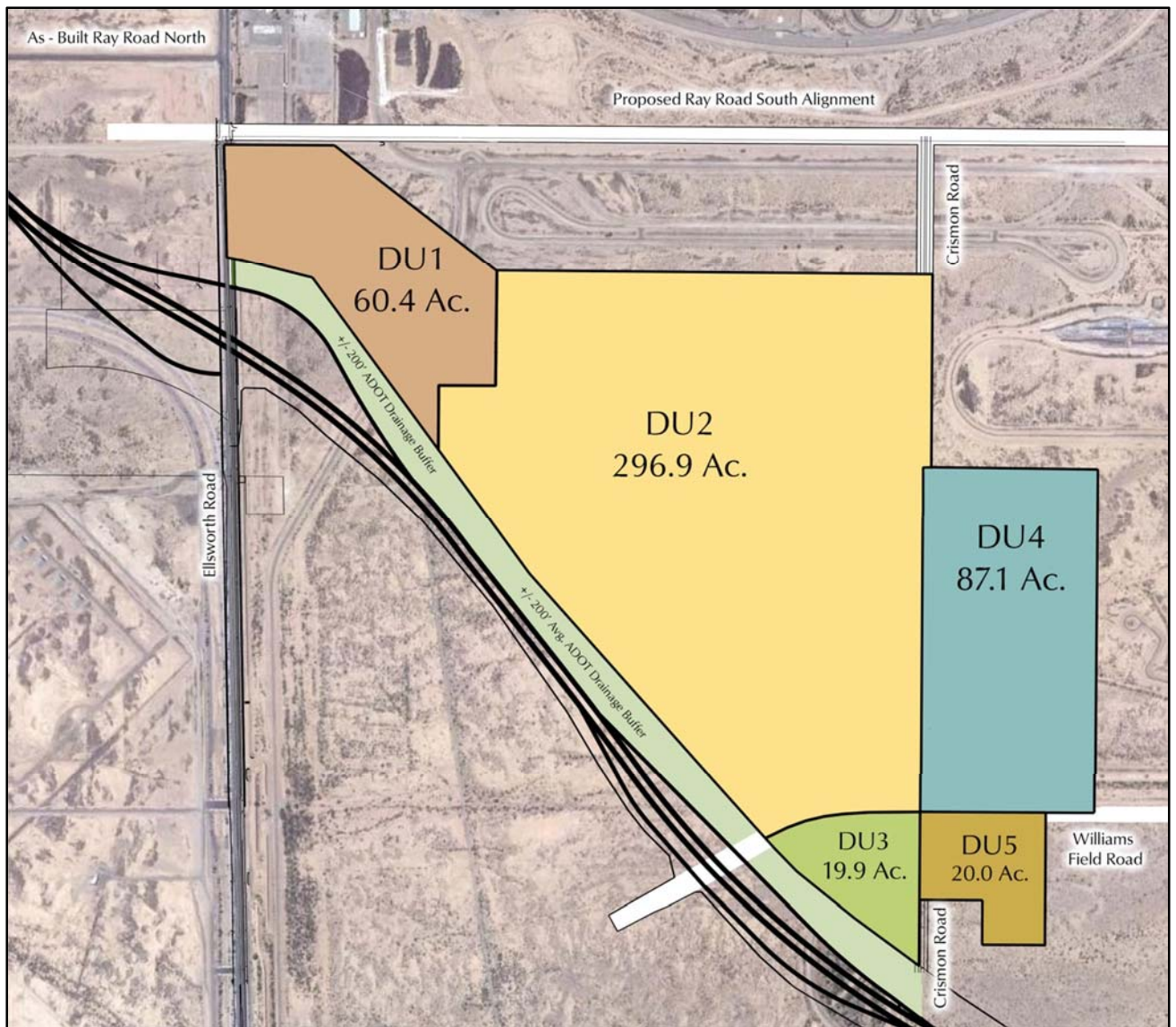


Chapter 5. Development Unit Plan Framework

5.1. Development Unit Plan Overview.

PPGN has been divided into five distinct Development Units (“DU”) that are based on development character and project phasing. While a comprehensive and cohesive community character will be established for the project as a whole, each DU will also incorporate individual attributes that foster a unique personality for that DU. As more detailed planning occurs at the DUP level, specific character and design themes will be further developed and articulated.



5.2. Development Unit Character Descriptions.

5.2(a) Development Unit 1 (“DU1”). 60.4 acres. DU1 is the gateway to the PPGN community and will provide primary access during the early phases of development. The development character for DU1 will be defined by a strong mix of uses including a significant retail component and the highest density residential opportunities within PPGN. The development framework for DU1 provides significant dwelling unit and non-residential building area allocation to allow the opportunity for a transition to a more intense urban environment over time as the area matures. Non-residential development will be encouraged to strategically incorporate pedestrian friendly, “main street” design characteristics that are balanced with the needs of specific users. Specific land uses allowed within DU1 are retail, employment, high density residential and medium high density residential. Retail and mixed-use development opportunities are planned to take advantage of visibility and access to regional transportation corridors, including Ellsworth Road and the future SR24 Freeway. The primary entrance drive into DU1 has been designed to provide the best possible access into the site given the constraints imposed by close proximity to the SR24 Freeway interchange to the south and Ray Road to the north. Higher density residential development within DU1 will be thoughtfully integrated with the planned non-residential uses. Development within DU1 will also extend and enhance the community-wide network of pedestrian corridors and open spaces.

5.2(b) Development Unit 2 (“DU2”). 296.9 acres. DU2 is the primary location for single residence neighborhoods within PPGN. DU2 will be comprised of a variety of moderate density and compact single residence homes, a community recreation center, a planned elementary school and local serving retail. Predominant land uses within DU2 include single residence, neighborhood retail and community facilities. Opportunities also exist for higher density attached single residence and multi-residence land uses.

Neighborhoods within PPGN are planned to be compact, connected and pedestrian friendly. Each neighborhood will be planned around a focal park and will include a system of pedestrian pathways and community open spaces that are interconnected to other neighborhoods and destinations within PPGN. Strong emphasis will be placed on creating an active streetscape with homes and outdoors spaces oriented towards the public realm to foster a socially interactive community. The community recreation center is planned as the social and activity heart of PPGN and will include both indoor and outdoor amenities located within a seven to ten acre park setting. A portion of the community recreation center will be developed with the first phase of residential housing and will then evolve as the community matures. DU2 is anticipated to accommodate a neighborhood retail center at Williams Field and Crismon Roads. The retail center will be carefully

integrated, both visually and physically, with the surrounding neighborhoods to encourage easy and informal access to the retail center for residents. The development framework for DU2 allows the opportunity for higher density housing to materialize near the retail center or larger community park areas.

5.2(c) Development Unit 3 (“DU3”). 19.9 acres. DU3 is dedicated to non-residential uses and provides long term opportunities for intense retail and employment uses that will benefit from access to and visibility from the future SR24 freeway. Connections from DU3 to future development on the south side of the future SR24 Freeway will be considered as site plans are developed. Integration of DU3 with neighboring DU2 will be accomplished through pedestrian connections to adjoining neighborhoods and retail centers, as well as immediate vehicular access for local residents. No residential uses are allowed within DU3.

5.2(d) Development Unit 4 (“DU4”). 87.1 acres. DU4 is located at the northeast intersection of Crismon and Williams Field Roads and continues the planning concept established for DU2. DU4 will provide for a variety of single residence housing, including moderate density and compact residential, oriented towards a central passive park. The entry to DU4 off Crismon Road will mirror the entry to neighboring DU2, thus providing a strong visual, physical and thematic connection between these two development units. The development framework for DU4 accommodates a neighborhood retail center on the corner of Crismon and Williams Field Roads. As with the retail center in DU2, the DU4 neighborhood retail center will be thoughtfully integrated with the surrounding residential neighborhoods.

5.2(e) Development Unit 5 (“DU5”). 20 acres. DU5, located at the southeast corner of Williams Field and Crismon Roads, is planned to develop with an emphasis on more regional serving commercial users and employers. DU5 is supported by strong arterial access and is located directly adjacent to the future extension of the SR24 Freeway. Connections from DU5 to future development on the south side of the planned SR24 Freeway will be considered as site plans are developed. Utilization of higher intensity and density development forms is conceivable within DU5. The development framework for DU5 allows both horizontally and vertically integrated mixed uses, including office and office/commercial as well as a higher intensity conventional retail development. Similar to DU3, no residential uses are allowed within DU5.

5.3. Land Use Budget.

The Land Use Budget (“LUB”) for PPGN sets forth the minimum and maximum amount of residential dwelling units and non-residential square feet that may be developed within each Development Unit and within the project as a whole. The LUB also establishes the allowable mix of Land Use Groups within each Development Unit. Land Use Budget Transfers between DUs are allowed as outlined in Chapter 5.3(a) below. In

addition to the LUB governing each DU, a specific allocation of residential dwelling units and non-residential gross floor area to development parcels within each DU (“Development Parcel Allocation”) will initially occur at the time of DUP approval and may be subsequently modified and administered as set forth below in Chapter 5.4.

Land Use Budget						
Development Unit	Acres	Residential Dwelling Units		Gross Floor Area Non-Residential²		Maximum Percentage of Allowable Land Use Groups³
		Minimum	Maximum	Minimum⁷	Maximum	
DU 1	60.4	300	700	350,000 ⁶	550,000 ⁶	CR and/or CRSL: 20% ⁴ CMR: 65% ⁴ CC: 65% CMU: 100% ⁵
DU 2	296.9	750	2,200	50,000	125,000	CR and/or CRSL: 95% CMR: 20% CC: 20% CMU: 20%
DU 3¹	19.9	0	0	75,000	325,000	CR and/or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
DU 4	87.1	200	600	50,000	125,000	CR or CRSL: 95% CMR: 25% CC: 25% CMU: 25%
DU 5¹	20.0	0	0	100,000	350,000	CR or CRSL: 0% CMR: 0% CC: 100% CMU: 100%
TOTAL	484.3	1,500	3,500	625, 000	1,475,000	

- ¹ No residential development allowed south of the Williams Field Road alignment.
- ² Schools, recreation facilities, churches, community centers, and other similar uses count towards the non-residential allocations.
- ³ Maximum percentage of the gross land area within a Development Unit that may be developed under a specific Land Use Group.
- ⁴ Maximum aggregate percentage of CR, CRSL & CMR cannot be more than 65%.
- ⁵ Minimum of 35% of CMU LUG is required and shall be primarily located within the western portion of DU1.
- ⁶ Multi-residence development that is part of a Mixed-Use Development counts towards the total Gross Floor Area requirement for up to a maximum of 30% of the required Gross Floor Area.
- ⁷ The Minimum Gross Floor Area for Non-Residential development does not have to be satisfied with the initial phases of development within a DU (see Chapter 3.8(c)(6)).

5.3(a) Land Use Budget Transfers Between Development Units. Land Use Budget allocations for each DU may be transferred between DU's in response to market and development conditions. A Land Use Budget Transfer may not modify the total minimum and/or maximum residential dwelling units or non-residential gross floor area for the overall PPGN community. Such a modification is a Major Community Plan Amendment and must follow the procedures outlined in Chapter 3.6(b). A Land Use Budget Transfer request must be accompanied by information demonstrating that the transfer will not overburden the transportation systems, utility infrastructure and community facilities within the DU to which the intensity or density is being transferred.

5.3(a)(i) Major Land Use Budget Transfers. A Major Land Use Budget Transfer must be reviewed and approved by the City of Mesa Planning and Zoning Board and follows the same procedures for a Community Plan Major Amendment outlined in Chapter 3.6(b). The following Land Use Budget Transfers are considered Major Land Use Budget Transfers.

- a. Any transfer of intensity or density that increases or decreases the approved number of residential dwelling units or non-residential square footage within a DU by more than 20 percent; or
- b. Any transfer that requires the upsizing of any water or wastewater infrastructure as determined by the City Engineer; or
- c. Any transfer that requires a major street system modification as determined by the City Traffic Engineer; or
- d. Any transfer resulting in a substantial change to the established character of a DU as determined by the Planning Director.

5.3(a)(ii) Minor Land Use Budget Transfer. A Minor Land Use Budget Transfer is any transfer that does not qualify as a Major Land Use Budget Transfer. Minor Land Use Budget Transfers are reviewed and approved administratively by the Planning Director pursuant to the Community Plan Minor Amendment procedures in Chapter 3.6(c).

5.4. Development Parcel Allocation. The LUB for PPGN establishes the minimum and maximum residential units and non-residential gross floor area for each DU within PPGN. Each DU within PPGN; however, will be further subdivided into smaller development parcels that correspond to individual development projects. If a DU is further subdivided into more than one development parcel, then the LUB for that DU must be fully allocated among each newly created development parcel through a Development Parcel Allocation. Development Parcel Allocations are administered following the provisions outlined below.

5.4(a) Initial Development Parcel Allocation. The initial Development Parcel Allocation of the LUB for a DU occurs at the time of DUP approval. The Master Developer is

responsible for the initial Development Parcel Allocation and must fully assign the minimum and maximum residential units and non-residential gross floor area (“Units”) from the LUB for a specific DU to one or more development parcels at the time of DUP approval. Upon the Master Developer’s discretion at the time of the initial Development Parcel Allocation, the Master Developer may assign Units to a Reserved Units category, which consists of unallocated Units that are being held for future allocation. All Units in the Reserved Units category are under the control of the Master Developer and are administered following the provisions in Chapter 5.4(f). In no case shall the initial Development Parcel Allocation to the development parcels be less than the minimum required Units for that DU as established by the LUB. In no case shall the aggregate of the Reserved Units and the Units allocated to development parcels exceed the maximum for the DU as established by the LUB.

5.4(b) Subdivision of Development Parcels. After approval of the initial Development Parcel Allocation, a development parcel (“Primary Parcel”) within a DU may be further subdivided into additional development parcels (“Successor Parcels”). Upon the creation of Successor Parcels, the Development Parcel Allocation for the Primary Parcel must be modified to allocate Units to the newly created Successor Parcels. The original Development Parcel Allocation for the Primary Parcel must be fully allocated to the newly created Successor Parcels. Development parcels may continue to be subdivided as development occurs; however, the Development Parcel Allocation must be re-allocated with each subdivision. A Development Parcel Allocation that occurs as a result of the subdivision of development parcels shall be processed as part of a subdivision plat or lot split application. Development Parcel Allocations may also be specified for subareas within a development parcel prior to the actual subdivision of the parcel. This designation of development allocation shall be processed as a DUP Minor Amendment following the procedures in Chapter 3.7(b)(v)(2), except that Letters of Notification are not required. The Development Parcel Allocation must be officially recorded pursuant to the Development Parcel Allocation tracking provisions in Chapter 5.4(d).

5.4(c) Transfers of Development Parcel Allocations.

5.4(c)(i) *Transfers by the Master Developer.* The Master Developer may transfer the Development Parcel Allocation for a development parcel under its ownership or control, or a Development Parcel Allocation being held in the Reserved Units category, to another development parcel under its ownership or control, to a development parcel owned or controlled by another entity. Transfers may only occur within the same DU. A transfer that moves Units between DU’s must follow the Land Use Budget Transfer process outlined in Chapter 5.3(a) above. Transfers of Development Parcel Allocations shall be processed as a DUP Minor Amendment following the procedures in Chapter 3.7(b)(v)(2), except that Letters of Notification are not required unless: (1) the

transfer increases the Units allocated to a development parcel by more than 10% or (2) it is otherwise determined by the Planning Director that the transfer will have a significant impact upon immediately adjacent properties. Upon the transfer of a Development Parcel Allocation, the Master Developer shall provide the City of Mesa with a revised Development Parcel Allocation exhibit as required in Chapter 5.4(d). A Development Parcel Allocation transfer shall be reviewed and approved based on the following criteria:

1. The transfer is consistent with the approved DUP, and
2. The transfer does not negatively affect the minimum development levels for the DU as required by the LUB, and
3. The transfer does not negatively affect the requirements of the LUG for the development parcels.

5.4(c)(ii) *Transfers by Property Owners Other than the Master Developer.*

Property owners may transfer unused Development Parcel Allocations for development parcels under their ownership or control, either:

1. To the Master Developer, if the Master Developer still exists at the time of the proposed transfer, or
2. To another development parcel provided that the Master Developer or Successor Entity has granted written approval of the proposed modification.

Transfers may only occur within the same DU. Transfers that move Units between DU's must follow the Land Use Budget Transfer process outlined in Chapter 5.3(a) above. Transfers of Development Parcel Allocations shall be processed as a DUP Minor Amendment following the procedures in Chapter 3.7(b)(v)(2), except that Letters of Notification are not required unless: (1) the transfer increases the Units allocated to a development parcel by more than 10% or (2) it is otherwise determined by the Planning Director that the transfer will have a significant impact upon immediately adjacent properties. A proposed transfer of a Development Parcel Allocation by a property owner other than the Master Developer shall be reviewed and approved by the Planning Director based on the following criteria:

1. The transfer is consistent with the approved DUP.
2. The transfer does not negatively affect the minimum development levels for the DU as required by the LUB.
3. The transfer does not negatively affect the requirements of the LUG for the development parcels.

Upon the transfer of a Development Parcel Allocation, the property owner shall provide the City of Mesa with a revised Development Parcel Allocation

exhibit as required in Chapter 5.4(d). Transfers not approved by the Planning Director shall not receive building permits for development that is dependent upon the transfer of Units.

5.4(d) Development Parcel Allocation Tracking. A record of the Development Parcel Allocations for all DUs within PPGN must be kept and recorded as Appendix 19.4 of the PPGN Community Plan. The Master Developer shall prepare the initial Development Parcel Allocation exhibit as required in Chapter 5.4(a). After the initial Development Parcel Allocation, the City shall maintain the Development Parcel Allocation Tracking exhibit. An amended Development Parcel Allocation exhibit shall be prepared by the applicant in a form acceptable to the City for any subsequent modification to the initial Development Parcel Allocation that results from site plans or the subdivision of a development parcel (pursuant to Chapter 5.4(b)) or approved transfers of Development Parcel Allocations (pursuant to Chapter 5.4(c)). An example Development Parcel Allocation exhibit and spreadsheet are contained in Appendix 19.4.

Additionally, each site plan or subdivision plat submitted to the City of Mesa for review and approval must include the following Development Parcel Allocation information.

Site Plans:

1. Overall approved Development Parcel Allocation for that development parcel;
2. Amount previously designated for use pursuant to an approved and unexpired site plan (if any);
3. Amount to be designated for use in conjunction with the proposed site plan; and
4. Amount of any unused allocation remaining after approval of the proposed site plan.

Subdivision Plats:

1. Overall approved Development Parcel Allocation for that development parcel;
2. Amount previously designated for use pursuant to an approved and unexpired preliminary plat and/or an approved and recorded final plat (if any);
3. Amount to be designated for use in conjunction with the proposed subdivision plat; and
4. Amount of any unused allocation remaining after approval of the proposed subdivision plat.

5.4(e) Unused Development Parcel Allocations.

5.4(e)(i) *Unused Units for Non-Single Residence Parcels.* Upon build-out of a non-single residence development parcel, unused Development Parcel Allocations (“Unused Units”) run with and remain allocated to that specific development parcel for future use unless transferred according to the procedures in Chapter 5.4(d).

Non-single residence parcels include development parcels with non-residential land uses as well as lots, parcels or tracts within a single residence subdivision that are designated for non-residential development (i.e. schools, community centers, and parks), and multi-residence parcels.

5.4(e)(ii) *Unused Units for Single Residence Parcels.* At the time a final plat is released by the City for recording within a single residence development parcel, any Unused Units allocated to that development parcel shall be allocated as follows:

1. If the Master Developer still exists, shall automatically transfer back to the Master Developer and be placed in the Reserved Units category for the associated DU following the procedures in Chapter 5.4 (f)(i), or
 2. If the Master Developer no longer exists, may be transferred to another development parcel following the procedures in Chapter 5.4(c)(ii), or
- Shall expire and the City shall remove the Unused Units from the Development Parcel Allocation tracking exhibit and LUB.

5.4(f) Reserved Units.

5.4(f)(i) *Allocation of Reserved Units.* The Development Parcel Allocation for a DU may include Reserved Units, which are unallocated Units that are being held for future allocation. The Master Developer controls all Reserved Units. Reserved Units may be transferred to a development parcel by the Master Developer following the procedures in Chapter 5.4(c)(i). Such transfers may allocate Units to a development parcel in conjunction with an immediately planned development project, or to a specific development parcel to be held for future use.

5.4(f)(ii) *Expiration of Reserved Units.* At such time that the Master Developer’s role within PPGN terminates as outlined in Chapter 3.5, any single residence Reserved Units shall expire and non-single residence Reserved Units must be allocated to a development parcel following the transfer provisions in Chapter 5.4(c)(i). Upon expiration of any single residence Reserved Units, the Master Developer shall amend the Development Parcel Allocation and LUB exhibits to reflect the expiration of the Reserved Units. An amendment to the LUB to reflect a reduction in the overall allowed Units within a DU shall be processed as a Community Plan Minor Amendment pursuant to Chapter 3.6(c).