

Chapter 12 ID - Infill Development Districts

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11-12-1: Purpose

- A. **General Purpose.** The purpose of the Infill Development (ID) Districts is to promote and facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties. This district provides for the establishment of specific land uses, development standards, alternative fees and streamlined review processes as incentives to stimulate re-investment and development of these properties in a manner that will contribute to the creation of a high quality context for employment opportunities and improve the overall economic viability of that area of the city. The ID Districts may be used when other tools available in the Zoning Ordinance will not work to address the needs of the properties involved. It is the intent of this district to:
1. Encourage flexibility in the development, redevelopment, investment and reinvestment of by-passed, underutilized and/or abandoned properties that meet the criteria below for establishment of this district through the use of Infill Incentive Plans.
 2. Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
 3. Where an urban form is anticipated or desired, encourage a mix of uses in close proximity of each other to promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities.
 4. Facilitate the development, redevelopment, and use of properties in Mesa where the public infrastructure is in place.

- B. **Specific Purposes of Each District.** There are two Infill Development districts:
1. **ID-1.** The ID-1 District is for use with small sites of less than 5 acres that need relief from only a few development standards in order to develop or redevelop.
 2. **ID-2.** The ID-2 District is for use with sites of 2.5 acres or more that would benefit from a more comprehensive modification of standard development requirements in order to develop or redevelop.

11-12-2: Applicability

An ID District may be established for any area where the City Council finds that the property meets the definition of “by-passed parcel” as defined in this Ordinance, without regard to lot size. The Council must also find that the area within the district meets at least 3 of the following requirements:

- A. There is a high percentage of vacant older or dilapidated buildings or structures;
- B. There is a high percentage of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes, buildings designed for obsolete land uses, or environmentally contaminated sites;
- C. There is a high percentage of buildings or other places where nuisances exist or occur;
- D. There is an absence of development and investment activity compared to other areas in the City;
- E. There is a high occurrence of crime; or,
- F. There is a continuing decline in population.

11-12-3: Land Use Regulations

- A. **ID-1 Districts.** Land use regulations will be established for a given ID-1 district by referencing a base zoning district established in this Ordinance in the Infill Incentive Plan (IIP) and in the ordinance adopting the zoning designation. The uses allowed in that referenced district will be allowed on the property following approval of the rezoning. Example, the adopting ordinance would state that the uses permitted would be the same as the LC, Limited Commercial District.

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- B. **ID-2 Districts.** The land uses permitted in a given ID-2 district will be established uniquely for that district based on the Infill Incentive Plan (IIP) approved by City Council with the adoption of the ID district. The requirements for the IIP are described in Section 11-12-5.

11-12-4: Development Standards

- A. **ID-1 Districts.** The General Development Standards established in this Ordinance and the specific development standards for the base zoning district are required, unless specifically modified by the City Council with the approval of the ID-1 district.
- B. **ID-2 Districts.** The General Development Standards and specific development standards for property zoned ID-2 shall be established through the review and approval of an IIP as described in Section 11-12-5.
- C. **Standards not in the Zoning Ordinance.** Modifications to development standards not established within the Zoning Ordinance shall be in accordance with procedures and processes established in the Mesa City Code (MCC). With the application of the ID District, certain modifications may be sought in accordance with MCC Sections [9-5-3\(C\)](#), [9-6-7\(C\)](#), and [9-8-4\(C\)](#).

11-12-5: Infill Incentive Plan (IIP)

The request for an ID shall be accompanied with an Infill Incentive Plan (IIP). The IIP shall be reviewed and approved as the regulating document for property development within the ID. The adopted IIP will establish objectives, land uses, development standards, and incentives for the specific infill district. The IIP shall be submitted concurrently with the application for the ID, and shall include the following:

- A. **IIP Map.** A map, which may consist of multiple sheets, drawn to a suitable scale and that includes the following elements:
1. Required map elements for ID-1 and ID-2.
 - a. Boundary of the proposed ID District.
 - b. The approximate location of existing and proposed transit and bus routes, bike lanes, freeways, parkways, arterial streets, and streets which provide connectivity between ID District area other major transportation and transit corridors.

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- c. Existing site improvements, including adjacent street improvements.
 - d. Requested deviations from General Development Standards and other development standards not established by the Zoning Ordinance, pursuant to Section 11-12-4.
 2. Additional required map elements for ID-2.
 - a. Major drainage elements within the proposed ID-2 District and vicinity.
 - b. Existing and proposed utility corridors.
 - c. Any major trails and/or bikeways, including their proposed connections to conceptual trail locations identified in the Mesa General Plan and other relevant documents.
 - d. Location of any known significant historical, cultural, and archaeological features of the site.
- B. **Statement of Need.** The statement of need shall describe the existing conditions of the area proposed for inclusion in the ID and address the items listed in Section 11-12-2 that establish the reasons for use of this district.
- C. **Development Goals.** The IIP shall contain a description of the goals to be accomplished through the adoption and implementation of the ID. This description may be written and/or graphic and include a description of the final developments envisioned for the property that will meet the intent of this zoning district.
- D. **Development Regulations.** The IIP shall list permitted General Development Standards and land use options, which may be assigned to specific parcels. Multiple development and land use options may be assigned and described as available alternatives.
 1. ID-1 applications shall state the zoning district or districts, as listed in [Section 11-3-1\(A\)](#) Base Zones, being used to establish the uses permitted on the property. If more than one district is utilized, then the boundaries of each district shall be delineated on the IIP Map. The development standards associated with the designated district(s) shall govern development on the site unless deviations are requested as part of the application and approved with the adoption of the ID. If applicable, a character designation, as listed in [Section 11-3-1\(C\)](#), Community Character Designators, may be used to define the default

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development standards. The application must also include any requests for modification of development standards contained in, or authorized by Title 9 of the Mesa City Code.

2. ID-2 applications shall submit either of the following:
 - a. A list of base district(s) and/or character designator(s), as described in 1, above, or
 - b. A specific land use plan including allowed land uses and activities that may or may not necessarily correspond to specific base zoning districts. If this option is chosen, the adopted IIP shall govern allowed land use activities for the project site.
- E. **General Development Standards.** The IIP may, but is not required to include deviations to Chapter 30, General Development Standards, as defined in [Chapter 87](#) - Definitions of this Title. In the event the IIP does not specify deviations to General Development Standards, the IIP shall specify how and when General Development Standards apply to specific sites.
- F. **Design Guidelines.** The IIP may, but is not required to include IIP Design Guidelines for the development of property, including illustrations of proposed architectural, urban design, streetscape, and landscape concepts, thematic design elements such as architectural materials, building colors and landscape plants, and any proposed variation from the Design Standards or guidelines contained in this ordinance. The IIP Design Guidelines may describe broadly based design or architectural themes and concepts, sufficient to convey an idea and general pattern of development. In the event an IIP does not include Design Standards or guidelines specific to that Infill District, then the requirements of the declared base district and Article 4 Chapters 30 through 33 of this Ordinance shall apply.
- G. **Review and Development Procedures.** The adoption of the ID-2 District allows for the specification of review procedures for future rezoning, site planning, design review and/or construction permit review and approval as well as waivers from other City ordinances and/or fees. If modifications are not included in the approved IIP, standard City procedures will apply. Options include:
 1. **Zoning Procedures.** Procedures for expedited zoning or rezoning of a site, if desired.

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2. ***Scheduled Timeframes.*** Customized or expedited building plan review and permitting schedule, if desired.
 3. ***Waivers.*** A provision for waivers of certain municipal fees for development activities as long as the waivers are not funded by other development fees, if desired.
- H. **Additional Information/Requirements.** Additional information that may be required by the City as part of the IIP for the ID-2 District are:
1. ***Infrastructure Element.*** An infrastructure element, which includes plans for incorporating transportation, stormwater drainage and utility options may be required by the City Engineer and City Traffic Engineer to evaluate current conditions and consider requested modifications.
 2. ***Supplemental Reports.*** Each IIP shall be accompanied by the following supplemental reports, as determined by the Planning Director, City Engineer and City Traffic Engineer at the time of the Pre-Submittal Conference.
 - a. **Applicability Analysis:** a narrative explaining how the area within the ID District complies with the Applicability Criteria specified in Section 11-12-2.
 - b. Additional information as necessary to facilitate understanding, review and action on the application by the City Council and administration of the implementation of the IIP by the Development and Sustainability Department.
 3. ***Neighborhood Compatibility.*** The IIP shall include criteria and requirements to ensure that future development plans; will facilitate development compatible with adjacent properties and surrounding neighborhoods, will facilitate the implementation of the IIP, will facilitate appropriate transitions between differing developments, and will not overburden the transportation system, utility infrastructure or community facilities.

11-12-6: Review of ID District and Infill Incentive Plan

- A. The City Council may approve an application for an ID after review and holding public hearing in accordance with ARS § 9-499.10 and the requirements of Article 7 of this Ordinance. The required IIP shall be reviewed concurrently with this application. In addition to the Planning & Zoning Board, the Council, at its discretion, may request that

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- Design Review Board or any other citizen advisory board or committee identified by Council, review and make recommendations on any or all parts of the application for compliance with the applicability and evaluation criteria, and the general appropriateness of the IIP.
- B. Evaluation: the Planning & Zoning Board and City Council shall consider at a minimum the following goals and objectives when evaluating the proposed ID District and IIP. The proposed IIP shall:
1. Conform to applicable policies, land use map designations, and land use definitions of the Mesa General Plan;
 2. Conform to the purposes and intents of the ID District as listed in Section 11-12-1.
 3. Address the concerns outlined in the statement of need in support of the ID district.
 4. Provide a land use, or a combination of land uses that are arranged and designed in such a manner as to be well integrated with other land uses, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools, transit routes and utilities.
 5. Adequately, reasonably, and conveniently integrate into existing and planned streets, transit systems, and public services, utilities, and public facilities.
 6. Promote development that is appropriate to and well integrated with its environmental setting, including existing vegetation, soils, geology, topography, and drainage patterns.
 7. Justify any deviations from Standard Development Requirements based upon the overall quality of the plan provided, the need to address specific concerns outlined in the Statement of Need, and the need to address other conditions that may affect the viability of reasonably developing the property in a manner consistent with stated objectives of the Mesa General Plan.
 8. Provide superior design and environmental sustainability in comparison with development reviewed under other base zoning district regulations.
 9. Be compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).

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Chapters 13 through 18 (Reserved for future use)

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