



# City of Mesquite Master Plan

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Planning & Redevelopment  
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# Land Use Element

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**Resolution**



**RESOLUTION NUMBER 620**

**A RESOLUTION ADOPTING THE ADMINISTRATIVE CHANGES TO THE POLICIES, TEXT AND MAPS ASSOCIATED WITH THE LAND USE ELEMENT OF THE CITY OF MESQUITE MASTER PLAN**

**WHEREAS**, Section 278.170, Nevada Revised Statutes, provides that the City of Mesquite may prepare and adopt a LAND USE ELEMENT, to be included in the existing master plan for all or any part of the City;

**WHEREAS**, Section 278.160, Nevada Revised Statutes, specifies that the master plan shall include the following subject matter: community design, conservation plan, economic plan, historic properties preservation plan, housing, land use plan, population plan, public plan, recreation plan, solid waste disposal plan, streets and highways plan, transit plan, and transportation plan, and such other plans as judged necessary; and

**WHEREAS**, the master plan for the City of Mesquite was adopted in 1994 and significant changes have occurred in the City since that time; and

**WHEREAS**, a public hearing on the adoption of the City of Mesquite master plan, including the LAND USE ELEMENT, was held February 28, 2006, with the most recent amendment being held on May 26, 2009, by the City Council of Mesquite, Nevada; and

**WHEREAS**, the proposed amendment is the second amendment to the Plans in 2009, and therefore does not exceed the four permitted amendments in a calendar year, as specified in Section 278.210 (4), Nevada Revised Statutes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of Mesquite, Nevada, does hereby adopt and endorse the updated LAND USE ELEMENT into the existing master plan for the City of Mesquite.

**IN WITNESS WHEREOF**, the Mesquite City Council hereby adopts Resolution No. 620 for the reasons and purposes set forth herein on this 26<sup>th</sup> day of May 2009.

**THE CITY OF MESQUITE, NEVADA**

By: \_\_\_\_\_  
Susan M. Holecheck, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Sheree Goessman, Acting City Clerk









## **Acknowledgements**

### **City of Mesquite Mayor & City Council**

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**Introduction**

The City of Mesquite Master Plan translates community goals and values into realistic policies and action programs that will guide decisions about new growth and development. The Land Use map shown in Figure 1-1 communicates the long term development potential of public and private property within the city limits. Because the master plan land uses also regulate the use of the land today, the Land Use map operates as the community’s zoning district map.

Since incorporation, the City has operated for twenty-two years under a single map classification system of land uses and zoning. The single map system ensures consistency between the master plan and zoning districts. It also promotes consideration of short and long term consequences when decisions about new developments are made. Amendments to the Master Plan/Zoning are reviewed quarterly to assess cumulative impacts and to comply with Nevada Revised Statutes.

**Land Use Districts**

The following table provides the adopted land use districts and their associated acreage. The table is updated whenever amendments to the plan occur.

<b>Table 1-1 Land Use Districts (COM)</b>	
<b>Land Use Districts</b>	<b>Acres</b>
Planned Unit Development (mix of land uses)	7,507.68
Rural	146.65
Single Family	496.42
Multi Family	348.07
Mobile Home	49.40
Recreational Vehicle	77.64
Commercial	593.23
Hotel Tourist	312.71
Industrial	836.75
Public Facility	364.37
Parks, Recreation and Open Space	5,106.01
Land Reserve	2,779.75
Agriculture	6.43
<b>Total Acres (excluding roadways)</b>	<b>18,625.11</b>
<b>Total Square Miles</b>	<b>31.08</b>
<b>Source: Planning and Redevelopment Department</b>	

### **Planned Unit Development (PUD) Districts**

Much of the new development in Mesquite has been designed under the Planned Unit Development district. The PUD land use district establishes a character for an area and furnishes specific guidelines for development. A PUD may include any combination of permitted residential, commercial, industrial or public uses, as specified in the adopted plan for the area.

Under the PUD district, the community can achieve higher quality design and valuable amenities that would not be possible under strict application of zoning or subdivision regulations. A PUD provides a more detailed master development plan and development standards including proposed architectural, urban design, landscape, open space, and signage concepts. The process for adopting a PUD is outlined in Section 9-7U of the Unified Development Code.

A PUD will accomplish one or more of the following goals:

- A. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;
- B. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve a variety and integration of economic and redevelopment opportunities;
- C. Providing for flexibility in the land uses, in the density of development, and in other matters typically regulated in zoning districts;
- D. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;
- E. Providing for the redevelopment of areas where depreciation of any type has occurred;
- F. Providing for the revitalization of designated areas;
- G. Promoting or allow development to occur in accordance with a uniform set of standards which reflect specific circumstances of the site;
- H. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;
- I. Encouraging area-sensitive site planning and design;
- J. Contributing to health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

The following descriptions summarize the planned and adopted PUD's in the City's Master Plan.

#### Anthem at Mesquite PUD

Anthem at Mesquite (AAM) is a 2,013.7 acre master planned community located along the north border of the Clark County line, and bounded on the west by the Flat Top Mesa. AAM continues along Falcon Ridge Parkway north and abuts Mesquite Heights Road and the Mesquite Estates Master Planned Community to the east. Proposed land uses include active adult housing, conventional housing, multi-family housing, neighborhood commercial, and an 18-hole golf course. It has a cap of 6,052 residential units, with an overall density of approximately three (3) units per acre.

Canyon Crest PUD

Canyon Crest is a 333 acre master planned community located south of the Lincoln County line, west of the Mesquite Airport, and generally east of the Mesquite Heights Road. Proposed uses include single-family detached housing, single family attached housing, multi-family housing, neighborhood commercial, and a 9-hole golf course. It has a cap of 999 residential units, with an overall density of three (3) units per acre.

Coyote Willows PUD

Coyote Willows is a 150.93 acre master planned community located east of the Casa Blanca Golf Course, south of Hafen Lane, and north of the Virgin River. Proposed uses include single-family and multi-family housing, and a 9-hole golf course. It has a cap of 465 residential units, with an overall density of three (3) units per acre.

Desert Falls International Sports Resort PUD

Desert Falls International Sports Resort PUD is a 935 acre master planned community centered around a large sports complex with mixed-use commercial and integrated resort residential uses, located north of the Mesquite Technology and Commerce Center, east of Flat Top Mesa and the Mesquite Regional Park, south of Anthem at Mesquite and west of Falcon Ridge Parkway.

Desert Falls Properties, LLC entered into a joint development agreement with the City of Mesquite on February 25, 2009, which agreement provided for the construction of a mixed-use community consisting of athletic playing and training facilities, commercial, open space, trails and 495 resort-oriented housing units.

Falcon Ridge PUD

Falcon Ridge is a 769 acre master planned community located on the north side of Interstate I-15, northwest of the town center. It is bordered on the east by the Mesquite Vistas PUD. Falcon Ridge is planned to be a mixed-use community consisting of offices, retail commercial, industrial/business park, multi-family housing, a range of single-family housing types, and an 18-hole golf course, parks, and open space and trails. It has a cap of 1,100 residential units, with a density of 4.2 units per acre.

Grapevine Villas PUD

Grapevine Villas is a 25.85 acre master planned community of multi-family (Townhome) housing bounded by Second South Street on the north, Hafen Lane on the south, Grapevine Road on the west, and Thompson Drive on the east. It has 188 residential units, with an overall density of 7.27 dwelling units per acre.

Highland Vistas PUD

Highland Vistas is a 305 acre master planned community located generally along both sides of Hardy Way between Falcon Ridge Parkway and Horizon Boulevard. Proposed uses include single-family and multi-family housing, neighborhood commercial, parks and open

space. It has a cap of 972 residential units, with an overall density of three (3) dwelling units per acre.

#### Las Palmas PUD

Las Palmas is a three (3) acre planned unit development consisting of twenty (20) townhome units, at a density of 6.67 units per acre. The project is located in northeast Mesquite located between Marilyn Parkway and Palos Verde Drive.

#### Mesquite Estates PUD

Mesquite Estates is a 767 acre master planned community located generally along the north city boundary between Mesquite Heights Road and the Wolf Creek Golf Course. The mixture of proposed land uses includes a range of single-family housing types, multi-family housing, and neighborhood commercial development. It has a cap of 2,301 residential units, with an overall density of three (3) units per acre.

#### Mesquite Vistas PUD

Mesquite Vistas is a 1,073 acre master planned community located generally east of Pioneer Boulevard from the Falcon Ridge Golf Course on the west to the east side of the Mesquite Airport. Existing and proposed uses include a range of single-family housing types, multi-family housing, private and public parks, and the Oasis and Canyons golf courses. It has a cap of 3,499 residential units, with an overall density of 3.26 units per acre.

#### Riverside PUD

The property is generally located in western Mesquite, on the south side of Interstate 15 and to the east of Riverside Road (exit 112). It is bordered by public lands with Toquop Wash on the eastern side and the Virgin River passing nearby to the south. The property includes lands under contract with Nevada Community Solutions and the City of Mesquite, and is planned to be developed as a public-private partnership. The Riverside PUD is approximately 1,400 acres in size.

The overall goal for the area is to promote a mix of housing opportunities with supporting commercial uses and public facilities, in a manner that preserves Mesquite's small town atmosphere and meets the needs of our diverse population. Planning for the property will recognize that the area is distinctly separate from the existing City and should strive to compliment retail and public services provided in the City's core.

#### Rivers Bend PUD

Rivers Bend is a 48.83 acre PUD subdivision located on Mesquite's south side between Riverside Road and the Coyote Willows PUD. It consists of 233 single-family dwellings on small lots with two neighborhood parks. The overall density is 4.7 units per acre.

#### Paradise Canyon PUD

Paradise Canyon is a 186.2 acre master planned community located in the northeast quadrant of the City, just west of the Mesquite Airport. Originally approved as a mixed use

community, the PUD contains the Championship Wolf Creek Golf Course, multi-family housing, single-family housing, and related office and retail commercial space. It currently has fifty (50) condominium units on 4.78 acres for a density of 10 units per acre. Twenty-six (26) single-family homes are also developed on 8.61 acres for a density of 3.01 units per acre. The tentative map approvals on several of the subsequent phases have lapsed, so a Master Plan Amendment will be required to complete the PUD as originally contemplated.

### Sunset Greens PUD

Sunset Greens is a 110.38 acre master planned community located in southwest Mesquite surrounded by the Casa Blanca Golf Course. The mixture of uses include a range of single-family and townhome dwellings. It consists of 701 residential units, at an overall density of 6.35 units per acre.

The remainder of land use districts in the City's Master Plan is described below:

### **Rural Estates Districts**

The Rural Zoning Districts (RE-1, RE-2, RE-3) provide low density residential uses with minimum lot sizes ranging from five (5) acres, to one and one-half (1½) acres, to one-half (½) acre. Residents in these areas may be allowed to maintain a limited number of large animals and accessory buildings in a quiet, rural setting without maintaining a large agricultural operation. The majority of rural land uses are found south of Interstate 15, with some near the Virgin River. These lands may act as transitional areas between Land Reserve and more intense urban development.

### **Single Family Districts**

The Single Family (SF) designation supports moderate density residential uses in a suburban environment. The principal purpose of this District is single-family residential development with a minimum lot size of 7,000 square feet. SF is the predominant residential land use in the City.

### **Multi Family Districts**

The Multi Family (MF-1, MF-2, MF-3 & MF-4) land use districts supports the need for residential development at increased densities. MF-1 allows for the development of conventional attached dwellings, commonly known as duplexes. MF-2 allows for a variety of housing types and serves generally as a buffer between higher density multi-family districts and single-family districts. MF-3 accommodates moderate to high-density multi-family uses while ensuring livability, open spaces, and a high level of landscaping and buffering. Lastly, MF-4 fulfills the need for high-density multi-family residential development.

### **Professional/Business Office Districts**

The Professional/Business Office (PB) designation allows for office uses in an area that is predominantly residential but because of traffic and other factors may no longer be suitable for the continuation of low-density residential uses. To decrease the impact to the adjacent residential uses, single-family structures should be retained or new development should maintain a residential character.

### **Commercial Districts**

The Commercial (CR-1, CR-2, CR-3, CR-4 & CR-H) land use districts address the business and retail needs of the community. The Commercial Neighborhood (CR-1) designation allows convenience retail shopping, services and professional offices principally serving neighborhood needs compatible in scale, character and intensity with adjacent residential development. General commercial uses are found in CR-2, which provides the broadest scope of compatible services for both the general and traveling public. CR-2 allows retail, service, wholesale, office and other general business uses of an intense character.

The Central Business District is designated CR-3 and provides retail, service, office and mixed use that serve the entire community. The Central Business District is located in the historic town center, in the area of Mesquite Boulevard and Sandhill Boulevard. The Commercial Auto Mall (CR-4) designation is intended to provide sites for new automobile dealerships and related uses. The ideal location for CR-4 uses is near freeway interchanges, and key intersections of arterial streets.

The Commercial Hospital Services (CR-H) designation supports development of hospital and specialized medical services in a central location for residents of the City and surrounding communities. Hospitals, health care, medical offices, and related uses for convenience to hospital activities are appropriate in the CR-H zone.

### **Industrial Districts**

Both light and heavy industrial uses are contemplated in the land use districts. However, only light industrial uses are currently shown on the Land Use map. The Industrial-Light (IR-1) designation is intended to provide for light manufacturing and research uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. Light industrial uses are typically located in planned business and industrial parks, and areas near other commercial development with adequate separation from low density residential areas.

The Heavy Industrial (IR-2) designation is intended to provide for heavy manufacturing uses in locations that are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. These uses are ideally located on large parcels (5 acres or more) with adequate separation from residential areas, such as the City's commerce and industrial center, or at the solid waste landfill site.

### **Recreational Vehicle / Motor Home Districts**

The RV/Motor Home (RV) designation permits RV/motor home parks where such development is appropriate, given the surrounding land uses and neighborhood. In some instances, the RV/Motor Home District promotes affordable housing consistent with the provisions of the Master Plan. These are typically short-term rental facilities. RV districts are generally integrated into Hotel Tourist districts under a Resort Hotel's master plan. They can also be on large, independent sites (15 acres or more) in close proximity to major resorts, surrounded by commercial areas.

### **Manufactured Housing and Mobile Home Districts**

The Manufactured Housing (MH) designation is intended to provide for manufactured housing parks and estates where such development is appropriate, given the surrounding land uses and neighborhood. The Manufactured Housing District promotes affordable housing consistent with the provisions of the Master Plan and is generally found in areas surrounded by low and medium density multi-family zones on collector or arterial streets.

The Mobile Home (M-H) designation is established to provide for the location and development of mobile home parks and mobile home subdivisions in a quality environment. Mobile home estates are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development and can be developed to a high standard of quality with landscaping, recreation facilities, etc., and are designed and intended for mobile homes only.

### **Hotel Tourist Districts**

The purpose of the Hotel-Tourist (HT) designation is to provide for the development of high quality resort hotels and associated uses, providing a wide range of activities for the residents and guests of Mesquite. These uses are typically located near freeway interchanges in commercial areas.

### **Public Facility Districts**

The Public Facility (PF) designation provides for the location and development of sites suitable for necessary public buildings, structures and uses, and reasonable accessory private buildings, structures and uses. PF uses can be found in all parts of the City, in order to provide necessary services (schools, utilities, etc.) to all residential areas.

### **Parks, Recreation and Open Space Districts**

The Parks, Recreation and Open Space (PROS) designation is intended to provide for temporary and permanent open spaces in the community, to prevent irreversible environmental damage to sensitive areas and to safeguard the health, safety and welfare of the people by limiting development in areas where police and fire protection, protection against flooding by storm water or other services cannot be provided without excessive cost to the community. Typically these are areas of dedicated City Parks and Recreation facilities, and/or private, reserved open space within Master Planned Communities (PUDs).

## Special Districts

### Central Business District (CBD)

The central business district is intended to provide retail, service, office, and mixed uses that serve the entire community. It is the “historic core” of the city, as well as its administrative headquarters. The City offices are located at the center of the CBD, as is Fire Station No. 1. The Chamber of Commerce also has its offices adjacent to the City Center. The CBD is marked by its mix of residential and commercial uses. This district is located generally between Sandhill Boulevard and Desert Drive from First North Street to First South Street, and consists of approximately 45 acres.

### Gaming Enterprise District (GED)

The Gaming Enterprise District (GED) identifies specific areas suitable for the potential expansion of nonrestricted gaming activities. Typically, these properties and accompanying uses are the most intense commercial-type uses of any zoning district. Consequently, nonrestricted gaming is limited to the Hotel/Tourist (HT) zoning district and requires a conditional use permit. Additionally, any nonrestricted gaming establishment shall be within the GED. There are approximately 160 acres in the GED.

Establishment of the GED seeks to protect and buffer such activities and uses, including but not limited to, residential, school and religious assemblies uses and developments. Additionally, such gaming establishments must not unduly impact public services (roads, water, sanitation, utilities and related services), consumption of natural resources or the quality of life enjoyed by the residents of surrounding neighborhoods.

All properties designated *Gaming Enterprise District (GED)* are shown on the latest Gaming Enterprise District Map (See Figure 1-2). While the entire parcel may be depicted as Gaming Enterprise District on the map, only a portion of the parcel may actually be designated Gaming Enterprise District due to separation requirements from other uses.

See Nevada Revised Statutes 463.3072-463.3094 for further detail.

### Mesquite Technology and Commerce Center (MTCC)

The Mesquite Technology and Commerce Center (MTCC) is an approximately 900 acre planned industrial and commercial park. Located in northwest Mesquite – between I-15 and Pioneer Boulevard - the MTCC is intended to provide for light manufacturing and research uses that will generate jobs and economic growth for the City. The Technology Center is located on land purchased from the Bureau of Land Management.

### Redevelopment District

On February 28, 1995, the City Council passed Resolution No. 118, designating a redevelopment area within the City. The Redevelopment District is shown on the City’s Redevelopment Area Map, and consists of the following five sectors:

1. Industrial Corridor Sector – Mesquite Heights Industrial Park (Hardy Way between Turtle Cove and Horizon Boulevard);

2. Commercial and Multi-Family Sector – (Between I-15 and Pioneer Boulevard, from Grapevine Road to Horizon Boulevard);
3. Urban Corridor Sector South of I-15 – (Both sides of Mesquite and Sandhill Boulevards from Exit 120 to Exit 122);
4. Urban Corridor Sector North of I-15 – (Both sides of East Pioneer Boulevard from I-15 to Oasis Boulevard); and
5. The Western Development Sector – (Both sides of Falcon Ridge Parkway south of Bertha Howe Avenue and both sides of Horizon Boulevard from Pioneer Boulevard to the Highland Vistas PUD).

This district, in accordance with Nevada Revised Statutes (NRS) and the Mesquite Urban and Industrial Corridors Plan, seeks to effectuate the elimination of blight and to promote the redevelopment of areas deemed necessary to promote the public health, safety, and welfare. This district contains approximately 1,500 acres.

## **Neighborhood Plans**

### Dairy Lane Neighborhood Plan

The Dairy Lane Neighborhood Plan established thirteen (13) goals and policies for three parcels of land, on the west side of Dairy Lane between Old Mill Road and First North Street. During the neighborhood workshops, twenty-one neighborhood issues were identified and prioritized. The planning effort concluded with a Master Plan Amendment and rezoning of two parcels. The Mortuary parcel was rezoned from Multi-Family (MF-2) to Neighborhood Commercial (CR-1). A four-plex at 245 West 1<sup>st</sup> North Street was rezoned from Single-Family (SF) to Multi-Family (MF-2), with a density of eight (8) units per acre.

### Pulsipher Park Neighborhood Plan

The Pulsipher Park Neighborhood planning process looked at six (6) parcels of land on the east side of Town Wash and Pulsipher Park, from First South Street to the Hafen Lane extension and Virgin River. This effort resulted in the identification of thirty-four (34) neighborhood issues, and eighteen (18) goals and objectives. The plan resulted in a Master Plan Amendment, changing the zoning of the six parcels from Professional/Business Office (PF) and Rural Ranch (RE-1) to Single Family Residential (SF) and Rural Residential (RE-3).

### Riverside Road Neighborhood Plan

The Riverside Road Neighborhood Plan identified twenty-five (25) neighborhood issues, and set thirty (30) goals and objectives for the east side of Riverside Road from Interstate 15 south to the Virgin River. This neighborhood plan resulted in a Master Plan Amendment that resolved some obsolete zoning strips, created a large commercial zoning node east of Riverside Road between Mesquite Boulevard and 2<sup>nd</sup> South Street, rezoned some smaller residential lots along Riverside Road to Neighborhood Commercial (CR-1), rezoned the Vacant Parcel on the South Side of 2<sup>nd</sup> South Street to General Commercial (CR-2), and changed the Riverside Park property from Public Facility (PF) to Park, Recreation and Open Space (PROS).

**Land Use Goals, Policies and Actions**

The following goals emphasize what the community wants to achieve over the long term. The policy and action statements identify specific activities and standards to achieve the land use goals.

**Riverside PUD**

**Goal:** Promote a mix of housing opportunities with supporting commercial uses and public facilities, in a manner that preserves Mesquite’s small town atmosphere and meets the needs of our diverse population.

**Policy/Actions:**

**LU.1.1 Property owners within the Riverside PUD shall be required to adopt a specific master development plan and development standards.**

LU.1.1.1 A development agreement is required between the City and the developer.

LU.1.1.2 If the development agreement and standards have not been adopted by December 2010, the City shall re-evaluate the PUD designation on the property.

**LU.1.2 In addition to the requirements of the Unified Development Code, the Riverside PUD shall be required to address:**

**A. Provisions for the preservation of natural areas and strategies to minimize disturbance of the natural terrain.**

**B. The maximum number of residential units shall not exceed 4,200 (3 du per gross acre).**

**C. Provisions to designate and retain a percentage of the residential development as workforce housing.**

LU.1.2.1 The plan shall contain inclusionary zoning and/or other affordable housing provisions.

**D. The high-density residential areas shall be integrated with commercial uses and public facilities in a manner that takes advantage of pedestrian circulation and minimizes automobile dependencies.**

**E. A linear park/trail system shall be designated adjacent to Interstate 15, in order to buffer future uses from the freeway corridor and to link Riverside back to the city core. Trail connections to the Virgin River and public lands shall also be designated. Trail easements will be recorded with a 40 foot minimum corridor width.**

- F. Land use configurations and design strategies shall be compatible with existing and proposed uses on neighboring properties, such as the Contiguity parcel, the freeway, the future airport, and land uses in Bunkerville Township. The design strategies shall include appropriate transitions between land uses and residential densities.
- G. A minimum of 40 acres shall be designated for public facilities, such as schools, fire and police stations. The PUD must also provide five (5) acres of park per one thousand (1,000) persons. Refer to the Unified Development code for minimums related to common or public open space.
- H. A distribution and phasing plan for land uses and infrastructure.
- I. A financing plan for infrastructure that describes what is needed, how much it will cost, and how it will be funded.
- J. A plan showing existing and proposed roadways needed to serve the development, including strategies for mitigation of potential impacts to Bunkerville Township.
- K. Development patterns shall utilize low level and indirect lighting to minimize impacts to the desert views, night skies, and rural surroundings.

**Annexation**

**Goal:** Cooperate with neighboring jurisdictions to define rational service provision to accommodate planned regional growth.

**Policy/Actions:**

- LU.2.1 Prepare and adopt a plan for the logical extension of city boundaries and services to areas proposed for annexation.**
  - LU.2.1.1 Evaluate the efficiency and effectiveness of providing services and capital facilities to areas proposed for annexation.
  - LU.2.1.2 Identify where expansion of city boundaries is needed to accommodate planned regional growth.
  - LU.2.1.3 Identify the location and capacity of existing and planned roadways, water and sewer service.
- LU.2.2 Consider new development in locations, which will minimize the impact on city services.**

**Planned Quality Growth**

**Goal:** Maintain the scenic, small town character and natural landscape of the community.

**Goal:** Wisely plan and manage growth in our community, focusing on high-quality and mixed-density development and preserving our small town feel.

**Policy/Actions:**

- LU.3.1      Adopt long range plans that address a 20-year horizon period for the City of Mesquite, with updates every five years.**
- LU.3.2      Adopt a balanced development pattern with adequate commercial and industrial uses to diversify the community’s tax base.**
- LU.3.3      Encourage the preservation of open space in future development.**
- LU.3.4      Ensure decision-making includes a long-term impact, not just the short term.**
- LU.3.5      Ensure that existing and proposed land uses are compatible.**
- LU.3.6      Encourage development only where existing infrastructure and facilities can be appropriately extended to serve.**
- LU.3.7      Maintain low density development south of the Virgin River.**
- LU.3.8      Ensure appropriate transitions from residential areas to non-residential areas.**
- LU.3.9      Buffer commercial and industrial uses from residential uses and screen the visual encroachment that commercial development imposes upon residential.**
- LU.3.10     Identify areas for retention of agriculture and open space, and develop policies for their long-term viability, such a buffering the freeway corridor.**
- LU.3.11     Enhance Mesquite with underground utilities.**
- LU.3.12     Encourage more lots with larger lot areas north of Interstate 15.**
- LU.3.13     Establish a new cemetery and a larger ‘green burial’ park.**
- LU.3.14     Create a unified City that is not physically, socially or economically divided by the Interstate.**
- LU.3.15     Designate a future high school site if suitable lands exist to the west of Falcon Ridge Parkway.**

- LU.3.16** Site grading must be conducted in a manner that exposes the smallest practical area of soil and be phased with the development of the property, in order to reduce the impacts of dust, poor air and water quality, and pollutants in storm water that ultimately effect the Virgin River.

**Residential Development and Neighborhood Planning**

**Goal:** Ensure the availability of a variety of housing types which meet the needs of the diverse population.

**Goal:** Encourage affordable housing for employee populations that will facilitate and attract employment and other economic development.

**Policy/Actions:**

- LU.4.1** Facilitate a variety of housing products for all income levels.
- LU.4.2** Adopt provisions to designate and retain a percentage of the residential development as workforce housing.
- LU.4.2.1 The City shall evaluate inclusionary zoning provisions.
- LU.4.3** Develop and implement standards for multi-family housing locations and site designs to promote a high quality of life and safety for residents.
- LU.4.4** Encourage opportunities for affordable, elderly and active adult housing.
- LU.4.5** Prepare Neighborhood Plans that respond to local concerns and facilitate healthy development of all areas of the City.
- LU.4.6** Maintain a proactive, aggressive, compliance-oriented code enforcement program.
- LU.4.7** Prevent residential subdivisions from locating residences next to major arterials, freeways, and railroads. Adequate buffering will be required to shield noise.

**Architectural Quality**

**Policy/Actions:**

- LU.5.1** Require extensive landscaping and aesthetically pleasing architecture and site design elements for all development.
- LU.5.1.1 Promote water conservation techniques that incorporate Xeriscape designs and plantings.
- LU.5.2** Create architectural guidelines for development that will blend with qualities of the landscape.

### **Downtown Revitalization**

**Goal:** Encourage office and commercial development in the Downtown Central Business District to serve community needs.

**Goal:** Beautify and preserve the Mesquite Boulevard commercial corridor.

#### **Policy/Actions:**

- LU.6.1**      **Develop incentive programs to encourage the location of public buildings and mixed-use enterprises in the Downtown Central Business District and along Mesquite Boulevard.**
- LU.6.2**      **Encourage tourism-based businesses.**
- LU.6.3**      **Incorporate public art in the downtown.**
- LU.6.4**      **Develop and implement design standards for a pedestrian-friendly and interconnected downtown.**
- LU.6.5**      **Develop and implement a plan to integrate the Community College campus with the downtown area.**

### **Commercial, Tourist and Scenic Resources**

#### **Policy/Actions:**

- LU.7.1**      **Encourage commercial nodes at Interstate 15 interchanges and avoid the appearance of strip development along the Interstate frontage.**
- LU.7.2**      **Aggregate retail uses into distinctive shopping districts.**
- LU.7.3**      **Aggregate casinos into select and identifiable areas that do not impact residential areas with traffic and other encroachments.**
- LU.7.4**      **Investigate prospect of a Municipal golf course for Mesquite.**
- LU.7.5**      **Preserve the natural aspects of Flat Top Mesa.**
- LU.7.6**      **Investigate prospect of a tournament tennis facility to serve resident and tourist needs.**

### **Mesquite Technology and Commerce Center (MTCC)**

#### **Policy/Actions:**

- LU.8.1**      **Prior to development, all proposals within the MTCC must comply with the adopted Design and Development Standards and receive Architectural Review Committee approval.**

- LU.8.2 **A 200-foot swath of PROS zoning shall be reserved over the centerline of the main Western Wash, which may necessitate surveying the channel centerline before mapping of the zone changes.**
- LU.8.3 **Prior to development, a new Environmental Development Plan, meeting the requirements of Unified Development Code Section 9-13-2, will need to be completed for the entire 1,146 acres of City owned land, including the additional lands in the MTCC.**

**Desert Falls PUD**

**Policy/Actions:**

- LU.9.1 **Prior to any development, property owners within the Desert Falls PUD shall prepare and adopt a specific Master Development Plan and Design Standards Handbook, per Mesquite Municipal Code (MMC) Section 9-7U.**
  - LU.9.1.1 Until such time as the specific Master Development Plan and Design Standards Handbook are adopted, the Desert Falls PUD zoning shall be equivalent to the following zones and shall utilize the corresponding design and development standards as specified in MMC Title 9 and PUD Section 9-7U:
    - a) PR is equivalent to PROS
    - b) OS is equivalent to PROS
    - c) PR-H is equivalent to MF-2
    - d) CR-2 is equivalent to CR-2
  - LU.9.1.2 A development agreement is required between the City and the developer, in order to deviate from City standards.
  - LU.9.1.3 If an agreement and design standards have not been adopted by December 2012, the City shall re-evaluate the PUD designation of the property.
- LU.9.2 **Prior to grading or development of any kind, a new Environmental Development Plan (EDP), meeting the requirements of MMC Section 9-13-2, shall be completed for the entire Desert Falls PUD, including any option pieces in the Joint Development Agreement.**
- LU.9.3 **Protect environmentally sensitive or scenic, undeveloped lands and viewsheds.**
  - LU.9.3.1 Development on land formations that obstruct Flat Top Mesa’s viewshed must be avoided.
  - LU.9.3.2 Development shall maintain to the greatest extent feasible, the natural areas of the ephemeral washes as identified in the Army Corp of Engineers letter dated October 7, 2008 to the City of Mesquite, Kurt Sawyer.
- LU.9.4 **Mixed use developments and opportunities for work force housing may be considered as part of the Desert Falls PUD Design Standards Handbook.**

**LU.9.5 As part of the Desert Falls PUD Design Standards Handbook, the following issues must be addressed and mitigated, but may not be limited to:**

- LU.9.5.1 The PUD handbook must incorporate heightened standards for architecture, site design and landscaping, and must incorporate alternative transportation modes and shared parking.
- LU.9.5.2 Setbacks and buffers shall be specified between recreational facilities, residential uses, and rights-of-way to minimize negative impacts (See MMC 9-8-3(M)) for current standards.
- LU.9.5.3 Water conservation techniques and the use of artificial turf shall be specified in the handbook.
- LU.9.5.4 Light mitigation standards must be established for site-wide control of light and impacts to the night sky, arising from recreational facility operations and stadium lights, including but not limited to:
  - a) Glare control to limit direct uplight and light pollution and to prevent overspill onto adjoining properties.
  - b) Usage of low wattage lamps when feasible.
  - c) Motion sensor controlled lights in non-essential areas.
  - d) Curfew policy with procedures for time extensions.
  - e) Use of enhanced landscaping and the natural topography to shield and buffer light of recreational facilities from residential uses and zones.
  - f) Integration of commercial uses that shield and buffer light of recreational facilities.
- LU.9.5.5 Noise mitigation standards must be established for site-wide control of noise, arising from recreational facility operations, including but not limited to:
  - a) Speaker control to limit volumes and to minimize overspill of noise onto adjoining properties.
  - b) Curfew policy with procedures for time extensions.
  - c) Use of enhanced landscaping and the natural topography to shield and buffer noise of recreational facilities from residential uses and zones.
  - d) Integration of commercial uses that shield and buffer noise of recreational facilities.

**LU.9.6 Prior to any residential uses being permitted within the Desert Falls PUD-CR2 zone, the number of units and density must be specified and approved as part of the Desert Falls PUD Development Agreement and Design Standards Handbook.**

**LU.9.7 Applications for development within the Desert Falls PUD must complete a traffic impact analysis per MMC Section 9-9-6 C. As part of the Desert Falls PUD Development Agreement, the applicant may include a traffic impact analysis for the entire PUD.**