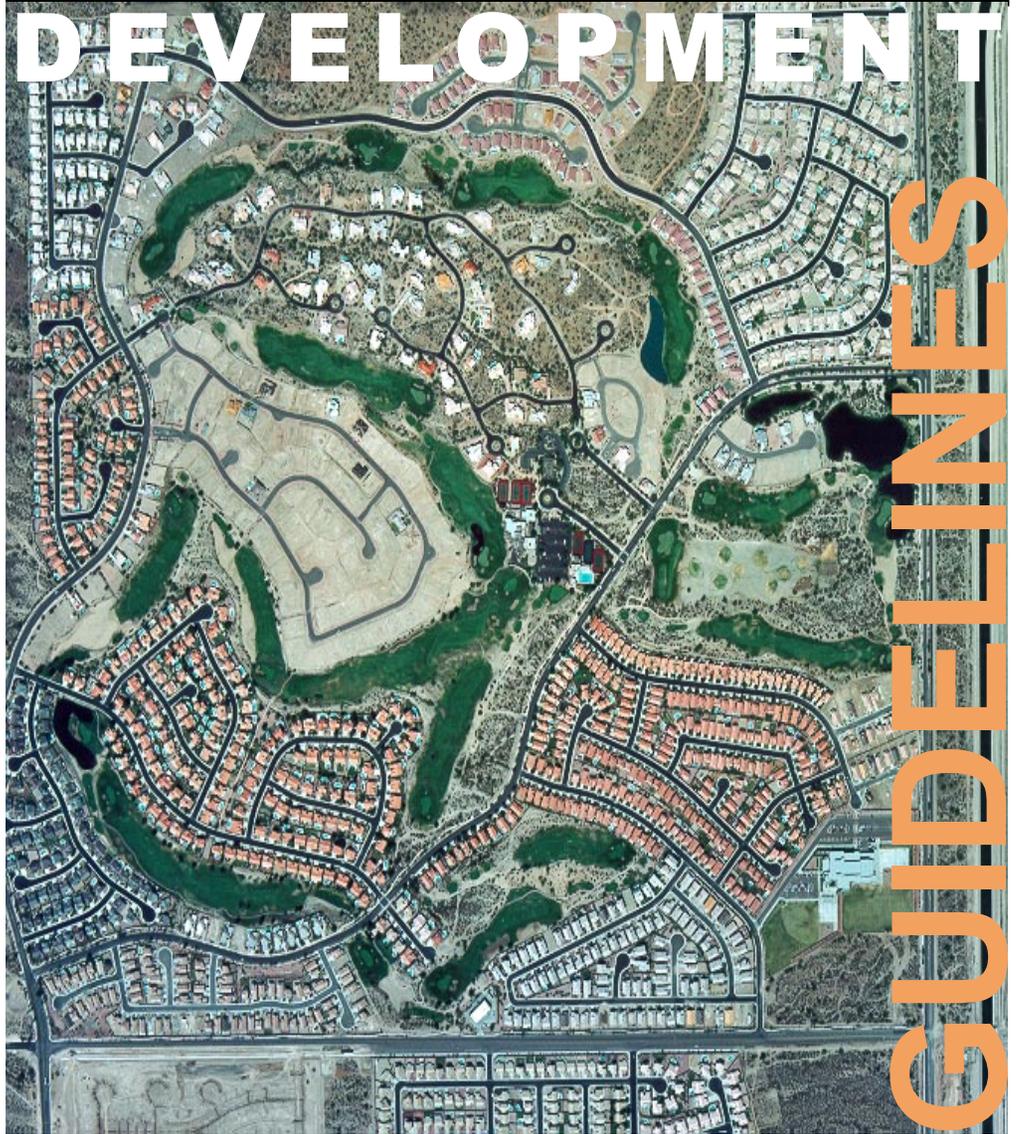


RESIDENTIAL DEVELOPMENT



GUIDELINES



Adopted February 17, 1998

Message from
Wayne Balmer, AICP
Community Development Manager

These guidelines were created to further improve the quality of life in and around the residential developments of Mesa. Our goal is to continuously review and upgrade these guidelines to meet the future needs and aspirations of our residential communities.

Message from
Frank Mizner, AICP
Planning Director

We are proud to compile our current residential guidelines in this user friendly format. These guidelines will assure Mesa residents of quality in our community and at the same time provide residential developers a clear direction of expectations of the City of Mesa.

Adopted by Mesa City Council

Resolution No. 7519
Dated February 17, 1998

City Council

Mayor	Wayne J. Brown
Vice Mayor	John Giles
	Jim Davidson
	Keno Hawker
	William S. Jaffa
	Dennis Kavanaugh
	Pat Pomeroy

Planning & Zoning Board

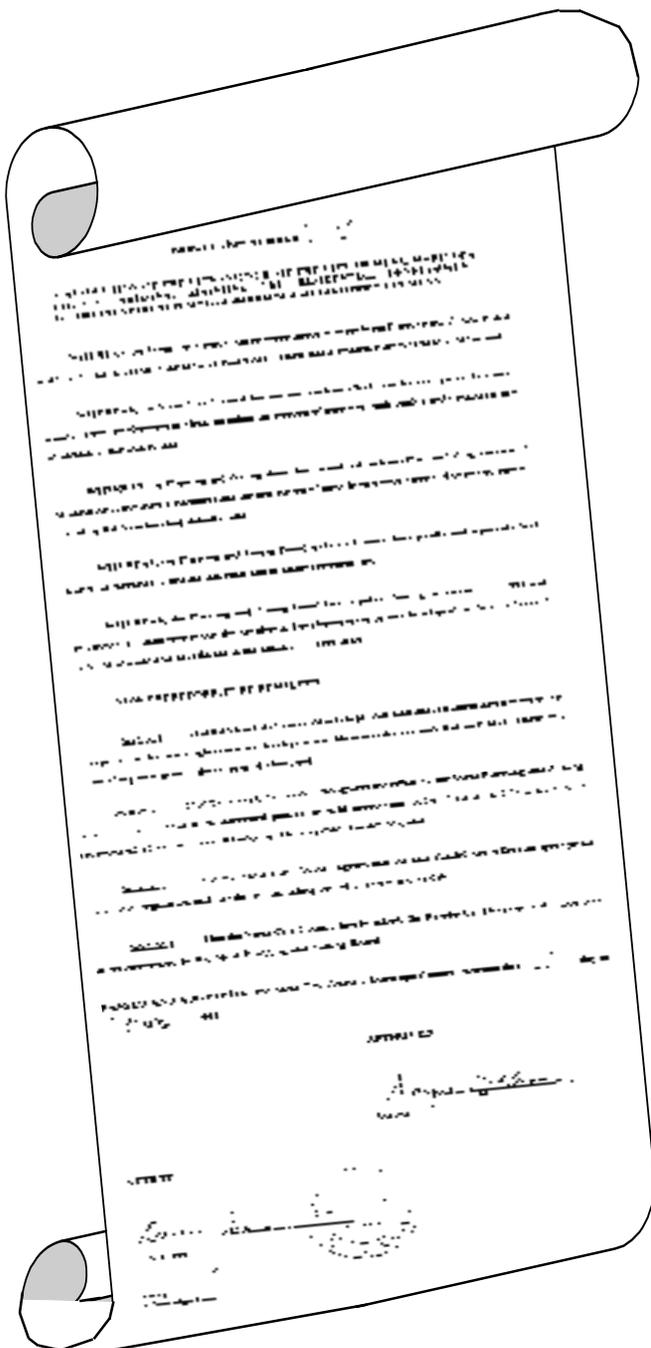
Chair	Chris Zaharis
Vice Chair	Joe Shipley (was on Board when Guidelines passed)
	Dan Brock
	Sue Kathe
	Alan Parker (replaced Joe Shipley at end of term in June 1998)
	Jerry Petrie
	Joe Udall
	Marty Whalen (Current Vice-Chair)

Planning Staff

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I. Purpose and Application

These Guidelines were adopted by resolution of the Mesa City Council. They were developed by staff of the City's Planning Division in conjunction with the Mesa Planning and Zoning Board, the City Council and with the input of the general public, the industry and other interested parties. These Guidelines will be periodically reviewed by the Planning and Zoning Board, which Board may then recommend certain modifications to the Mesa City Council.

These Guidelines were prepared in order to encourage the development of residential areas that are truly neighborhoods and not merely subdivisions. It is the City's desire to promote residential environments that are livable, sustainable, and of high quality, regardless of the home price or lot size. These Guidelines are intended to encourage site plan innovation and product diversity. Every Guideline set forth herein does not need to be satisfied by each project subject to these Guidelines; however, applicants should explain in detail why certain of these Guidelines should not apply to the applicant's proposed project. The Planning and Zoning Board is free to recommend approval of projects to the City Council even if such project does not comply with all of these Guidelines.

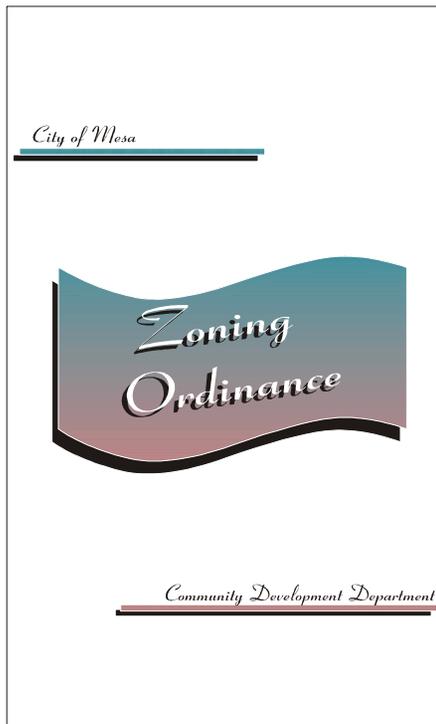
These Guidelines will apply to all single residence developments in Mesa of more than five (5) acres with a density of between one unit per acre and 12 units per acre, whether development is proposed as a conventional subdivision or as a Planned Area Development (PAD); however, it is recognized that certain of these Guidelines cannot be feasibly applied to a true conventional subdivision (e.g., Section III.B.4). Section III.A of these Guidelines shall not be applied retroactively to previously approved zoning cases (hard zoning, approved plats, approved DMPs and conceptual zoning). To the extent the issues addressed in Sections III.B, III.C and III.D of these Guidelines have not already been addressed in previously approved zoning cases, then such sections shall reasonably apply when an applicant seeks hard zoning.

II. General Development Goals

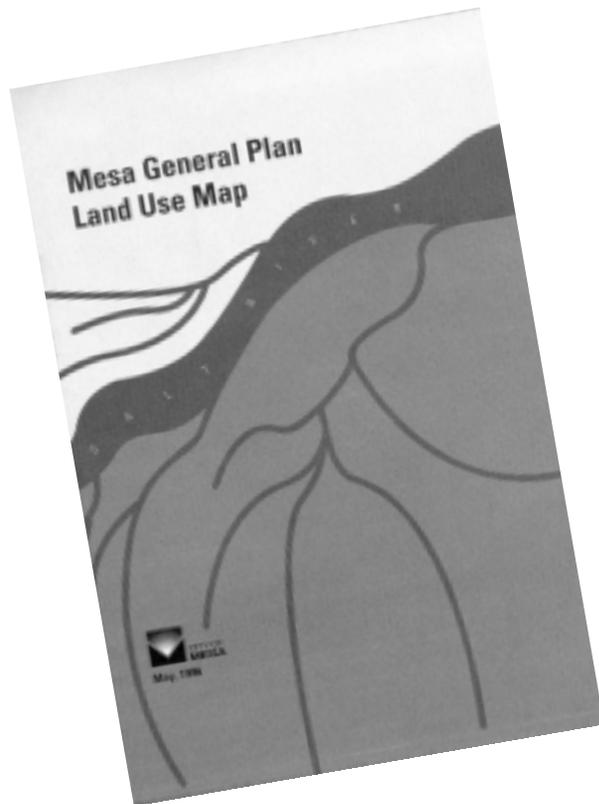
Beyond the general purposes mentioned above, there are several specific goals of these Guidelines:

- ***To create residential neighborhoods that are well-designed, cohesive, safe, and with a human pedestrian scale that provides reasonable opportunities to socialize with neighbors.***
- ***To encourage the utilization of the Planned Area Development (PAD) overlay, where appropriate, with a diversity of housing types and styles. PAD's should incorporate development patterns and features that enhance the overall physical, social and economic quality of an area.***
- ***Where appropriate, to integrate the design of functional recreational amenities and usable open space into the fabric of the neighborhood.***
- ***To combine proposed open space for new developments with existing open space and recreational facilities. Open space should provide visual and functional links with public and private parks, schools and other neighborhoods.***

There are several other Mesa regulatory documents that affect residential development. Both the Zoning Ordinance and Subdivision Regulations contain numerous specific criteria/requirements for new subdivisions, including home setbacks and height limits, lot sizes, density ranges, street design, stormwater retention requirements, and many other items. Both should be consulted in detail by the project's engineer, planner and architect.



The current Mesa General Plan (adopted May, 1996) also contains numerous references which support the various concepts mentioned in these Guidelines. Of particular relevance are:



- **Land Use Element.** Policy 1g (page 24).
Referring to citrus and Lehi areas. Single residence developments should reflect an architectural character and landscape concept compatible with the character of the surrounding neighborhood.
- **Land Use Element.** Policy 4a (page 24).
The City shall evaluate existing design guidelines and consider increasing the standards for development.
- **Land Use Element.** Policy 6b (page 25).
The City must develop ways to inter-tie the various communities that exist within the City in such a way as to encourage both a sense of neighborhood and community identity.
- **Housing Element.** Policy 1c (page 33).
The City shall incorporate adequate provisions for functional parks and open space for all future residential developments.
- **Circulation Element.** Policy 4b (page 40).
The City shall provide for the needs of public transit users, bicyclists and pedestrians, as well as commercial vehicle and private automobile drivers.
- **Circulation Element.** Policy 9a (page 42).
Develop multi-use pathways along canals, in parks, and other advantageous locations to improve pedestrian and bicycle circulation.

- **Environmental Conservation Element.** Policy 4b (page 56).
The City shall encourage a sense of neighborhood identity and individuality, while at the same time strengthening and solidifying the overall image of the community in order to encourage the type of development that will benefit the City in the long run.

- **Environmental Conservation Element.** Policy 4e (page 56).
The attainment of high quality design in new neighborhoods should not be subject to fluctuations in the marketplace or immediacy of purported contractual or other obligations.

There are many other General Plan objectives and policies that collectively form an emphasis on the need to comprehensively plan new residential developments that will be assets to the residents, the surrounding community, and the City over the long term.

III. Residential Development Guidelines

These Guidelines are organized by topic:

- Lot size and density
- Subdivision design
- Neighborhood design
- Architectural design.

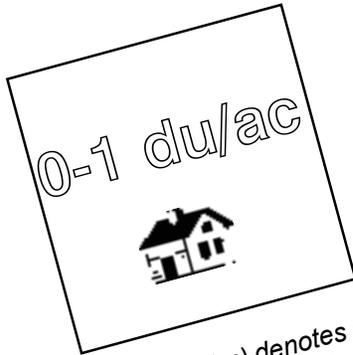
Individual projects will be reviewed by staff during the normal rezoning review process and a recommendation and/or conditions of approval will be provided to the Planning and Zoning Board with final consideration/approval by the City Council. For projects that do not require rezoning this review will be by staff during the subdivision technical review process, with appeal from staff review through the Planning and Zoning Board and City Council.

A. Lot Size and Density

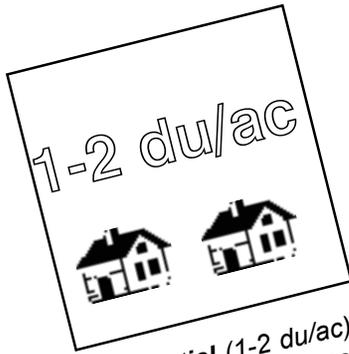
The Mesa General Plan assigns areas for potential residential development to one of five categories according to density. For purposes of these Guidelines the following criteria apply:

- **Low Density Residential** (0-1 du/acre)

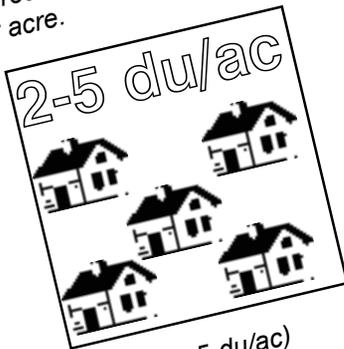
Intended to retain rural or low density character of area, such as Lehi or Desert Uplands. Densities may range up to one home per acre. There is no target range for this designation. Consideration will be given on a case-by-case basis for relief or deviation from standard development criteria such a topographic characteristics, stormwater retention, street and curb design, and other appropriate factors.



Low Density Residential (0-1 du/ac) denotes areas where Low Density single residence development is preferred, based upon a desire to retain the rural character of a given location and/or environmental constraints. Low Density Residential designation areas may range up to one unit per acre.



Medium-Low Density Residential (1-2 du/ac)
denotes areas where large-lot, single residence development is desirable. Suitability is determined on the basis of location, access, existing land use patterns, and natural or man-made constraints. Medium-Low Density Residential designated areas range from one to two dwelling units per acre.



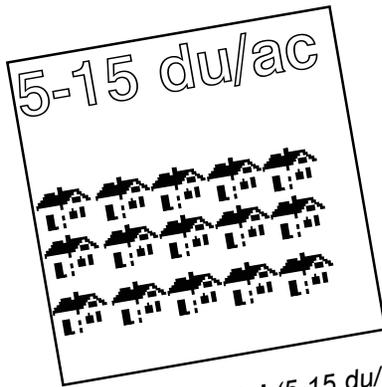
Medium Density Residential (2-5 du/ac)
denotes areas where typical single residence detached, townhouse, or patio home development is suitable. These areas should be located with proximity to schools, parks, shopping, and employment and will utilize a discontinuous street hierarchy to discourage through traffic movements. Medium Density Residential designated areas range from two to five dwelling units per acre.

□ **Medium Low Density Residential (1-2 du/acre)**

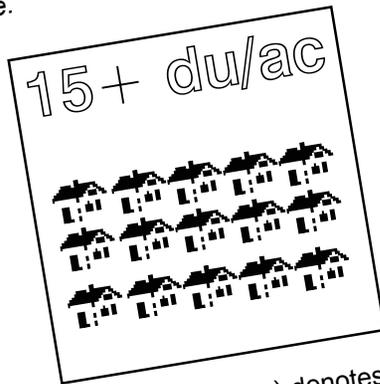
Intended to promote large lot, single residence development, such as in the Citrus Belt area and other existing/planned residential areas. The target density for these areas is on the low end of the range (1-1.2 du/acre); however, projects which exhibit certain characteristics (e.g. provision of internal open space or recreational amenities, retention of substantial citrus or desert character, demonstration of unique development concept, provision of innovative architectural or design elements, or irregularly shaped or difficult to develop parcel) may qualify for higher densities within the range subject to City Council approval. At a minimum all lots in these areas should contain at least 18,000 sq. ft. exclusive of streets unless: i) the lots are developed in a “clustered” concept to preserve more integrated open space; or ii) the property merits a higher density based on exceptional design or unique characteristics subject to Planning and Zoning Board and City Council review and approval.

□ **Medium Density Residential (2-5 du/acre)**

Intended to designate large areas of typical urban residential development, with an emphasis on single residences but also including some areas for townhome, patio home, cluster, cul-de-sac or courtyard homes or condominium developments. The target density for these areas is 3.5 du/acre; however, projects which exhibit certain characteristics (e.g. provision of internal open space or recreational amenities, retention of substantial citrus or desert character, demonstration of unique development concept, provision of innovative architectural or design elements, or irregularly shaped or difficult to develop parcel) may qualify for higher densities, subject to City Council approval. No more than 25% of the total number of lots in a DMP (Development Master Plan) or a PAD that is not in a DMP shall be less than 7,000 sq. ft. This 25% limitation on lots of less than 7,000 sq. ft. does not apply to townhome, or single family “cluster, courtyard or cul-de-sac” developments or individual sites of less than ten (10) acres. The average lot size in a DMP shall not be less than 7,500 sq. ft., while the average overall lot size in a PAD may be less than 7,500 sq. ft. upon recommendation of



Medium-High Density Residential (5-15 du/ac) denotes areas where attached single residence, townhouse, and patio home development is appropriate, ranging from five to fifteen units per acre.



High Density Residential (15+ du/ac) denotes areas identified to be appropriate for apartments, condominiums, and townhomes. These areas should be located on the periphery of Medium-High or Medium Density Residential areas and should capitalize on arterial access and adjacent shopping and employment opportunities. High traffic volume impacts on local, lower density residential streets is discouraged. High density residential designated areas may include fifteen or more dwelling units per acre.

staff and approval by the City Council based on unusual conditions or the infill nature of a particular property. Ranges of lot sizes within a DMP shall exhibit at least a 1,000 sq. ft. variation of minimum and average lot sizes between ranges. When utilized in these Guidelines, the phrase “cluster, courtyard or cul-de-sac” residential projects, shall mean developments of 4 - 9 du/acre, attached or detached single residences, which utilize homeowners’ associations to ensure the long-term viability of such developments by enforcing neighborhood CC&Rs and rules and providing front yard, common area and other landscaping and maintenance for the project.

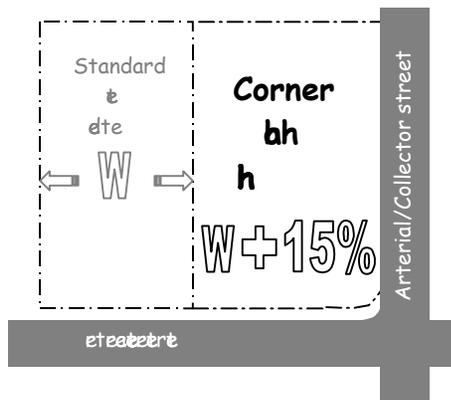
□ **Medium High Density Residential (5-15 du/acre)**

Intended for higher density single residences, both attached and detached, including condominiums, townhomes, patio homes, “cluster, courtyard or cul-de-sac” homes and other innovative residential projects. The target range for these areas is 7 - 10 du/acre; however, projects which exhibit certain characteristics (e.g. provision of internal open space or recreational amenities, retention of substantial citrus or desert character, demonstration of unique development concept, provision of innovative architectural or design elements, or irregularly shaped or difficult to develop parcel) may qualify for higher or lower densities, subject to City Council approval. The flexibility intended by the foregoing sentences is to encourage site plan innovation and product diversity. Minimum lot size is per City Code for the applicable zoning district. The 25% limitation on lots of less than 7,000 sq. ft. does not apply to this General Plan land use category.

□ **High Density Residential (15+ du/acre)**

Intended for higher density residential areas such as condominiums, townhomes and apartments. There is no target range for this designation. Developments at these densities are subject to Mesa’s Standard Design Guidelines as contained in the Zoning Ordinance and not to these Residential Development Guidelines.

It is important to note that these target densities are just that, targets, or goals. *Similarly, the maximum General Plan density ranges should not be viewed as entitlements or guarantees.* When the General Plan designates an area as Medium Density Residential (2-5 du/acre), it does not mean that every zoning case or proposed development should assume the upper end of that range. The appropriate density will be determined by a multitude of factors: existing and planned adjacent developments, infrastructure (including utilities, streets, parks and schools), physical topography, provision for public transit services and facilities, neighborhood interaction, and external factors (e.g. airfield impacts, existing character of area, environmental conditions, and land ownership patterns, among others). On the other hand, a target density of 3.5 du/acre does not mean that individual projects cannot or will not be approved at a higher density if the project complies with documented community goals and objectives. The previously mentioned target densities are goals, but they are not absolute maximums. The General Plan itself allows for higher densities in given areas in order to recognize and encourage higher quality projects, more appropriate land uses, and compatible development within a cohesive urban environment.



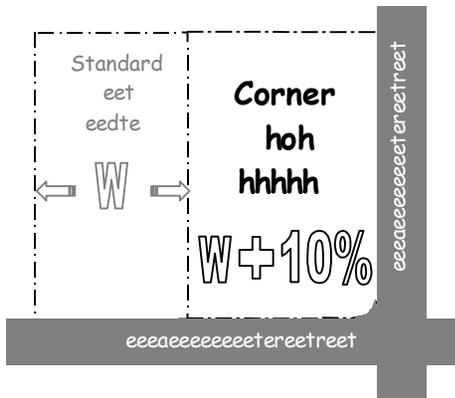
- 1.a** Provide an additional 15% corner lot width

B. Subdivision Design

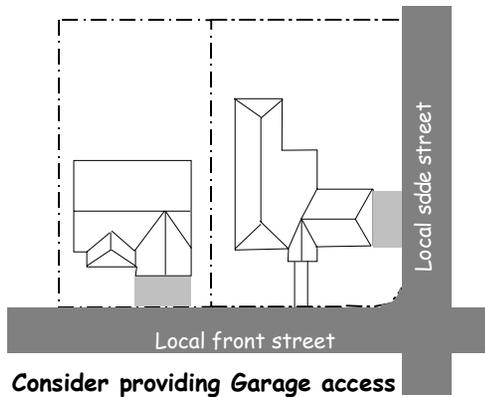
The following Guidelines relate to the overall design of a given subdivision, including such specific items as setbacks, open space, street design and building orientation.

1. Corner Yard Setbacks

- a. For lots at the corner of collector streets and arterial streets, provide additional lot width equivalent to fifteen percent (15%) of the standard lot width for the proposed zoning district. This will provide a greater setback for the yard and for livable areas in a higher traffic location.



1.b Provide an additional 10% corner lot width.



1.c Consider providing Garage access from the side street

b. For lots at the corner of both local streets with collector streets and local streets with local streets, provide an additional lot width equivalent to ten percent (10%) of the standard lot width for the proposed zoning district. See 1a. above.

c. For lots at the corner of local streets, encourage placement of garage on the side street rather than at the front of the home. This will provide a more useable landscaped front yard and will provide an element of design diversity for the subdivision.

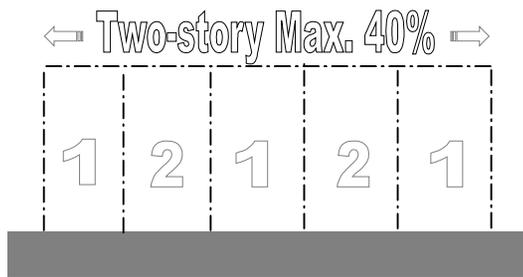
2. Side Yard Setbacks

a. For homes that propose a front entrance that is actually located on the side of the home, provide at least ten (10) feet on that side. This affords the opportunity to create an attractive landscaped entryway between the home and the common property line.

b. For homes that have standard or consistent side setbacks (e.g. 5' on one side and 10' on the other), consider placement of similar setbacks adjacent to each other (e.g. 5' next to 5', 10' next to 10'). This will provide a greater distance between homes on at least one side while providing more visual variety along the street frontage.

3. Rear Yard Setbacks

a. Homes should not back up to arterial street intersections unless adequate design provisions are incorporated in the subdivision design. Stormwater retention, open space, significant rear yard setbacks, creative home design, and/or some non-residential land use should be utilized to buffer nearby homes. Fronting onto arterial streets is permitted in limited cases subject to unique subdivision design (e.g. intervening retention areas and/or single-loaded local street).



Up to forty percent of the lots backing to collector streets may have two-story homes.

3.c

b. Two-story homes should not be utilized backing up to arterial streets or to intense non-residential land uses in order to minimize future conflicts from noise, traffic, odors, etc. Two-story homes may be considered if adequate buffering, significant rear yard setbacks, or design techniques are utilized in the subdivision design.

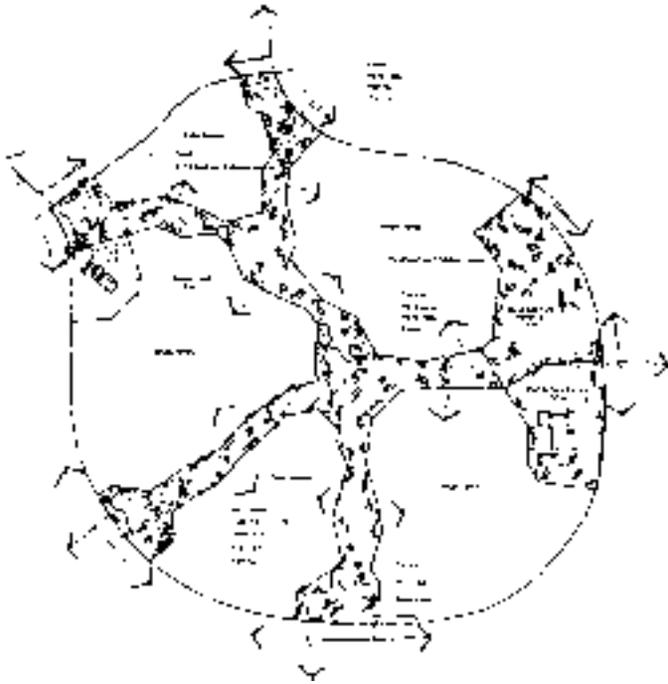
c. Two-story homes backing up to collector streets should be limited to no more than forty percent (40%) of the lots on that frontage in order to minimize negative impacts from adjacent traffic. Exceptions to this limitation will be considered based on proposed design and/or buffering techniques, including significant rear yard setbacks and landscaping.

4. Open Space

a. Open space and recreational areas should be integrated into the subdivision design rather than simply placed as an engineering convenience. The design, location and amount of open space may vary depending on the characteristics of a particular subdivision. Other factors to consider include: visibility of open space from adjacent streets, view corridors, non-vehicular connections between open space areas, provision of non-stormwater open space areas, compatibility of open space design and landscaping with adjacent development, and the creative utilization of stormwater retention areas for the placement of amenities.

b. Recreational amenities should be conveniently located to serve an entire subdivision and should be of a type and scale to reflect anticipated usage, and proximity to municipal parks and/ or school sites. Where appropriate, retention areas should also be designed to provide recreational opportunities. The design, location, and type of amenities may also vary depending on the characteristics of a particular subdivision. Where appropriate, shading should be considered in the planning and design of amenities.

c. Connections or inter-ties for pedestrians and bicyclists should be provided between larger open space areas (e.g. schools, basins and/or HOA maintained areas); such facilities may be separate paths or enhanced sidewalks, but should not be adjacent to arterial streets and should be both safe and visible. Consideration should also be given to provision of non-roadway access to adjacent non-residential land uses (e.g. retail centers, office complexes, and medical facilities).



4.c Provide connections for pedestrian and bicyclists between schools, open space areas, etc.

5. Street Design

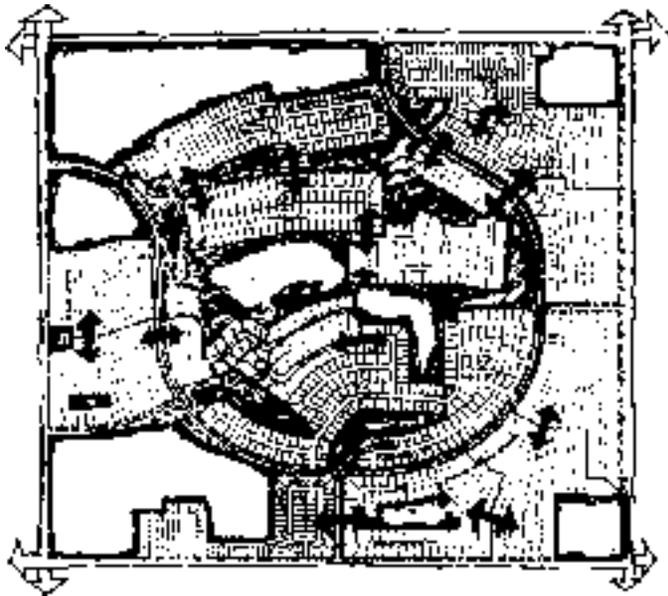
a. Individual home lots shall not front onto arterial streets and should not front onto collector streets. Options include lot back up, side orientation at local street intersections, and the creative use of open space and retention areas. Fronting onto collector streets may be permitted subject to review of local street design and anticipated traffic patterns and volumes.

b. Neighborhood streets should be designed to enhance neighborhood integrity and safety, encourage pedestrian activity, and provide logical connections to major activity centers (e.g. parks, schools, recreation facilities). The local street pattern should emphasize short loops, cul-de-sacs, and gently curving local and collector streets.

c. Linear through streets connecting adjacent arterial streets should be avoided.

C. Neighborhood Design

The philosophy of the builder/developer should be to create a quality subdivision that will offer unique design or amenity features that will encourage a long-term high-quality neighborhood, including acknowledgment of our desert climate. The objective of the subdivision design should be to develop a quality neighborhood that is integrated into the surrounding development to form a cohesive, well-designed residential environment.



1.a Provide adequate street connections between subdivisions

1. Connections

a. Neighboring subdivisions should provide for logical and adequate public street connections between adjacent residential developments.

b. Sidewalks, trails and/or greenbelts (in addition to streets) should be utilized to provide pedestrian/bicycle connections between neighboring subdivisions.

c. Sidewalks should be provided between subdivisions and adjacent neighborhood services (e.g. retail, post office, offices, etc.); such connections should be safe (visible), oriented away from loading or service areas, not adjacent to arterial streets, and wide enough for bicycle and pedestrian usage.

d. Sidewalk and/or greenbelt connections should be provided between subdivisions and adjacent activity areas (e.g. canals, parks, schools, etc.). See 1.c. above.

2. Neighborhood Features

a. Subdivision entries reflecting the character of the neighborhood (e.g. citrus, desert, etc.) should be designed as entry statements, identifying the subdivision and enhancing the feeling of neighborhood through signage, landscaping, water features, berming, and/or other significant design elements, to possibly include the usage of information and/or street directory graphics.

b. Perimeter and collector street walls should be appropriately detailed to enhance the image of quality and identity. These walls should incorporate treatments such as stucco finish, textured block, brick, decorative cap block, combination block/wrought iron, and integration with adjacent landscaping. View - type fences should be utilized adjacent to retention areas, open space, and recreational amenities.

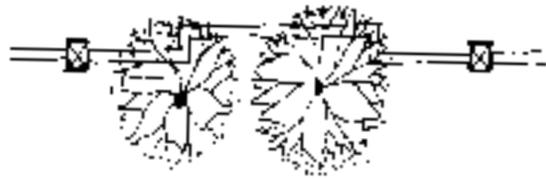


2.a Subdivision entries reflecting the character of the neighborhood



Perimeter walls extending over 250 linear feet should incorporate appropriate variation.

2.c



c. Perimeter walls along arterial or collector streets should not extend over 250 linear feet without an appropriate degree of vertical (between 6' and 8' height) or horizontal (minimum 3' variation from linear orientation) variation. Exceptions to a perimeter walls requirement will be considered on a case by case basis for areas of unique natural characteristics (e.g., the Desert Uplands area).

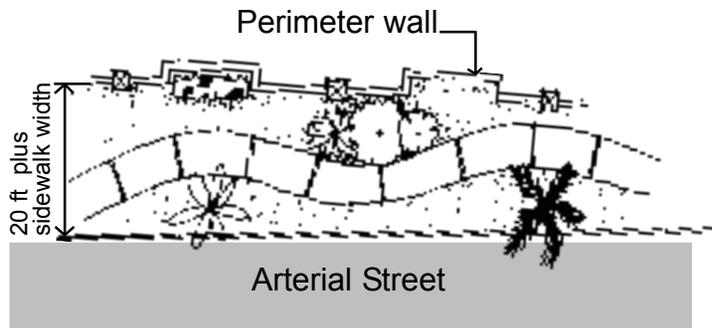
d. In all PAD proposals a total of twenty (20) feet of landscaping (including any landscaped right of way) should be provided adjacent to arterial streets with adequate tree and shrub plants to enhance the visual and noise buffer.

3. Planning Considerations

a. All residential subdivisions should consider the formation of a homeowners association to facilitate such issues as common area maintenance, internal architectural control, recreational facility maintenance, private street maintenance (if applicable), front yard landscaping maintenance for higher density projects, and overall neighborhood communication and sustainability. Where a PAD is proposed, a homeowners' association will be required to own and maintain private facilities. Notwithstanding the foregoing, it is not the intent of these Guidelines to discourage future development of properly planned conventional subdivisions.

b. Larger scale developments (e.g. greater than 80 acres) should be planned with an appropriate mixture of home designs (e.g. elevations, floor plans, materials), housing densities (ranges in lot widths, depths and sizes), housing types (e.g. apartments, single residences and attached homes), and nonresidential land uses (e.g. schools, churches, office and retail).

c. Group mail box areas should be conveniently located, be designed in accordance with Postal Service and City of Mesa standards, and be appropriately designed (e.g. shade structure, nearby landscaping,

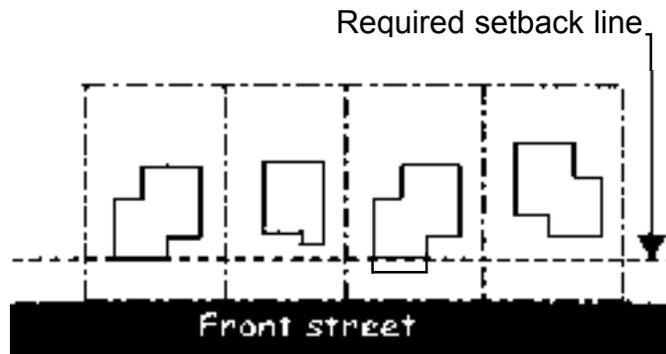


Provide 20 feet of landscaping adjacent to arterial streets

2.d



- 1.a Treat street frontage with appropriate window placement and detailing



- 2.a Stagger home front yard setback

and convenient parking) to make them an attractive and integrated component of the neighborhood.

- d. Proposed gated subdivisions should demonstrate exceptional design, amenities and landscape features in order to justify the gating concept.

D. Architectural Design

These Guidelines are intended to provide a minimum architectural standard and to encourage variety and diversity for residential development in Mesa.

1. Corner Lots

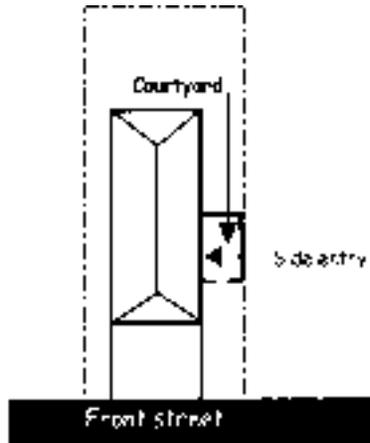
- a. For two-story homes facing a side street, designs should incorporate window detailing and appropriate window placement on the street frontage; visible blank walls should not face the adjacent street unless adequate buffering measures are incorporated.

- b. Two-story homes on corner lots are encouraged to incorporate elevations and roof massing that step-up, or transition, from the street frontage.

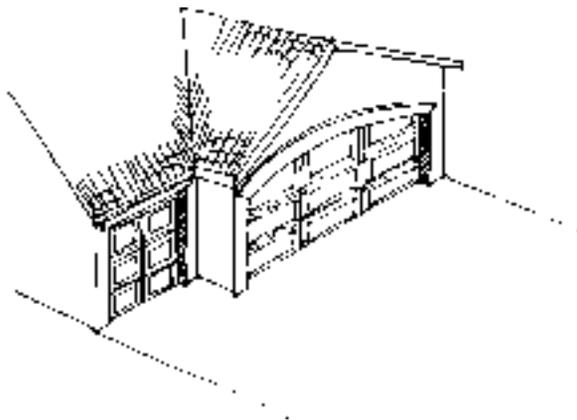
2. Building Orientation

The front face or elevation of individual home product design should provide for variation in massing by utilizing one or more of these techniques in the subdivision design:

- a. Staggering the home front yard setback at least 2' behind the required front yard setback. Varied setbacks within the required front yard setbacks may be permitted subject to the overall subdivision design.



2.c Side entry with private courtyards



2.d Recess or off-set third garage face

b. Provide living area for some elevations that is closer to the street than the standard garage.

c. Provide side entries or recessed entries, with private courtyards through fencing or landscaping, in lieu of the standard front entrance.

d. For three car garages, recess, or off-set the front face of the third garage.

e. Demonstrate awareness of our desert climate.

f. Home design should be sensitive to privacy of adjacent homeowners.

3. Building (Home) Elevations

a. Detailing should be focused on the front elevation and near the entrance (including window trim, windows and doors with popouts, recessed openings, overhangs, base trim, and corner details) and transition around the corners to continue appropriately on other elevations.

b. Proposed home elevations shall incorporate appropriate quality materials and detailing on all elevations and all structure surfaces (including chimneys if proposed).

c. It is the intent of these Guidelines to encourage the development of quality residential subdivisions within a coordinated design theme. The following topics should be addressed as part of that design theme. Application of these topics will be by the builder/developer as part of the subdivision marketing/sales program.

When a project is not being marketed to end users by a homebuilder, then the following should be addressed in CC&Rs or by an architectural control committee:



- 3) Avoid two identical elevations on adjacent lots



- 3.d Heating and air conditioning units shall be ground-mounted

- 1) Unless specifically part of a coordinated design theme (e.g., Terravia), an appropriate palette and variety of exterior materials and colors should be offered within a coordinated theme.
 - 2) Unless specifically part of a coordinated design theme, a variety of roofing materials (e.g. flat tile, concave tile, Spanish tile, architectural grade composition shingles) and colors should be offered, with limited repetition on adjacent lots.
 - 3) In a traditional detached, production home project, (a) no two identical elevations should be permitted on adjacent lots, or on lots across the street from each other, and (b) no more than two identical elevations with different exterior colors should be permitted within five consecutive lots on the same side of the street.
 - 4) Garage door types and colors should also be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu of one double door, etc.). Side entry garages are encouraged.
 - 5) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
- d. All heating, air conditioning units shall be ground-mounted.