LAND USE DEFINITIONS

The following are descriptions of the land use categories for the Existing and Projected Land Use maps. Existing land uses are current uses, projected land uses are those which are anticipated to occur within the next 25 years. Property owners may request a land use change to reflect the projected land use. Land uses are defined by the primary use that occurs on the property. Both existing and projected land uses may or may not conform to the property's zoning designation. Refer to the City of Tempe Zoning Ordinance for property zoning. Concepts of density are identified later in this element. The following categories generally reflect how land is used; they identify where people live, learn, work or play.

Residential (live)
Land that is used primarily for living: sleeping, cooking and other daily activities conducted in a dwelling. This category includes many types of housing, such as single-family (detached and attached), multi-family and group homes.

Commercial (work)
Land that is used primarily for working: the full range of commercial, including retail, service, light industrial and medical uses. This category includes many types of buildings, including offices, restaurants, regional and neighborhood retail and private and charter schools.

Mixed-Use (live/work)
Land used for a mixture of residential and commercial uses. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. Basic criteria for development include reasonable scale to the surrounding neighborhood, encouragement of alternative modes of transportation (such as bicycling and walking) and a well-conceived plan with access to and integration of transit facilities.

Industrial (work)
Land used primarily for industrial uses, with office and limited commercial activity that is directly related to the primary industrial uses. Industry may include research, refining, manufacturing, assembly, processing, demolition, wholesaling or distribution. Uses typically have external effects such as power or utility equipment, large truck delivery, air handling/venting systems, transmission corridors for power and water or other characteristics potentially producing odor, sound or visual conditions, which may not be compatible with other nearby land uses.

Civic (work)
Land used primarily for conducting civic business or providing municipal services such as fire and police facilities as well as quasi-public or non-profit facilities. This category is reflective of the land use, not the land ownership, as there may be government-owned properties used for recreation or residences, and likewise there may be government services provided from leased private property.

Educational (learn)
Land that is used for primary, secondary or graduate education, including public schools and Arizona State University and public community colleges. This category does not include private and charter schools, or facilities used for recreational classes or where education is secondary to another main use, such as commercial or residential.

Public Open Space (play)
Land which can be accessed or viewed by the public, which is primarily used for outdoor recreation, events, preservation of natural resources or the promotion of public health, safety and well-being. This includes the following public facilities: parks, plazas, golf courses and retention basins.

Water (play)
Water which can be viewed by the public or which may used for outdoor recreation, events, preservation of natural resources or the promotion of public health and well-being. This includes public and private lakes and canals.

Private Open Space (play)
In accordance with Arizona Legislation, private property may not be designated as open space for the purposes of public planning, accounting or protection through restriction without prior written consent of the owner. Although other land use categories do not designate property ownership, this category recognizes the role that private property plays in open space provision within our community. This category is for identification and recognition of this land and does not imply restrictions on changes of use. Property identified on the projected land use map as private open space has written consent to be designated as such.

Public Recreational/Cultural (play)
Land primarily used for active or passive recreation or cultural activities, which do not qualify as open space due to significant site infrastructure such as a multi-generational center, library, arts center or museum.

Arizona State University (ASU) property
ASU properties are identified with a symbol to differentiate between private residences and student housing, ASU cultural/recreational and open space land uses and private development and University operations/functions that serve the educational land uses of the university.

Municipal Operations
Properties identified with a symbol to differentiate between public and private land, where municipal property may be used for industrial or operational uses (such as a water treatment plant), and therefore not be shown as civic, which implies a facility regularly visited by the public.

DENSITY DEFINITIONS

The following are descriptions of residential characteristics that define more specifically how land is used to live for different residential housing types. This includes concepts of density and building intensity. (Dwelling units per acre are shown as du/ac.) These characteristics reflect residential use within the next 25 years. These categories may or may not conform to the property's zoning, because land use reflects how the land is used, while zoning dictates what is allowed within the designated zoning district. It is important that the City of Tempe Zoning Ordinance be referenced with regard to the zoning of a property. The following categories generally reflect how land is used for daily living.

Low Density (up to 3 du/ac)
Low density is residential use with between one to three dwelling units per acre. Some of these properties may be permitted to keep large animals, or have substantial land for agricultural use or gardening. Lot size enables outdoor recreation to occur on private property. These residences are typically large detached homes of one or two stories, with significant privacy and open space.

Low to Moderate Density (up to 9 du/ac)
Low to moderate density is residential use with up to nine dwelling units per acre. These properties have animal restrictions and have limited outdoor recreation and gardening opportunities. The homes are typically detached but may be attached, and are one or two stories. Through lot size and block configuration, residents are given more opportunity for interaction with neighbors.

Medium Density (up to 15 du/ac)
Medium density is residential use with up to 15 dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. Residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. Homes may be detached or attached and may be multi-story or have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

Medium to High Density (up to 25 du/ac)
Medium to high density is residential use with up to 25 dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. These residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. These residences are attached, may be multi-story and have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

High Density (more than 25 du/ac)
High density is residential land with more than 25 dwelling units per acre. Proximity to employment, entertainment and pedestrian activity encourages interaction and creates an urban environment. These residences are both attached and stacked, and may be part of a mixed-use development. This level of intensity should either provide or have access to nearby open space and other amenities.

Cultural Resource Area (existing density allowed by zoning)
Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas, therefore the underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

INTRODUCTION

The state requires that cities prepare a comprehensive, long-range general plan for future development of the municipality. This plan consists of a statement of community goals, objectives and strategies. The document must also contain specific elements addressing a variety of land use planning issues, and relevant statistics and maps. The City of Tempe is committed to building and maintaining an attractive and sustainable community. General Plan 2030 is the culmination of hours of work by Tempe residents, stakeholders and staff. The plan provides the framework for development in Tempe that not only honors where Tempe has been, but looks to the future to improve the quality of life for all those who live, learn, work and play within Tempe. As Tempe looks forward to preserving and revitalizing itself, General Plan 2030 affirms the city's long-term commitment to a quality environment.

Tempe's vision in the year 2030 is livability - a community of vital neighborhoods, visually attractive, transit sensitive, with resident participation in making crucial decisions about the future.

The mission of General Plan 2030 is to guide Tempe in its efforts to enhance a livable and sustainable urban environment that is sensitive to issues which impact the people who live, learn, work and play in Tempe. The focus is on land use maintenance and management, affirming Tempe's commitment to quality physical development. The primary purpose of the General Plan is to assist the city Council, Boards and Commissions, staff, developers and residents throughout the development process by presenting the city's formally adopted goals, objectives and development policies through which land use proposals will be measured.

This document is the result of the efforts of the General Plan 2030 Advisory Team, Board and Commission members, residents and staff, who dedicated time and provided expertise to ensure that General Plan 2030 reflects the common character and spirit of Tempe.

GENERAL PLAN ORGANIZATION

General Plan 2030 is organized into nine chapters, containing twenty-seven elements. The elements shown in green are required by the state.

Ch. I Introduction
- Introductory Statement
- Historic Timeline
- Regional Context
- Demographics and Statistics

Ch. II General Plan History, Organization & Processes
- Purpose, Authorization and Administration of GP 2030
- General Plan History
- How the General Plan relates to other Planning Tools
- Summary of 2030 Public Participation Plan
- General Plan Amendment Process
- Document Organization

Ch. III Land Use, Design & Development
- Land Use
- Accessibility
- Community Design
- Historic Preservation
- Housing
- Neighborhoods
- Redevelopment

Ch. IV Economics & Growth
- Economic Development
- Cost of Development
- Growth Areas

Ch. V Conservation
- Environment
- Land
- Water

Ch. VI Transportation
- Pedestrian Network
- Bikeways
- Transit
- Travelways
- Motorists
- Parking & Access Management
- Aviation

Ch. VII Open Space, Recreational & Cultural Amenities
- Open Space
- Recreational Amenities
- Public Art & Cultural Amenities

Ch. VIII Public Facilities & Services
- Public Buildings
- Public Services
- Human Services
- Public Safety

Ch. IX Appendix
- Glossary
- Sources Cited
- Ahwahnee Principles
- The Charter of the Congress of New Urbanism
- Index
- Acknowledgements

CITY OF TEMPE ARIZONA

CONTACT INFORMATION

General Plan 2030 is available for review at:
Tempe Public Library,
ASU Hayden and Architecture Libraries,
the City Clerk's Office
and the website www.tempe.gov/gp2030

Copies are available for sale at the Development Services Department

City of Tempe
Development Services Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

480-350-8888

TEMPE DSD DEVELOPMENT SERVICES DEPARTMENT

General Plan 2030

CITY OF TEMPE

CITY OF TEMPE ARIZONA

Adopted Dec. 4, 2003

GENERAL PLAN ELEMENT GOALS

Chapter III, Land Use, Design & Development: *has seven elements*

Land Use Element: This element is required by state law and designates the proposed distribution and location of land uses for housing, business, industry, recreation, education, public buildings and open space. It includes density designations for residential land uses, strategies to promote infill and revitalize neighborhoods. The goal of this element is to foster development that conserves resources and enhances the environment in which people live, learn, work and play.

Accessibility Element: This element addresses accessibility issues for all members of the community, and promotes the concept of universal design, which creates environments usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The goal of this element is to create a city that has design potential to meet community needs through universal designs which provide access and benefit through accessible public and private facilities, services and programs.

Community Design Element: This element addresses environmental design, sustainable design, sense of place, pedestrian design, and other community issues that may vary dependant on location. The goal of this element is to develop standards that will enhance the community's quality of life for future generations.

Historic Preservation Element: This element addresses state requirements for conservation. It parallels the Historic Preservation Ordinance, tracks historic development in Tempe, and identifies potentially historic subdivisions based on the Post WWII Subdivision Study. The goal of this element is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts.

Housing Element: This element provides statistical data, analysis, and program descriptions to address state legislative requirements. It includes reference to ASU and other community identified issues. The goal of this element is to provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need.

Neighborhoods Element: This element identifies existing neighborhood and homeowner associations, and calls for public involvement in planning processes. The goal of this element is to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community.

Redevelopment Element: This element addresses the state requirements for redevelopment, and the criteria and definitions associated with this planning tool. It includes a map of redevelopment areas, and strategies for reinvestment, revitalization and infill. The goal of this element is to sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare.

Chapter IV, Economics & Growth: *has three elements*

Economic Development Element: This element identifies employment nodes, and generally outlines the policies used to attract and retain businesses. The goal of this element is to stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values.

Cost of Development Element: This element addresses state requirements for development provision of services and infrastructure to serve new or intensified developments. The goal of this element is to ensure funding availability for growth and maintenance of all planned development, both public and private.

Growth Areas Element: This element addresses state requirements for identifying areas of special focus, which are planned for multi-modal transportation, infrastructure expansion and improvements, concentration of development and mixed land uses. This element includes a map of seven proposed growth areas in Tempe. Each growth area has its own goal, objectives and strategies. The growth areas in Tempe are: Apache Boulevard, Arizona State University, Downtown Tempe, McClintock and Rio Salado Parkway, Papago Park Center, Town Lake and Warner and I-10.

Chapter V, Conservation & Resources, *has three elements.*

Environment Element: This is element addresses state requirements for air quality and energy resources. It also addresses noise pollution and ambient air temperatures. The goals of this element are to improve regional air quality and minimize or mitigate the impacts of air pollution; provide environments free from heat island impacts; and sustain reliable and efficient energy sources.

Land Element: This element addresses state requirements for environmental conservation, remediation and solid waste policies. The goals of these elements are to redevelop sites with real or perceived environmental contamination to achieve the best land uses for the community; provide a safe urban environment for the healthy coexistence of humans and wildlife, to the greatest extent possible; and protect public health and safety through management and reduction of waste generated within the city.

Water Element: This element addresses state requirements for water, wastewater and stormwater policies. It includes maps of general locations of existing and planned water facilities and community stormwater retention areas. This element is based on the Comprehensive Water Master Plan. The goals of this element are to provide the highest level of water quality and service; safely collect and treat all wastewater; and minimize total volume of pollutants carried to water bodies receiving stormwater.

Chapter VI, Transportation, *has seven elements.*

Pedestrian Network Element: This element addresses state requirements identifying sidewalks and multi-modal paths. It is based on the Comprehensive Transportation Plan. The goal of this element is to recognize and encourage pedestrian travel as an important part of the transportation system.

Bikeways Element: This element addresses state requirements for identifying bike facilities and circulation. It is also based on the Comprehensive Transportation Plan. The goal of this element is to recognize and encourage the use of the bicycle as an important part of the transportation system.

Transit Element: This element addresses state requirements for identifying transit facilities and circulation. It is also based on the Comprehensive Transportation Plan. The goal of this element is to coordinate Tempe's Transit Plan with the overall transportation plan to support increased ridership.

Travelways Element: This element addresses state requirements for identifying streets, railways and freeways. It is based on the Comprehensive Transportation Plan. The goal of this element is to encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation.

Motorists Element: This element is based on excerpts from different areas of the Comprehensive Transportation Plan. The goal of this element is to ensure that persons who choose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently.

Parking & Access Management: This element is based on the Comprehensive Transportation Plan. The goal of this element is to encourage project planning, design, and development incorporating parking and access management strategies to influence travel behavior and reduce congestion on busy streets.

Aviation: This element addresses a mode of transportation important to the community, our economy and land use planning. This element also refers to the noise element to address environmental issues related to this mode of transportation. The goal of this element is to facilitate safe land uses, minimize noise impacts, and promote easy access to and between different modes of transportation, both within Tempe and in the larger regional context.

Chapter VII, Open Space, Recreation & Cultural Amenities, *has three elements.*

Open Space Element: Open space addresses state legislation, defining open spaces separately from recreational facilities, which may not have significant open space associated with the land use. This element identifies existing land use and provides analysis of the resources and strategies for preserving and improving this valuable community resource in a land-locked community. This element is based on the Parks and Recreation Masterplan. The goal of this element is to preserve a variety of natural, landscaped and hardscaped open spaces that serve the diverse and changing needs of an urban community.

Recreational Amenities Element: This element addresses state requirements to identify recreation facilities, define the hierarchy of the park system, project potential need for new facilities, and outline strategies for operations, enhancement, maintenance, and access of recreational resources. This element is also based on the Parks and Recreation Masterplan. The goal of this element is to provide social, recreational and economic benefits to the community by promoting physical fitness through passive and active recreational areas and programs serving a diverse range of abilities and interests.

Public Art & Cultural Amenities Element: This element has maps identifying cultural amenities and public art. This element is based on the Public Art Strategic Plan. The goal of this element is to ehance and promote Tempe as a diverse, stimulating cultural and arts community where cultural amenities inspire and enrich people's lives and experiences.

Chapter VII, Public Facilities & Services, *has four elements.*

Public Buildings Element: This element addresses state requirements identifying existing and planned public facilities; it includes a map of Tempe facilities, as well as public schools. It includes strategies for energy efficiency, cost conservation, safety, accessibility, historic preservation, and long term sustainability. The goal of this element is to assure that necessary public buildings are planned for, designed, built and maintained to sustain the wide range of services provided to the community.

Public Services Element: This element addresses state requirements identifying services provided by the city, or other agencies, and strategies for service provision and program implementation. The goal of this element is to identify existing services provided by both public and private sector, and plan for future provision of these services to serve future community needs.

Human Services Element: This element draws attention to strategies specific to human services, and is based on the People Improvement Plan. The goal of this element is to guide the city in addressing funding and provision of human services for Tempe residents.

Public Safety Element: This element addresses state requirements for emergency response, fire and police safety, location of existing and planned facilities, and strategies to implement long range objectives. It is divided into three sections, emergency management, fire and police, with information based on existing operational plans from respective departments. The goals of this element are to identify and prepare for natural and human-caused disasters to prevent or minimize their impacts and ensure appropriate response and recovery; plan and provide for the safety and welfare of the public through preservation of life, property and the environment; and improve resident safety and sense of security.