



Chapter 2 Plan Role and Framework

2-1 Mesa 2025 General Plan

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

On November 5, 2002, the residents of Mesa approved the Mesa 2025 General Plan that was adopted by the City Council on June 24, 2002. The Mesa General Plan has the following three interrelated functions:

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

This Plan provides a vision and guide to the community’s citizens, businesses, and officials as the community grows. The vision of the General Plan is to provide for a prosperous and economically balanced community, to address the need for future housing and employment opportunities, and to support Mesa as a sustainable community in the 21st Century. The elements of this vision are described below:

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

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

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

10. Water Resources
11. Cost of Development
12. Safety

The Land Use section of the Mesa General Plan guides future growth and development of the community. This section illustrates how the City anticipates accommodating its future population growth as well as the eventual development patterns the City wishes to encourage. It is within this section of the General Plan that the sub-areas are defined.

2-2 Sub-Area Plans

The Mesa 2025 General Plan highlights seven sub-areas of Mesa that exhibit unique features or land use issues. The goal is to promote Mesa’s identity by encouraging the revitalization, preservation, or development of these sub-areas throughout the City. The Falcon Field area has been designated as one of Mesa’s seven sub-areas.

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

The Sub-Area boundaries in the General Plan are intended as general guides, with firm boundaries being established by the each Sub-Area planning effort through more detailed analysis of area issues, characteristics, and public input.

Sub-area plans provide a framework for future decision-making for select, small geographical areas within the community. They contain statements of principles and recommendations for strategies to achieve desired development in the area. Prepared with substantial public involvement, these plans represent the consensus of the residents.

The Mesa 2025 General Plan intends that the Falcon Field sub-area be: leveraged for the economic development potential generated by the airport, regional transportation linkages, and existing infrastructure; developed with airport compatible land uses; and designated for a mix of land uses that maximize long-term employment potential.



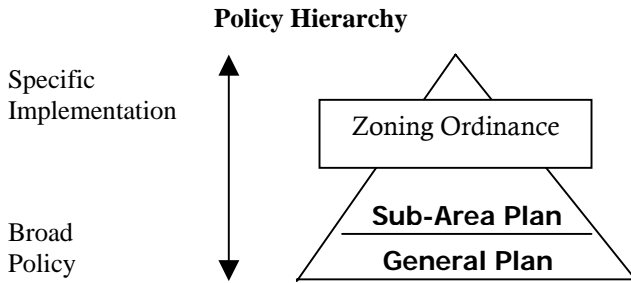


2-3 Relationship of Sub-Area Plans to Other Policy Documents

The sub-area plan document fits between the broad policies of the Mesa 2025 General Plan and the specific implementation tools of the Zoning Ordinance as shown in the Figure 2-1. A sub-area plan provides more specific guidance to patterns of area development than the General Plan, but lacks the granular, lot specific detail of a zoning ordinance.

The Falcon Field Sub-Area covers just over 8.093 square miles or 5,179.88 acres in area. This is roughly 6% of the area of the City of Mesa.

Figure 2-1



2-4 Falcon Field Sub-Area Plan Boundary

The Mesa 2025 General Plan describes the Falcon Field Sub-Area with general physical boundaries. Those boundaries have been slightly modified for the purposes of this study to reflect newly developing areas that have emerged since the adoption of the General Plan. Those developing areas share characteristics and geographic proximity with the rest of the sub-area. Accordingly, it is necessary to include those areas in this study to better reflect the intent of the general plan and improve upon it.

The Sub-Area boundaries for this planning effort are illustrated on the cover of this document, and are described as follows: along the Salt River, which represents the City’s corporate limits to the north; then south along Power Road to the northern boundary of Red Mountain Ranch; then west along that boundary to Recker Rd, continuing along Recker Rd south to McDowell Rd; then west to Higley Rd; following Higley Rd south to McLellan Rd; from there, heading west to the RWCD Canal; and finally, following the canal northwesterly to the Mesa Corporate Limits.

