

2. Plan Role and Framework

Mesa 2025 General Plan

The City of Mesa 2025 General Plan was adopted by the City Council on June 24, 2002 as required by State Statute (ARS9-461.05.A). The residents of Mesa ratified the General Plan by election on November 5, 2002. The General Plan provides a vision and guide to the community's citizens, businesses, and officials as the community grows and develops in the future. 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 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

The Land Use element of the Mesa General Plan is designed to guide future growth and development of the community. This element illustrates how the City anticipates accommodating its future population growth as well as the eventual development patterns the City wishes to encourage. This element of the plan establishes sub-areas within the City for further study and planning. The Mesa 2025 General Plan Land Use Map is included as Appendix B.

Sub-Area Plans

The Mesa 2025 General Plan identifies seven sub-areas of Mesa that exhibit a unique character or history (Appendix C). A goal of the plan is to promote Mesa's identity by encouraging the revitalization, preservation or development of these community sub-areas throughout the City. The northwestern portion of Mesa has been designated as the Mesa Grande Sub-Area and the west central portion has been designated as the Central Broadway Sub-Area.

The other sub-areas are Lehi in the north central portion of the City, Williams Gateway in the southeast corner of Mesa; Falcon Field in northern Mesa, the Desert Uplands in northeast Mesa, and the Citrus area in north central Mesa.

Sub-area plans provide a framework for future decision-making for selected, 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 and the businesses in the area.

The planning area for West Main Street Area Plan includes portions of the Mesa Grande and Central Broadway Sub-Areas.

Area plans can take many different forms and treat varying subject matter. The inclusion of subject matter is largely

determined by area issues, municipal resources, and the context set by other policy documents that preceded the plans. However, area plans are typically a policy document that guides the physical development of an area over a long period of time. In guiding this physical future, an area plan usually adds more details to the vision of the General Plan.

The various elements that are typically included in an area plan are-

- ❑ Land Use
- ❑ Development Character / Site Design
- ❑ Aesthetics / Architecture
- ❑ Circulation Elements including automobile, transit, and pedestrian activity systems;
- ❑ Community Facilities including parks and recreation facilities
- ❑ Infrastructure such as water, sewer, and storm drainage systems.

The vision and goals of area plans are usually implemented through one or more of the following means:

- ❑ Staff reviews of development applications for consistency with policies of the plan
- ❑ Adoption of ordinances to regulate land uses, site design, and building form
- ❑ Capital expenditures for the construction of infrastructure and community facilities
- ❑ Development of additional policy documents to guide development towards the goals of the plan (i.e. architectural design standards)

When adopted at a public hearing by the governing body (i.e. City Council), these plan documents become the official policy of the jurisdiction. City staff then reviews development proposals for consistency with the adopted policy. As policy documents, area plans act as a guiding tool for staff and other parties involved.

Hierarchy of Area Plan Document

The 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

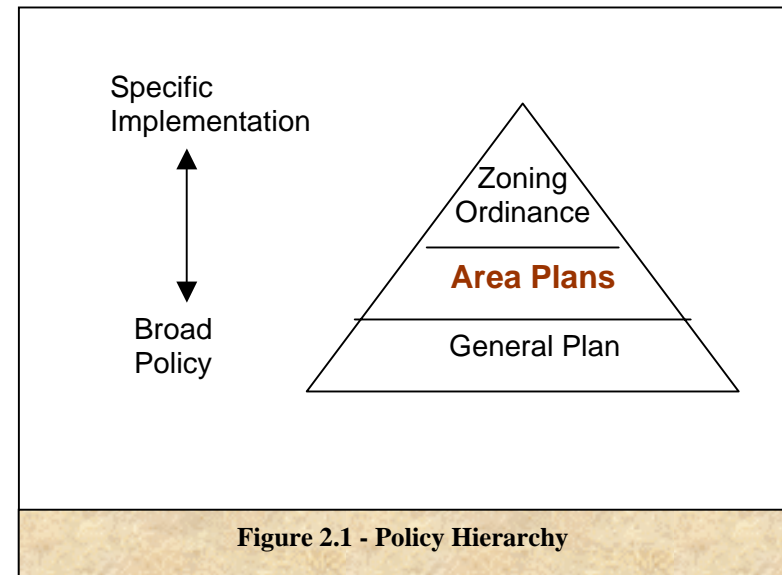


Figure 2.1 - Policy Hierarchy

An area plan provides more specific guidance to physical development than the General Plan, but lacks the specific details of a zoning ordinance as illustrated in Figure 2.1.

Plan Framework

The Plan is organized into two sections. The first section introduces the plan intent, planning process and area characteristics. The second section focuses on the plan for the area. This section provides the community vision, the fundamental components/elements of the Area Plan and the recommendations, policies and projects for each of the elements in order to achieve the vision for the area.