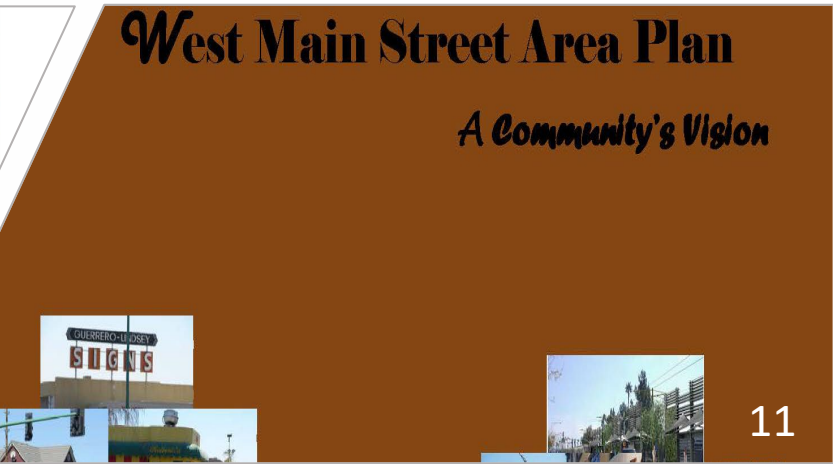
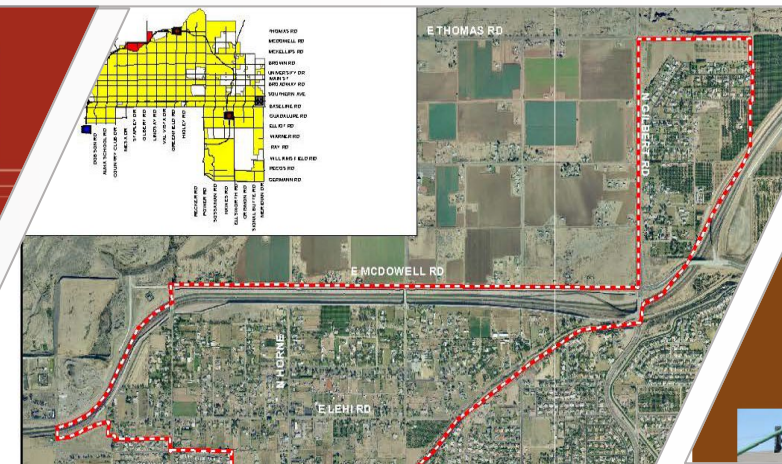
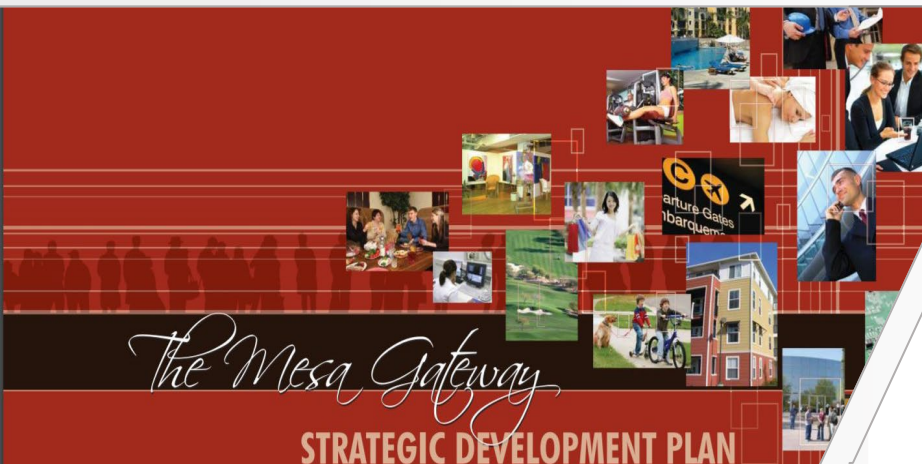
Sub-Area Plan

Adopted by Resolution 8942 on April 2, 2007



# Sub-Area Plans

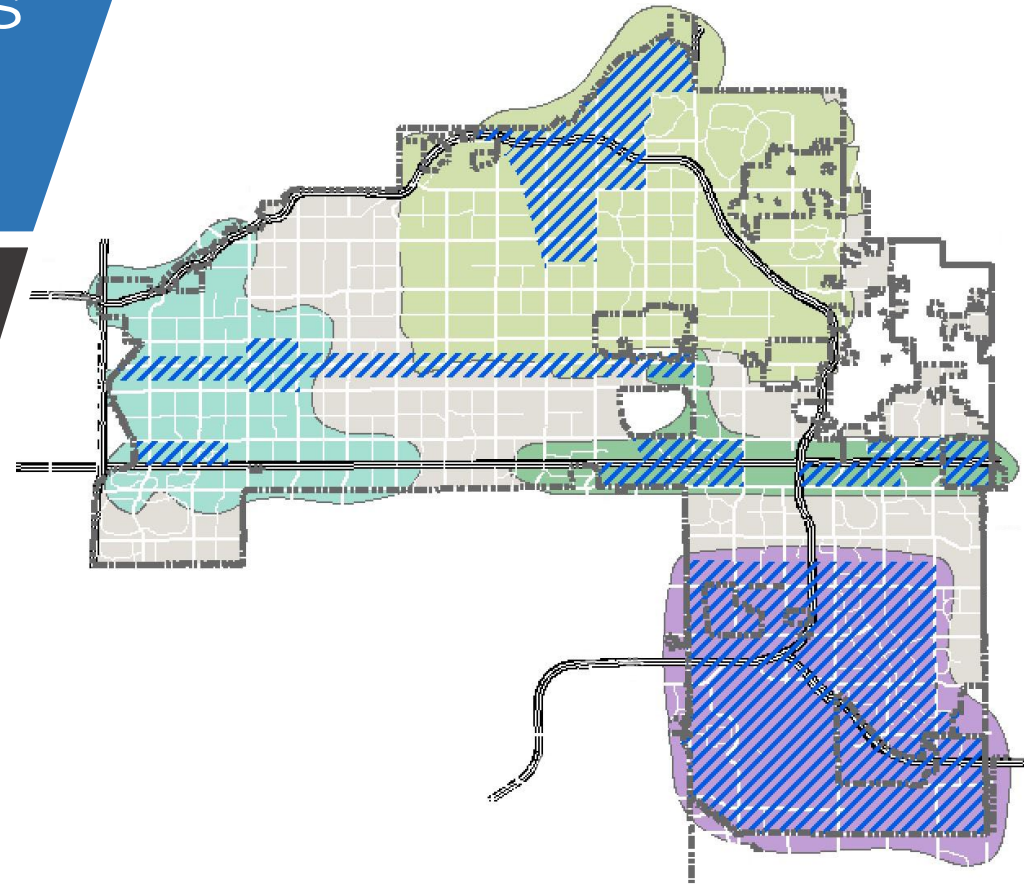
- Re-evaluate existing sub-area plans
- Identify successes and areas to be adjusted



# Sub-Area Planning

Identify new sub-area planning areas and pursue opportunities

- Communities unto themselves
- Define the urban form and character
- Build upon their uniqueness and sense of place
- Utilize overlay zones to specify distinct development standards







# Corridor Plans

## Transportation, Canal, and View Corridors

- Identify corridors ripe for redevelopment or in need of planning for the future
- Encourage pedestrian connectivity to neighborhoods, open space, and key destinations in Mesa
- Harness corridors for their view, as potential amenities, and utilization for alternative modes of transportation
- Evaluate adjacent land uses and development standards



# Placemaking and Design Guidelines

## Entryway Signage, Wayfinding Signage, and Streetscape Design Guidelines

- Monument signage at key locations act as a *gateway* as you enter Mesa
- Wayfinding system to direct and orient to key destinations
- Area specific streetscape standards with unique plant palettes, specimen trees, and site furniture



# Revitalization Plans

Redevelopment Plans, Adaptive Reuse, and Infill Strategies

- Evaluate existing Redevelopment Plans and implementation tools
  - Town Center Redevelopment Area
  - Southwest Redevelopment Area
  - West Redevelopment Area
  - East Redevelopment Area
- Identify strategies to revitalize deserted malls, vacant shopping centers, and blighted strip malls



# 2021 Zoning Strategies

## In Process

- Text Amendments
  - Recreational Marijuana
  - Community Residence
  - Subdivision Regulations
  - Leisure and Recreation District (LR) standards
- Infill Development Guidelines
- Small Lot Development Guidelines
- Historic Preservation Guidelines

## Near Future

- Begin planning for the 10-year General Plan update
- Conduct sub-area plan evaluations
- Explore placemaking strategies
  - Wayfinding Plans
  - Streetscape Design Guidelines
- Explore a Lehi area zoning overlay





# Zoning Strategies

## Mid-Term (2-5 years)

- 10-year General Plan Update
- Corridor Plans
- New Sub-Area Plans
- Revitalization Plans and Strategies
- Explore Potential Zoning Overlay Districts - including Downtown