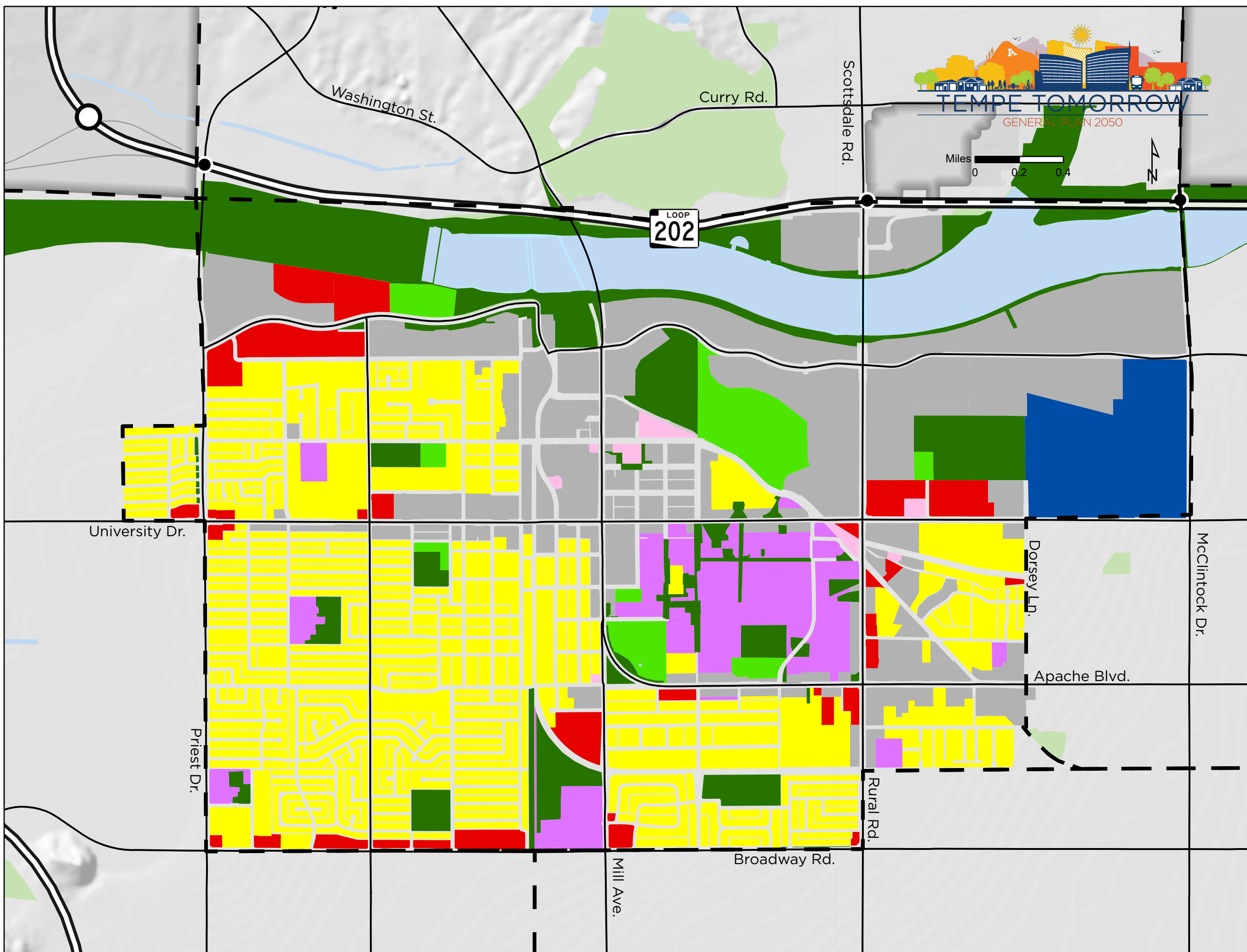


**RIO SALADO /  
DT/ASU/NW  
NEIGHBOR-  
HOODS  
CHARACTER  
AREA**



**Current Land Use, General Plan 2040**

- Residential
- Commercial
- Mixed Use
- Industrial
- Civic
- Educational
- Water
- Public Recreation / Cultural
- Public Open Space



University Dr.

Priest Dr.

Mill Ave.

Broadway Rd.

Rural Rd.

Dorsey Ln.

Apache Blvd.

McClintock Dr.

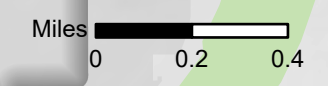
LOOP  
202

Washington St.

Curry Rd.

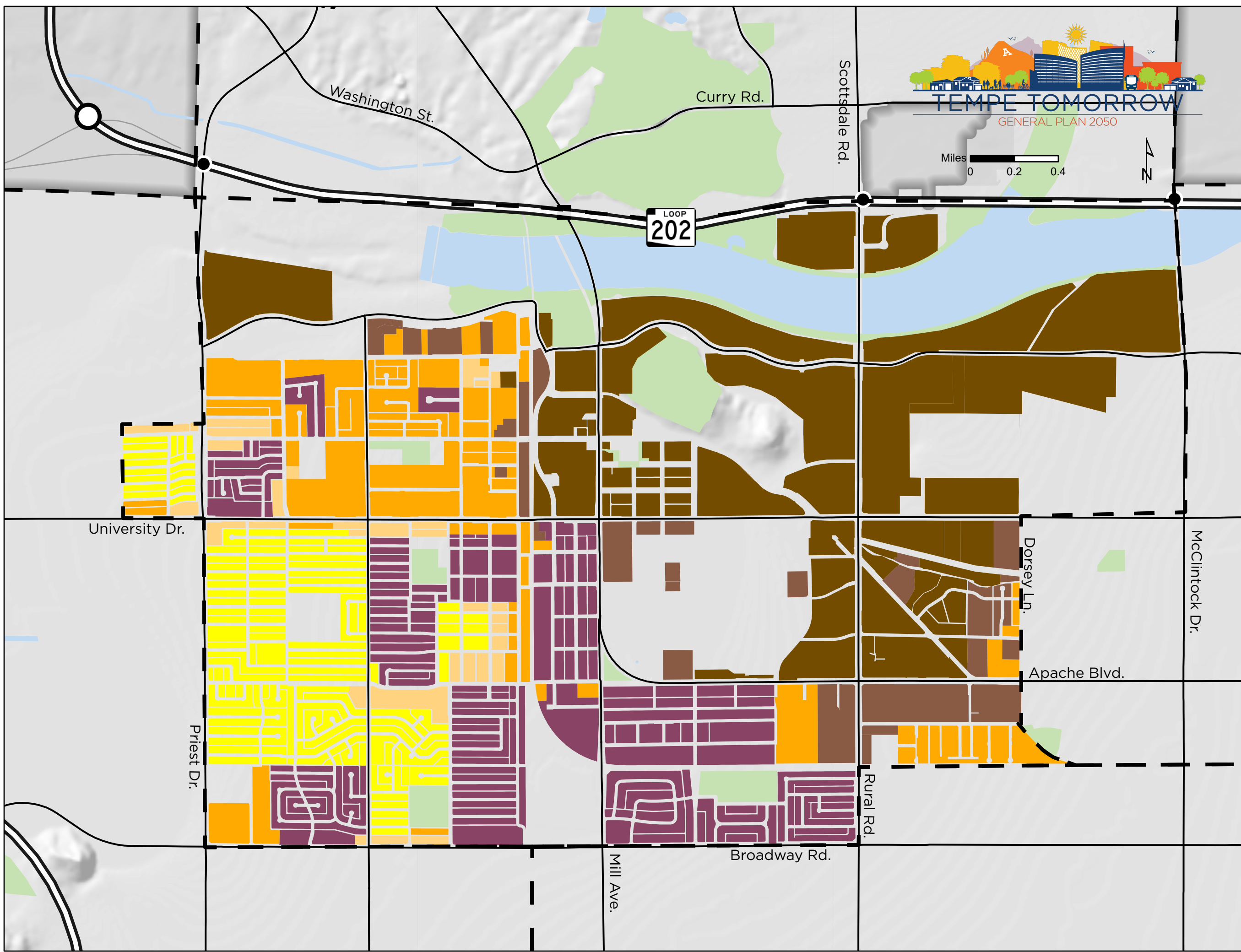
Scottsdale Rd.

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HOODS  
CHARACTER  
AREA**



**Current Residential Density, General Plan 2040**

- Cultural Resource Area
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density (up to 65 du/ac)
- High Density Urban Core (more than 65 du/ac)



University Dr.

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McClintock Dr.

Washington St.

Curry Rd.

Scottsdale Rd.

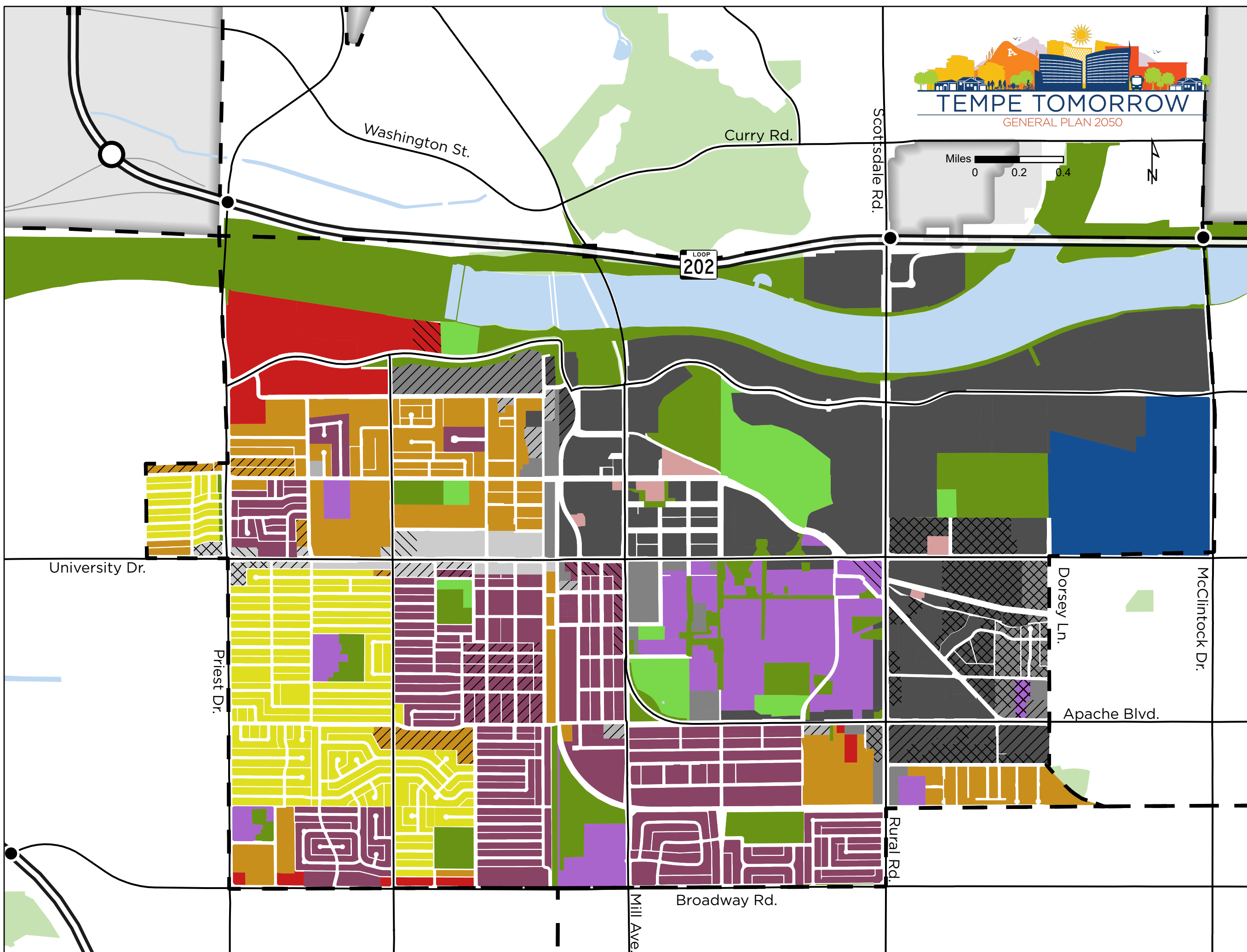
LOOP 202



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CHARACTER  
AREA**

**Proposed Land Use and  
Density, General Plan 2050**

- Proposed Land Use Changes from General Plan 2040
- Proposed Density Changes from General Plan 2040
- Proposed Land Use and Density Changes from General Plan 2040
- Cultural Resource Area, Refer to existing Zoning District
- Single-Family Traditional, up to 9 du/ac
- Multi-Family Low-Moderate, up to 25 du/ac
- Commercial, Refer to existing Zoning District
- Mixed-Use Low-Moderate, up to 25 du/ac
- Mixed-Use Moderate, up to 45 du/ac
- Mixed-Use High, up to 65 du/ac
- Mixed-Use Urban, more than 65 du/ac
- Industrial
- Civic
- Education
- Public Open Space
- Public Recreation/Cultural



Land Use Designation	Description
<b>Residential</b>	
Cultural Resource	Residential area of cultural significance. Density limited to that allowed by zoning in 2003
Single-Family - Large Lot (<3 du/acre*)	Large lots for agriculture or ample open area. Size allows for casitas, recreation, etc.
Single-Family - Traditional (<9 du/acre*)	Typical, detached or sometimes attached single-family homes.
Multi-Family - Low-Moderate (<25 du/acre*)	Attached, multi-family either attached or stacked as part of a community. Share common areas.
Multi-Family - Moderate (<45 du/acre*)	Multi-story, multi-family residential. Accessible to nearby open space, transit and other amenities.
<b>Mixed-Use</b>	
Low-Moderate (<25 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster appropriate-scaled neighborhood scale activity.
Moderate (<45 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster neighborhood scale activity.
High (<65 du/acre*)	Land for a combination of residential and commercial uses. Density limited to facilitate "village" or activity hub.
Urban (no density cap*)	Land for a combination of residential and commercial uses. Density unlimited, reserved for urban core areas and activity hub.
Industrial - Low (<25 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
Industrial - Moderate (<45 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
<b>Industrial</b>	Industrial uses such as research, manufacturing, and distribution. Office spaces also found here.
<b>Commercial</b>	Retail, services and medical uses.
<b>Civic</b>	Reflective of a land's use for municipal services as well as quasi-public or non-profit services.
<b>Educational</b>	Public primary, secondary or graduate education.
<b>Open Space</b>	Land publicly accessible and used for recreation, observation, social gatherings and/or preservation.
<b>Recreational/Cultural</b>	Used for passive or active recreation or cultural activities, with infrastructure on site.

\*du/acre = Dwelling Units per Acre