

Chapter 63: Smart Growth Community Plans

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11-63-1 Purpose

The purpose of this Chapter is to provide standards for the application of Form-Based Code standards to reinforce walkable urban neighborhoods or create new walkable urban neighborhoods within the City of Mesa. This application will start with the downtown Main Street area to reinforce the implementation of light rail and to put a proper regulatory framework in place to encourage transit-oriented development (TOD).

Smart Growth Community Plans (SGCP) are intended to create and reinforce walkable urban environments with a mix of housing, civic, retail and service choices within a compact, walkable, and transit-oriented or transit-ready environment.

This Chapter shall be used to achieve the following goals and objectives:

- A. Improve the built environment and human habitat.
- B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit, and therefore minimize vehicle traffic by providing for a mixture of land uses, walkability, and compact community form.
- C. Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- D. Remove barriers and provide incentives for walkable urban projects.
- E. Promote the greater health benefits of a pedestrian-oriented environment.
- F. Reinforce the character and quality of downtown and adjacent neighborhoods.
- G. Reduce sprawling, auto-dependent development.
- H. Protect and enhance real property values.
- I. Reinforce a unique identity for Mesa that builds upon the local context, climate, and history.

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11-63-2 **Applicability**

- A. The owner(s) of a parcel, or abutting parcels, consisting of 10 acres or more of contiguous lots within an area subject to the Smart Growth Overlay may apply to prepare an Infill SGCP. In consultation with the Planning Office, an Infill SGCP must assign transect zones, civic zones, thoroughfares, special districts and/or special requirements as provided in this Chapter, with appropriate transitions to abutting areas.
- B. For a site less than 10 acres or any area designated by the City Council for redevelopment, an Infill SGCP may be approved if the Director determines that:
 1. The goals and objectives of this Chapter can be achieved with the smaller site; or
 2. The project will provide an appropriate and logical extension of an existing transect zone or zones or existing walkable urban environment.
- C. The owner of a parcel, or abutting parcels, consisting of 30 acres or more of contiguous lots, whether inside or outside an area subject to the Smart Growth Overlay, may initiate the preparation of a New Smart Growth Community Plan. The plan shall connect and blend with the scale and character of the surrounding urbanism.
- D. In the event that any of the standards in this Chapter conflict with other standards in this Code the standards in this Chapter override.

11-63-3 **Smart Growth Community Plan Requirements**

Each SGCP shall:

- A. Be structured with pedestrian sheds to determine the scale and center. See Section 11-63-4 (Pedestrian Sheds).
- B. Allocate Transect Zones as per Section 11-63-5 (Transect Zones) and Table 11-63-5.A.
- C. Lay out a thoroughfare network according to standards in Section 11-63-6 (Thoroughfares).
- D. Allocate civic spaces and civic buildings according to the standards in Section 11-63-7 (Civic Buildings and Civic Spaces).
- E. Provide Neighborhood Centers/Main Streets to meet the standards in Section 11-63-8 (Neighborhood Centers/Main Streets).
- F. Provide a mix of building types to meet the standards in Section 11-63-9 (Mix of Building Types).
- G. Provide a mix of lot sizes to meet the standards in Section 11-63-10 (Mix of Lot Types) and Table 11-63-10.A
- H. Have all lots facing a vehicular thoroughfare, except that 20% of the lots within each Transect Zone may face a pedestrian passage or a courtyard.
- I. Connect and blend with the scale and character of the surrounding walkable urbanism.
- J. The SGCP shall be calibrated to suit specific topographical, environmental, site layout, and design constraints unique to the site or its location within the City, yet each SGCP will be consistent in terms of structure and content based on the provisions of this Chapter.

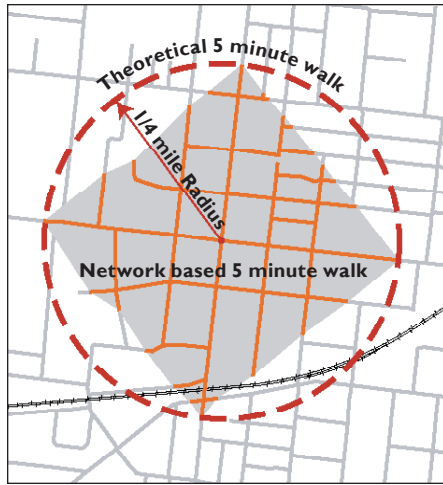
- K. In addition to the requirements of this Section, the SGCP should promote the Environmental Planning and Conservation goals of the Mesa General Plan. This can be measured by the achievement of LEED certification (Leadership in Energy and Environmental Design) by the US Green Building Council, or equivalent, for all residential and mixed-use buildings. Also, LEED-ND certification (Leadership in Energy and Environmental Design for Neighborhood Development) for the SGCP should be pursued.

11-63-4 Pedestrian Sheds

Pedestrian sheds are useful in planning as they provide an understanding of how far a typical pedestrian might be willing to walk. They are based on the understanding that most people are willing to walk up to five minutes before they will choose to drive and up to ten minutes to a major destination or transit stop. SGCPs use pedestrian sheds to define the boundaries and the relationship of development patterns to create walkable environments.

- A. Pedestrian Sheds shall be centered on a Neighborhood Center or a Main Street.
- B. **Types of Pedestrian Sheds**
 - 1. **Standard Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a node. Standard pedestrian sheds are useful in planning neighborhoods. See diagram on the following page.
 - 2. **Linear Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a series of block lengths. Linear pedestrian sheds are useful in planning neighborhood main streets or neighborhoods with multiple nodes. See diagram on the following page
 - 3. **Long Pedestrian Shed.** A pedestrian shed that is based on a one-half mile (2640 feet) radius around a series of block lengths. Long pedestrian sheds are useful in planning major destinations and downtowns. See diagram on the following page
- C. **Maximum Size of Pedestrian Shed**
 - 1. Individual standard pedestrian sheds shall be no more than 160 acres.
 - 2. Linear pedestrian sheds shall be no more than 200 acres. The site or any plan may be smaller than its associated pedestrian shed.
 - 3. Long pedestrian sheds shall be no more than 510 acres.
- D. Remnants of the site outside the pedestrian sheds shall meet the following requirements:
 - 1. Remnant areas outside of a pedestrian shed shall be assigned transect zones, civic spaces, or special districts; and
 - 2. If the remnant areas assigned as T3, T4, and T5 transect zones exceed 35 acres, an additional pedestrian shed shall be created to encompass these remnant areas.
- E. The pedestrian shed shall be mapped on the regulating plan.

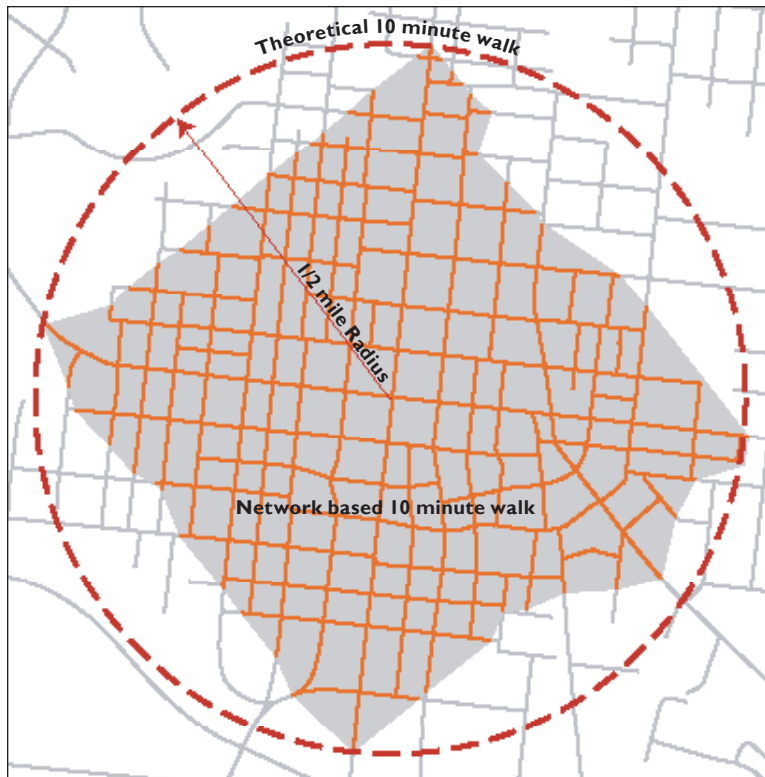
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Standard Pedestrian Shed



Linear Pedestrian Shed



Long Pedestrian Shed

11-63-5 Transect Zones

A. General

1. Transect Zones established in Chapter 58 (Building Form Standards) shall be used for the regulating plan.
2. Any modifications or additions to the transect zones in Chapter 58 (Building Form Standards) shall be done as part of a process of public consultation and are subject to the approval of the City Council. Metrics shall be recorded in a similar format to what exists within this Code.

B. Allocation of Transect Zones

1. Any portion of a development site within one-quarter mile of a major transit stop may be considered transit-oriented development (TOD). Any sites outside this radius shall be considered a traditional neighborhood development (TND).
2. Community plans for complete new neighborhoods and smaller infill sites over 10 acres shall assign and map transect zones to each pedestrian shed according to the percentages allocated in the table on the following page.
3. For sites 10 acres or less, the Director shall determine the appropriate mix of Transect Zones and the location of the center of the pedestrian shed for the area to determine if a main street is needed on the site based on existing conditions. For these sites, property owners shall submit a letter of intent to apply a regulating plan to their site to the Director, and a Pre-Application Meeting shall be held prior to Preliminary Review. Following this meeting and the further review of the project area, the Director shall make this determination.
 - a. The criteria for determining the appropriate mix of Transect Zones are as follows:
 - (1) Proximity to existing or future transit stops;
 - (2) Scale and uses adjacent to site;
 - (3) Existing zoning and entitlement of property;
 - (4) Size of the site;
 - (5) Site constraints and opportunities;
 - (6) Ability of site to create a complete walkable neighborhood; and/or
 - (7) Role of this site in Smart Growth strategy for the larger city based on sector mapping or macro scale analysis.
4. Any TOD frontage along main streets shall have a T4 or T5 Main Street zone designation.
5. The Director may approve a variance for up to 15% for the transect zone allocation within Table 11-63-5.A(Required Allocation Mix of Transect Zones) as long as the proposed regulating plan meets the objectives of this Chapter.

Table II-63-5.A Required Allocation Mix of Transect Zones		
Transect Zone	Percentage of Land Assign to Zone	
	Minimum	Maximum
Traditional Neighborhood Development between 10 - 30 acres		
T3 Neighborhood	no min.	30% max.
T4 Neighborhood (T4N)	25% min.	70% max.
T4 Neighborhood Flex (T4NF)	10% min.	50% max.
T4 Main Street (T4MS)	10% min.	30% max.
T5 Neighborhood (T5N)	no min.	35% max. ^{1,2}
T5 Main Street Flex (T5MSF)	no min.	25% max. ¹
T5 Main Street (T5MS)	no min.	15% max. ¹
T6 Main Street (T6MS)	NA	NA
Traditional Neighborhood Development greater than or equal to 30 acres		
T3 Neighborhood	10% min.	30% max.
T4 Neighborhood (T4N)	25% min.	70% max.
T4 Neighborhood Flex (T4NF)	10% min.	50% max.
T4 Main Street (T4MS)	10% min.	30% max.
T5 Neighborhood (T5N)	no min.	30% max. ²
T5 Main Street Flex (T5MSF)	no min.	30% max.
T5 Main Street (T5MS)	no min.	20% max.
T6 Main Street (T6MS)	NA	NA
Transit Oriented Development		
T3 Neighborhood	NA	NA
T4 Neighborhood (T4N)	no min.	20% max. ³
T4 Neighborhood Flex (T4NF)	no min.	15% max.
T4 Main Street (T4MS)	no min.	30% max.
T5 Neighborhood (T5N)	no min.	80% max. ⁴
T5 Main Street Flex (T5MSF)	10% min.	75% max.
T5 Main Street (T5MS)	10% min. ⁵	30% max. ⁶
T6 Main Street (T6MS)	NA	NA

End Notes:

¹ Allocation of Transect Zone requires Director approval

² Allocation of T5N requires the allocation of T5MSF or T5MS

³ Should primarily be used to transition TOD into an adjacent single-residence neighborhood if it abuts one.

⁴ With Director approval may be as high as 100% if the site is not along a major corridor and is not adjacent or backing onto single-residence parcels.

⁵ With Director approval may be as low as 0% if the site is not along a major corridor.

⁶ With Director approval may be up to 100% if the site is adjacent to the main street.

11-63-6 Thoroughfares

Thoroughfares define the public streets that refine pedestrian sheds into walkable environments. Care should be taken in the layout and sizing of thoroughfares, as wide thoroughfares and a lack of connectivity reduce the pedestrian friendliness of the area.

A. Design

1. Thoroughfares shall be designed per Chapter 61 (Thoroughfare Standards).
2. The thoroughfare network shall be mapped on a Street Regulating Plan that shall:
 - a. Indicate the layout of thoroughfares and the block network according to the standards established in Subsections 11-63-6.B (Block Size) and 11-63-6.C (Connectivity); and
 - b. Be reviewed and approved by the Director, City Traffic Engineer, and Fire Department.
3. Thoroughfares that pass from one transect zone to another shall adjust their public frontages to match the character of the transect zone. For example a thoroughfare that goes from an urban transect zone with retail shops may change in character from wide sidewalks with trees in tree grates to a narrower sidewalk with a planting strip as the thoroughfare transitions to a less urban transect zone composed of various residential building types.

B. Block Size

Individual block faces and the total block perimeter shall follow the standards established in the table below. If a block contains multiple transect zones, the most intense transect zone shall be used to establish the requirements for block size.

Table 11-63-6.A Block Size		
Transect Zone	Block	
	Face Length	Perimeter Length
T3	900 ft. max.	2,400 ft. max.
T4	600 ft. max.	2,000 ft. max.
T5	600 ft. max.	1,800 ft. max.

C. Connectivity

1. **Interconnected Thoroughfares.** Proposed thoroughfares shall be interconnected and shall connect with adjacent thoroughfares external to the site to provide multiple routes for pedestrian and vehicle trips from, to, and within the site.
2. Thoroughfares shall terminate/connect to other thoroughfares. Thoroughfares shall not terminate on alleys and lanes.
3. **Thoroughfare Extensions and Thoroughfare Stubs**
 - a. Where a plan adjoins non-subdivided land, thoroughfares shall be extended to the adjacent non-subdivided land, as prescribed by the maximum block length requirements to provide access to the non-subdivided land in the event of its future subdivision.
 - b. Where a plan adjoins developed or entitled parcels, thoroughfares shall connect to existing or entitled thoroughfare right-of-ways and stubs.

4. Dead-End Thoroughfares and Cul-de-Sacs

- a. Thoroughfares shall not include dead-end thoroughfares or cul-de-sacs except where through-streets cannot be provided because of an environmental feature requiring protection and/or preservation (e.g., a creek channel).
- b. The length of a dead-end thoroughfares shall not exceed 300 feet, as measured from the center of the closest intersection to the center of the cul-de-sac bulb, and these thoroughfares shall provide a suitable turn-around designed to the satisfaction of the Director.

11-63-7 Civic Buildings and Civic Spaces

Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located within the pedestrian shed and accessible to all. The following standards shall be met for providing and locating civic buildings and civic spaces.

A. General

1. SGCPs shall designate civic spaces and civic buildings on a Regulating Plan.
2. The design of civic spaces shall meet the standards set forth in Chapter 62 (Civic Space Types).
3. Civic buildings and the associated civic spaces shall cover less than 20% of a pedestrian shed. To request that civic buildings and the associated civic spaces cover 20% or more of a pedestrian shed, the applicant may apply for a special exception to create a special district.

B. Civic Space Allocation

1. Projects shall set aside a minimum of five percent of the project area as civic space. This number shall be calculated after street right-of-way are subtracted from the project area. The following are exceptions:
 - a. For sites less than four acres, no civic spaces beyond the playground requirements of Subsection 3 are required.
 - b. For sites less than eight acres and within 1,500 feet of an existing public park of at least one acre, no civic spaces beyond the playground requirements of Subsection 3 are required.
2. For sites greater than ten acres, the required amount of civic space shall be distributed throughout the neighborhood as multiple smaller civic spaces.
3. Each residential lot shall be within 1,500 feet of an existing or proposed publicly accessible playground or tot lot.

C. Civic Building Allocation

1. Sites greater than four acres or providing 100 units or more shall provide an indoor public meeting space that is a minimum of 30 feet by 30 feet and a maximum of 10,000 square feet. This may be a freestanding building or integrated within another building. This requirement may be waived for Infill SGPS if an existing public meeting space is located within 1,500 feet of the site.

2. Schools that are integrated into the regulating plan shall be located near the designated center of the pedestrian shed.
3. If a pool and a pool building are integrated into the plan, the space allocated for the pool use (building and grounds) may count for 1.25 times the actual space toward the required civic space.

11-63-8 Neighborhood Centers/Main Streets within New Smart Growth Community Plans

A. General

1. Neighborhood centers/main streets shall be located near the center of each pedestrian shed within a New SGCP.
 2. Lots designated as part of a neighborhood centers/main streets within New SGCPs shall have a minimum depth of 130 feet; lots less than 130 feet may be approved by the Director.
 3. Main streets shall be located as follows:
 - a. Along a thoroughfare that will have development consistent with a Main Street Transect Zone on both sides or one side if the other side is a civic space/civic use; and
 - b. Along a primary through-thoroughfare that connects to other existing or planned main streets or neighborhood centers; or
 - c. Perpendicular to and directly engaging a primary through-thoroughfare.
 4. Neighborhood centers shall include one or more civic spaces that contain one or more civic buildings and/or uses. Limited retail or service uses may also be incorporated within the civic space or buildings.
- B. Allocation.** A main street within a New SGCP shall have a minimum of 400 linear feet of frontage as measured from the edge of lots.
- C. Phasing.** A minimum of one lot designated as part of a main street shall be included and built during the first phase of a project.

11-63-9 Mix of Building Types within New Smart Growth Community Plans

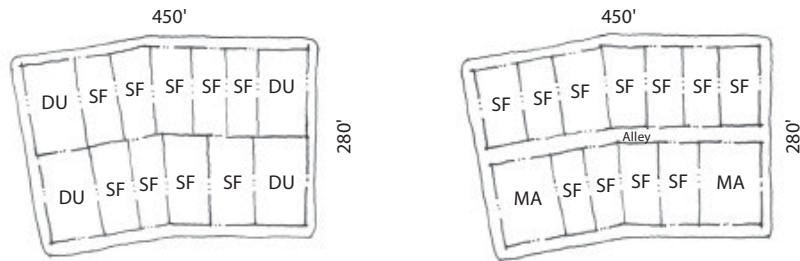
A mix of building types introduces variety into the character of SGCPs.

- A. In T3 Neighborhood Zones, a minimum of five percent of buildings shall be multi-residence/unit building types.
- B. In the T4 Neighborhood Zones, a minimum residential mix of three building types shall be required.
- C. No single building type may represent more than 60 percent of the total number of buildings, except in T5.

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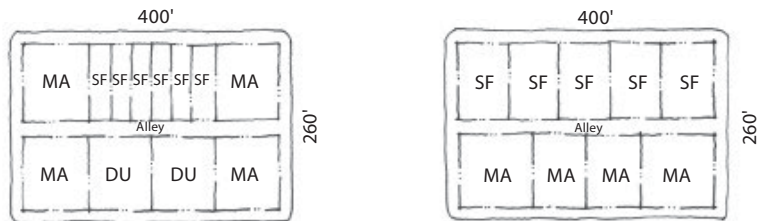
D. Blocks shall provide a diversity of residential and mixed-use building types in a manner that fulfills the intent of each Transect Zone as they are described in Chapter 2.20 and the following formulas. In the event that blocks are composed of more than one Transect Zone, the minimum mixing requirements of the most intense Transect Zone shall apply across the block..

1. Blocks within the T3N Transect Zone are intended to be primarily composed of single-residence/unit and duplex building types, while accommodating limited multi-residence building types that are compatible with single-residence/unit form.
 - a. Blocks within the T3N Transect Zone shall provide a minimum of two building types per block.
 - b. At least 50% of the residential units on block shall be located within single-residence/unit and/or duplex building types.



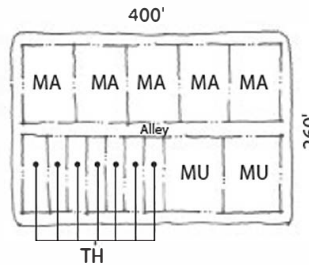
Above: Diagrams illustrates two typical building type distributions in the T3N Zone District. Left: Block with nine single-residence building types (SF) and four duplexes (DU), one at each block corner; no alley is required for access. Right: Block with eleven single-residence building types and two mansion apartments (MA) placed at two respective corners; an alley is provided for access. In both cases, at least 50% of the residential units on the block are within single-residence and/or duplex building types.

2. Blocks within the T4N Transect Zone are intended to provide a mix of single-residence/unit, duplex and multi-residence/unit types.
 - a. Blocks within the T4N Transect Zone shall provide a minimum of two building types per block.
 - b. No block may be entirely composed of single-residence/unit and/or duplex building types.



Above: Diagrams illustrates two typical building type distributions in the T4N Transect Zone. Left: Block with six small-lot single-residence/unit building types (SF), four mansion apartment buildings (MA) and two duplexes (DU) Right: Block with 5 single-residence/unit building types (SF) and four mansion apartments (MA).

3. Blocks within the T4NF or T5MSF Transect Zone are intended to provide the greatest diversity of building types.
 - a. Blocks within the T4NF or T5MSF Transect Zone shall provide a minimum of three distinct building types per block.
 - b. No more than 50% of the residential units on a block shall be located within single-residence/unit or duplex building types.



Above: Diagram illustrates typical building type distributions in the T4NF or T5MSF Transect Zone. Block includes five mansion apartment buildings (MA), seven townhome buildings (TH), and two main street mixed-use buildings (MU)

11-63-10 Mix of Lot Sizes

A mix of lot sizes introduces variety into the character of Smart Growth Community Plans.

- A. A mix of lot sizes shall be provided within pedestrian sheds and blocks as established in the table below.

Table 11-63-10.A Mix of Lot Sizes		
Transect Zone	Minimum Number of Lot Sizes	
	Pedestrian Shed	Block
T3	3	2
T4	2	2
T5	No minimum	No minimum

- B. Lot shall vary by a minimum of 5 feet in width.

11-63-11 Incentives

To encourage the use of the SGCPs Chapter, the City Council shall grant the following incentives, to the extent authorized by State law:

- A. With an application for a Infill SGCP, separate review of a conceptual plat is no longer necessary, as it will be combined with the review for the Infill SGCP.
- B. An application for a preliminary plat and regulating plan with its associated Form-Based Code may be considered together. This has the advantage of reducing the amount of time required for project review and reduces otherwise applicable fees.

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- C. A request for rezoning may occur concurrent with the request for a General Plan amendment to the Traditional Neighborhood or Mixed Use land use designation.
- D. Following approval of the SGCP, all applications for site plan and architectural review shall be reviewed and processed through the Director subject to the reduced fees established in the Appendix 2 (Planning Fee Schedule).

11-63-12 Special Requirements

A SGCP may designate any of the following special requirements:

- A. A differentiation of the thoroughfares as A-grid and B-grid. The review of Use Permits for buildings along the A-grid shall prioritize uses supportive of pedestrian activity. Buildings along the B-grid may be more readily considered for Use Permits allowing automobile-oriented standards. The frontages assigned to the B-grid shall not exceed 30% of the total length of frontages within a pedestrian shed.
- B. Designations for mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Director.
- C. A designation for cross block passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- D. A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.
- E. A designation for coordinated frontage, requiring that the standards in Table 11-61-9.E (Public Frontage Types), Table 11-61-9.F (Public Frontage Standards), and Chapter 11-60 (Private Frontage Standards) be coordinated as a single, coherent landscape and paving design.
- F. May designate one of the following mandatory retail frontage types:
 - 1. **Shopfront.** Designations for mandatory and/or recommended Shopfront Frontage, requiring or advising that a building provide a Shopfront Frontage at sidewalk level along the entire length of its private frontage. See Section 11-60-10 (Shopfront Frontage) for standards.
 - 2. **Gallery.** Designations for mandatory and/or recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. See Section 11-60-12 (Gallery Frontage) for standards.
 - 3. **Arcade.** Designations for mandatory and/or recommended Arcade Frontage, requiring or advising that a building overlap the sidewalk such that the first floor facade is a colonnade. See Section 11-60-13 (Arcade Frontage) for standards.
- G. A designation of required Architectural Styles. The designation of required architectural styles requires the submittal of Architectural Guidelines or Pattern Book as part of a Final Development Plan.

11-63-13 Applications and Processing

- A. **Submittal Requirements.** Submittal requirements for each step in the approvals process can be found in the City of Mesa’s SGCP submittal requirements handout.
- B. **Pre-Submittal Meetings.** Pre-submittal meetings allow potential applicants to review preliminary development proposals with the Director before substantial commitments of time and money have been made. During the pre-submittal phase the Director shall review submitted materials for compliance with the Form-Based Code and make recommendations to the applicant with regards to improvements that can increase compliance with the Code and ensure that future development processes are streamlined. The Director may forward review of relevant items to a Technical Advisory Committee as necessary to provide additional input and recommendations.
- C. **Preliminary Development Plans.** Preliminary development plans provide a public process for the evaluation and review of initial land development. These development plans enable detailed master planning for neighborhoods in a manner that assures that compliance with the intent and standards of the Code, while maintaining some degree of flexibility regarding the future build out of these areas. Such development plans will require the organization of streets, development blocks, and publicly accessible open spaces.
 - 1. The following information is required in order to demonstrate preliminary development plan compliance:
 - a. A refined building form regulating plan that identifies pedestrian sheds and clarifies the location, size, and disposition of the transect areas;
 - b. A refined streets and circulation regulating plan that clarifies the location of all primary streets and the type and location of all secondary streets, alleys, and other publicly accessible right-of-ways;
 - c. A refined parks and open space regulating plan that identifies the types, sizes, and locations of all parks and open spaces;
 - d. Existing conditions, indicating natural resources, topography, and site constraints.
 - e. Utility locations and setbacks.
 - 2. Approval of preliminary development plan is granted by the Planning and Zoning Board. Appeals may be forwarded to the City Council.
 - 3. Modifications to preliminary development plans may be made through the final development plan process, provided that such modifications maintain substantial compliance with this Code and the refined regulating plans, and/or are within the bounds of a Minor Adjustment.
 - 4. Any modifications to existing zoning require approval by City Council.
- D. **Final Development Plans.** Final development plans provide a process for detailed administrative review and evaluation of development proposals to ensure compliance with the requirements of this Code. Final development plans may be prepared for all or portions of a preliminary subdivision plan area.

Final development plans shall demonstrate compliance with preliminary development plans. Minor deviations may be characterized as Minor Adjustments. Final development plans that do not demonstrate substantial compliance will require an amendment to an existing preliminary development plan, with additional approvals by the Planning and Zoning Board.

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1. The following information, in addition to the information required to demonstrate preliminary plan compliance, is required to demonstrate final development plan compliance:
 - a. Neighborhood block development plans, including the following:
 - (1) Lot lines and dimensions;
 - (2) Individual lot layouts illustrating buildable areas as per transect zones, setbacks, and encroachment;
 - (3) Identification of allowed building types;
 - (4) Preliminary landscape and lighting plans for all civic spaces and public right-of-ways.
 - (5) Preliminary grading plans showing modifications to existing conditions; and
 - (6) Detailed utility locations, sizes and setbacks.
 - b. Architectural Guidelines or Pattern Book, if required
2. Preliminary and final development plans may be processed simultaneously.

Smart Growth Community Plan: Process Diagram

Preliminary Development Plan



Step	Instructions	Code	Title
1	<p>Identify Pedestrian Sheds</p> <p>New Pedestrian Sheds shall be centered near new neighborhood centers or main streets</p>	<p>11-63-4</p> <p>11-63-8</p>	<p>Pedestrian Sheds</p> <p>Neighborhood Centers/ Main Streets</p>
2	<p>Allocate Transect Zones</p>	<p>11-63-5</p> <p>11-58-3</p>	<p>Transect Zones</p> <p>Overview of Transect Zones & Allowed Uses</p>
3	<p>Layout Thoroughfares</p>	<p>11-63-6</p> <p>Chapter 61</p>	<p>Thoroughfares</p> <p>Thoroughfare Standards</p>
4	<p>Allocate Civic Buildings and Civic Spaces</p>	<p>11-63-7</p> <p>Chapter 62</p>	<p>Civic Buildings & Civic Spaces</p> <p>Civic Space Standards</p>
5	<p>Identify Special Requirements</p>	<p>11-63-12.A-D</p>	<p>Special Requirements</p>

Review and Approval of Preliminary Development Plan Submittal (optional*)

* Preliminary and Final Development Plans can be reviewed simultaneously




Final Development Plan

Step	Instructions	Code	Title
 6	Layout Lots and Identify Building Types	11-63-9	Mix of Building Types
		11-63-10	Mix of Lot Sizes
		Chapter 58	Building Form Standards
		Chapter 59	Building Type Standards
 7	Identify Special Requirements	11-63-12.E-G	Special Requirements
		Chapter 60	Private Frontage Standards

Review and Approval of Final Development Plan Submittal*

* Preliminary and Final Development Plans can be reviewed simultaneously

Building Plans

 8	Design individual Lots	Chapter 58	Building Form Standards
		Chapter 59	Building Type Standards
		Chapter 60	Private Frontage Standards

Review and Approval of Building Plans

Smart Growth Community Plan: Submittal Requirements

Preliminary Development Plan Submittal Requirements

1. Regulating plan(s) indicating the location of:
 - a. Pedestrian sheds;
 - b. Transect zones, assigned to the block level;
 - c. Thoroughfares;
 - d. Civic Buildings and Civic Spaces;
 - e. Any special requirements, including, but not limited to:
 - (1) A-grid and B-grid thoroughfare designations;
 - (2) Mandatory or recommended terminal vista locations;
 - (3) Mandatory or recommended pedestrian passages/pathways; and/or
 - (4) Designation of Buildings of Value.
2. For each pedestrian shed, a table indicating the following:
 - a. Allocation of transect zones and civic spaces.
3. Environmental and resource mapping of existing conditions, including but not limited to:
 - a. Floodplains;
 - b. Steep slope areas;
 - c. Rock outcrops; and/or
 - d. Significant natural and heritage resources within a quarter mile of the site.
4. Description of intended architectural character

Final Development Plan Submittal Requirements

1. Illustrative plan indicating:
 - a. Conceptual building footprints; and
 - b. Conceptual civic space designs.
2. Regulating plan(s) indicating the location of:
 - a. Pedestrian sheds;
 - b. Transect zones, assigned to the parcel level;
 - c. Thoroughfares;
 - d. Civic Buildings and Civic Spaces; and
 - e. Any special requirements, including, but not limited to:
 - (1) A-grid and B-grid thoroughfare designations;
 - (2) Mandatory or recommended terminal vista locations;
 - (3) Mandatory or recommended pedestrian passages/pathways;
 - (4) Designation of Buildings of Value;
 - (5) Designated coordinated frontages;
 - (6) Mandatory or recommended retail frontages;
 - (7) Mandatory or recommended gallery frontages; and/or
 - (8) Mandatory or recommended Architectural Styles.
3. For each pedestrian shed, a table indicating the following:
 - a. Allocation of transect zones and civic spaces;
 - b. Percentage of non-residential uses; and
 - c. Densities found within each transect zone.
4. Environmental and resource mapping of existing conditions and proposed alterations to, including but not limited to:
 - a. Floodplains;
 - b. Steep slope areas;
 - c. Rock outcrops;
 - d. Significant natural and heritage resources within a quarter mile of the site; and/or
 - e. Single trees or tree clusters that should be preserved.
5. Architectural Guidelines or Pattern Book, if required, including but not limited to:
 - a. Building materials and colors;
 - b. Details on openings such as doors and windows;
 - c. Roof details; and
 - d. Fence/Street Screen details.
6. Description of the plan to meet the Environmental Planning and Conservation goals of the Mesa General Plan. This can be measured through the achievement of certification by LEED, or equivalent.