

Chapter 1.	Community Plan Executive Summary.....	1
Chapter 2.	Site & Context.....	7
2.1. REGIONAL CONTEXT	7	
2.2. HISTORICAL CONTEXT	8	
2.3. CULTURAL RESOURCES	8	
2.4. COMMUNITY FACILITIES.....	8	
Chapter 3.	Regulatory Framework	11
3.1. COMMUNITY PLAN OVERVIEW	11	
3.2. REGULATORY EFFECT	13	
3.3. INTERPRETATIONS	13	
3.4. DEVELOPMENT AGREEMENT	13	
3.5. COMMUNITY GOVERNANCE.....	14	
3.6. COMMUNITY PLAN AMENDMENTS	15	
3.7. DEVELOPMENT UNIT PLAN ADMINISTRATION.....	18	
3.8. SITE PLAN AND DESIGN REVIEW	27	
3.9. SITE PLAN AND DESIGN REVIEW APPROVAL	29	
3.10. SUBDIVISION PLAT ADMINISTRATION	33	
3.11. APPEALS OF ADMINISTRATIVE DECISIONS	34	
3.12. APPLICABILITY OF CITY OF MESA ENGINEERING AND DESIGN STANDARDS	36	
Chapter 4.	Community Vision	39
4.1. THE MESA GATEWAY STRATEGIC DEVELOPMENT PLAN.....	39	
4.2. NEW TRADITIONAL COMMUNITY	41	
4.3. COMMUNITY CONNECTIVITY AND INTEGRATION.....	45	
Chapter 5.	Development Unit Plan Framework	49
5.1. DEVELOPMENT UNIT PLAN OVERVIEW	49	
5.2. DEVELOPMENT UNIT CHARACTER DESCRIPTIONS.....	50	
5.3. LAND USE BUDGET.....	51	
5.4. DEVELOPMENT PARCEL ALLOCATION.....	53	
Chapter 6.	Conceptual Phasing.....	58

Chapter 7. Residential Land Use Groups.....	59
7.1. GENERAL PURPOSE OF RESIDENTIAL DISTRICTS	59
7.2. SPECIFIC PURPOSES OF EACH RESIDENTIAL DISTRICT.....	59
7.3. RESIDENTIAL PERMITTED USES	63
7.4. CR – COMMUNITY RESIDENTIAL GENERAL DEVELOPMENT STANDARDS.....	65
7.5. CRSL – COMMUNITY RESIDENTIAL SMALL LOT GENERAL DEVELOPMENT STANDARDS.....	68
7.6. CRSL – COMMUNITY RESIDENTIAL SMALL LOT REDUCTION IN MINIMUM LOT AREA	70
7.7. CR AND CRSL – GENERAL RESIDENTIAL DESIGN STANDARDS	71
7.8. CMR – COMMUNITY MULTI-RESIDENCE GENERAL DEVELOPMENT STANDARDS	73
7.9. CMR – COMMUNITY MULTI-RESIDENCE DESIGN STANDARDS	75
7.10. ADDITIONAL STANDARDS FOR USE WITH THE CMR-URBAN GENERAL DEVELOPMENT STANDARDS	80
7.11. SUPPLEMENTAL GENERAL DESIGN STANDARDS APPLICABLE TO ALL RESIDENTIAL LAND USE GROUPS.....	82
7.12. RESIDENTIAL NEIGHBORHOOD DESIGN CONCEPT.....	95
7.13. RESIDENTIAL ARCHITECTURAL DESIGN CONCEPTS	97
Chapter 8. Commercial & Mixed Use Land Use Groups	99
8.1. GENERAL PURPOSE OF COMMERCIAL AND MIXED USE LAND USE GROUPS	99
8.2. SPECIFIC PURPOSES OF EACH COMMERCIAL AND MIXED-USE LUG	
8.3. COMMERCIAL AND MIXED USE PERMITTED USES	
8.4. COMMERCIAL AND MIXED-USE DEVELOPMENT STANDARDS	1
8.5. COMMERCIAL AND MIXED-USE GENERAL DESIGN STANDARDS	1
8.6. ADDITIONAL DESIGN STANDARDS FOR THE CMU LAND USE GROUP	1
8.7. DESIGN STANDARDS FOR LARGE SCALE RETAIL CENTERS.....	1
8.8. SUPPLEMENTAL GENERAL DESIGN STANDARDS APPLICABLE TO ALL COMMERCIAL AND MIXED USE LAND USE GROUPS	1
8.9. COMMERCIAL AND MIXED USE DESIGN CONCEPTS	1
Chapter 9. Standards for Specific Uses and Activities	141
Chapter 10. Parks & Open Space.....	173
10.1. PARKS AND OPEN SPACE OVERVIEW	173
10.2. COMMUNITY RECREATION PARK.....	174
10.3. COMMUNITY ACTIVITY PARK	177
10.4. NEIGHBORHOOD PARKS.....	178
10.5. FOCAL PARK	179
10.6. POCKET PARKS.....	181

10.7. COMMUNITY PLAZAS	181
10.8. PEDESTRIAN SIDEWALK, TRAIL AND PASEO SYSTEM	182
Chapter 11. Airport Compatibility Standards	184
Chapter 12. Freeway Compatibility Standards	187
12.1. COMMUNITY FREEWAY PASEO DESIGN	187
Chapter 13. On-Site Parking, Loading & Circulation.....	188
Chapter 14. Landscaping Standards	212
Chapter 15. Sign Regulations	232
Chapter 16. Street Systems	242
Chapter 17. Stormwater Management & Drainage Standards.....	248
Chapter 18. Definitions	251
Chapter 19. Appendix	278
19.1. PPGN LEGAL DESCRIPTION	278
19.2. SAMPLE NEIGHBORHOOD NOTIFICATION LETTER	278
19.3. SAMPLE AVIGATION EASEMENT	278
19.4. SAMPLE DEVELOPMENT PARCEL ALLOCATION TRACKING SHEET	278
19.5. MASTER TRANSPORTATION STUDY	278
19.6. MASTER DRAINAGE STUDY.....	278
19.7. MASTER WATER REPORT.....	278
19.8. MASTER WASTEWATER REPORT	278
19.9. ORDINANCE No. 5115*	278

Revisions.

* October 8, 2014