

## Existing Definition

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### Mixed Use/Employment

Identifies areas where a mix of employment uses including Office, Retail, Commercial, and Business Park can be effectively combined in a coordinated campus environment. ...

## Proposed Modification

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### Mixed Use/Employment

Identifies areas where a mix of employment uses including Office, Retail, Commercial, and Business Park, and Industrial can be effectively combined in a coordinated campus environment. ...

## Existing Definition

### Mixed Use/Employment

...Hotels may be allowed in this category. Residential use is not permitted in this category. ...

## Proposed Modification

### Mixed Use/Employment

...Hotels may be allowed in this category. Residential use is not permitted in this category, provided, however, that Council may approved high density residential development as part of an integrated, mixed-use project through a use permit process. ...

## **Project Tasks: Work Products**

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- Talk to Stakeholders/Community Meeting
- Research Existing Policies, General Plan
- Issues and Options Working Paper
- Annotated Outline, Reformatting
- Module 1: Land Use Classifications
- Module 2: Development Standards
- Module 3: Overlay Districts, Landscaping, and Parking
- Module 4: Administration, Process, Definitions, Miscellaneous

## **Remaining Tasks**

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- ◉ **Module 3: Public Review:**
- ◉ **Module 4: Staff & Public Review**
  - Add Form-based Options
  - Add MH & RV, and Communication Tower Options
  - Add "Definitions" Section
- ◉ **Consolidated Draft: Add Graphics Standards**
- ◉ **Public Review and Comment Period**
- ◉ **Adoption and Implementation Process**

## Project Goals

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- ⊙ Implement *Mesa 2025 General Plan*
- ⊙ Increase Ease of Use
- ⊙ Simplify Understanding
- ⊙ Update Zoning Land Use Classifications
- ⊙ Update Design and Development Standards
- ⊙ Reflect Maturing Nature of City
- ⊙ Recognize Diverse Neighborhoods
- ⊙ Encourage Reinvestment in Existing Neighborhoods
- ⊙ Increase Development Options
- ⊙ Recognize Diversity of Development Interests
- ⊙ Encourage Development of Business and Industry
- ⊙ Increase Predictability of Zoning Requirements
- ⊙ Modernize Administration and Processing

## Increase Ease of Use & Simplify Understanding

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- ⊙ Reduce Narrative Text
- ⊙ Use Direct Language – Simplify Terms
- ⊙ Increase Use of Tables
- ⊙ Increase “Same Page” Footnotes
- ⊙ Increase “Same Page” Cross References
- ⊙ Illustrate Concepts to Explain Text (to come)
- ⊙ Long Term: Design to Allow “Computerized\*” Zoning Code

\*Hypertext Cross References, Illustrations and Code Defined Terms

## **Air Field (AF) Overlay**

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- Revised to be Consistent w/ Strategic Plan
- Focus on Notice of Airport Proximity & Noise Attenuation Stds
- Mandatory Notice on Subdivision Plats
- Mandatory Avigation Easements
- Mandatory Posting of Notice at Sales Offices
- Mandatory Notice to Apartment Tenants

## **Age Specific (AS) Overlay**

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- ◎ **Basically the Same**
  - Requires one resident to be 55 years
- ◎ **One Revision:**
  - If 55+ resident no longer present, resident under 55 years may request a **Administrative Use Permit** (formerly required a Special Use Permit)
  - Establishes a Standard of Review for Administrative Use Permit

## **Bonus Intensity Zone (BIZ)**

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- **Use BIZ to authorize "Bonus" for:**
  - Reward Higher Quality Design
  - Voluntary Green Building Construction
  - Encourage Use of Difficult Building Sites
  - Encourage Infill or "By-passed" Sites
  - Allow Taller Building Height
  - Focus Emphasis on "Individual Projects"
  - Voluntary Inclusionary Housing

## **Development Master Plan (DMP)**

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- ◉ Focus on Large Scale, Multiple Use Projects
- ◉ Large-scale Preservation or Design of Open Space & Recreation Sites
- ◉ Large Scale Use of Averaging Concept
- ◉ Consider Master Plan as “Whole”
- ◉ Reserves Future Land Uses (conceptual)

## **Historic Overlays**

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- ◉ Historic Preservation (HP)
  - Focus on Districts (multiple sites) that work together based on time and place
- ◉ Historic Landmarks (HL)
  - Focus on Individual Sites based on Design and History
- ◉ Thresholds Largely the Same
- ◉ Terms Modified to National Norms
- ◉ Uses More Specific Language

## **“New” - Infill Overlay (IN)**

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- ⊙ Focus on “By-Passed” Sites > 2.5 acres
- ⊙ Authorizes 10% Bonus to Floor Area Ratio or Maximum Residential Density
- ⊙ Authorizes 1% Bonus FAR or Density Increase Based on Job Creation Goals
- ⊙ Authorizes Administrative **ZA** Approval:
  - Limited Reductions to Zoning Dev Standards
  - Limited Parking Reductions

## **Planned Area Development (PAD)**

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- ⊙ Density “Averaging” or “Transfer”
  - Gross land area, including open space used in density calculation
- ⊙ Encourage Synergistic Combinations of Land Uses – Multiple Land Uses
- ⊙ Encourage Interties between Adjacent Land Uses – Different Uses as a Strength
- ⊙ Consider Multiple Land Uses as “Whole” Instead of One at a Time

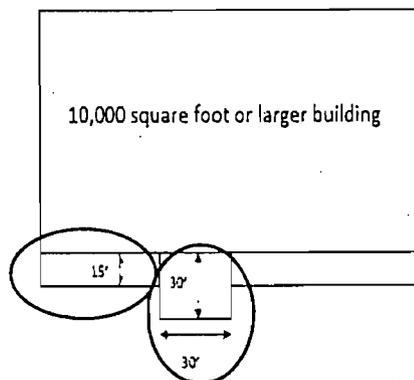
## Module 3 – Development Standards

### Landscaping Requirements

- Street-side: Modified Plant Ratios
- Multiple Plant Ratios based on “Character Area Designations”
- Landscape Design Alternatives
- Allows “Averaging” Depth of Foundation Base – Increased Design Options

## Averaging Foundation Base Depth

Present Requirement



Proposed Revision

