

Section 5 Development Unit Plans

DUPs for each DU shall be prepared and submitted to the City by the Master Developer, for review and approval prior to any development occurring within a DU. A DUP may address a portion of a DU, a complete DU, and/or more than one DU. Modification to the boundaries of the DUs can be made administratively by the Planning Director or designee with corresponding changes to the Budget, as necessary. The ability to submit a portion of a DU must be granted by the Planning Director prior to submission or review of a partial DU. The DUPs shall include the location of proposed land uses within the DU as well as the information contained herein which provides more specific planning for the DU and context for site plans and subdivision plats.

Individual master plan updates may be required during the DUP review process. An update will be required if the City Engineer or City Traffic Engineer determines that the individual DUP or proposed land uses are materially different than those anticipated when the Master Infrastructure Plans were prepared and approved or additional information is required to define the infrastructure phasing. DUPs may also be used to refine phasing within the respective DU. If the proposed DUP requires additional analysis based on the additional information presented with the DUP submittal, the master plans shall be updated for the specific DU. DUPs may address a portion of a DU, a complete DU and/or more than one DU.

5.1 DUP Submittal Requirements

The following items shall be submitted as part of a DUP:

A. DU Land Use Plan

A DU Land Use Plan shall be of sufficient detail to ensure the compatibility of future development in the DU and compatibility with properties surrounding the DU, to ensure appropriate transitions between differing developments, to ensure that development will not overburden the transportation system, utility infrastructure or community facilities, and to facilitate the implementation of the CP. The goal of the DU Land Use Plan is to identify the approximate locations of the allowed LUGs per the approved Budget with the final placement of the LUGs made during the Site Plan or subdivision plat process. The determination of the LUG during the Site Plan or subdivision process is permitted to allow development to remain flexible and react to the market conditions while respecting the purpose and intent of the DU approval and maintain a consistency in development form.

The DU Land Use Plan shall:

- designate the street types within the DU
- provide for the LUG locations within the DU (LUG locations may overlap)
- designate the build to line requirements for all areas of a DU which are designated for the LUGs GU and UC.
- indicate major roadways consistent with *Exhibit 10.3*- District and Arterial Streets - Roadway Hierarchy
- include the general locations for LUGs, community facility locations, schools, open space and parks, pedestrian corridors, and any other delineation as reasonably requested by the Planning Director to assist in describing the land plan for the individual DU
- demonstrate the consistency with the exhibits and statements outlined in Sections 3 and 4

B. Economic Development Statement

The purpose of the Economic Development Statement is to describe how the DUP will help to achieve economic development goals set forth in the Project Narrative of the Major General Plan Amendment, GPMajor 08-01, the CP and will contribute to the creation of a place of regional importance.

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C. DU Design Guidelines (“DUDG”)

The purpose of the DUDG is to expand on the general design guidelines proposed as part of the CP. The DUDG shall be consistent with and provide further detail to the CP design guidelines. The DUDG shall include design themes, open space, pedestrian corridors, signage, streetscape concepts, lighting, general architectural styles and character, along with other standards and concepts unique to the DU, and shall be of sufficient detail to ensure cohesive integrated high quality design. Below is a more detailed description of required elements of the DUDG.

1. Pedestrian Corridors
 - a. Conceptual location, size and type of pedestrian corridors
 - b. The hierarchy of pedestrian systems
 - c. Implementation and phasing plan for the construction of pedestrian corridors
2. Common Areas
 - a. Identification of public and private common areas
 - b. Conceptual golf course locations and design concepts, if appropriate
3. Landscaping
 - a. Identification of a landscape plant palette
 - b. Proposed plant and landscape character
 - c. Conceptual plant types to be used including landscaping within the public right-of-way (ROW)
 - d. Potential ownership and maintenance responsibilities for landscaping and irrigation systems
 - e. Proposed landscape architecture theme(s) and corresponding design standards for landscaping
 - f. Streetscape and open space landscape character, to include as appropriate, concepts for the following:
 - Typical hardscape features including pavement design, boulders, including sample materials, colors, textures, and locations
 - Street furniture
 - Opportunities for Public Art
 - Shade structures and similar design features
 - Playground equipment
 - Water features, including ponds and fountains
 - Foundation base standards
 - g. Street perimeter landscape standards.

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4. Lighting
 - a. Conceptual position, size, and type of street lighting fixtures
 - b. Potential ownership and maintenance entities for lighting
 - c. Proposed design standards for lighting fixtures
 - d. Description of methods for shielding light from adjacent properties outside the Property in accordance with the City of Mesa Lighting Control ordinance and in accordance with Section 15.
 - e. Description of the use of exposed lighting sources, such as neon, argon, krypton and light emitting diodes (LEDs), when used without shielding or filtering, when used to outline or enhance building architecture.
5. Design Character
 - a. Identification of the character of development
 - b. Typical illustrations or depictions and narrative of proposed architectural theme and urban design
 - c. Typical examples of architectural materials and colors
 - d. Conceptual location, size and type of any public facilities contemplated as well as the phasing of such public facilities, if appropriate

D. DU Transportation Plan

The DU Transportation Plan that depicts general locations of major streets and secondary streets, proposed major intersections and secondary intersections in conformance with the Master Transportation Plan and any necessary updates. Master Plan updates shall be reviewed by City staff to ensure conformance with the master plans approved at the CP level.

A DU Transportation Plan must address any increase or decrease in traffic volumes from other DUs and within the specific DU that may occur as development progresses and densities change. A Street and Circulation Plan for each DU should graphically illustrate, but not be limited to, the following components:

1. A plan showing the following elements (individual elements may be depicted on separate plans):
 - a. Primary public and private streets and extended access ways, including street classification, required ROW, and improvements
 - b. Intersections, including intersections for which traffic signals may be required
 - c. A street and circulation phasing plan that contains the following:
 - i) Proposed roadways, drainage features, and traffic signal construction schedule to accommodate each stage of phased development
 - ii) Phasing of required ROW dedications
2. As warranted, an update or addendum to the master plan will be submitted when requested by the City Traffic Engineer.

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E. DU Drainage Plan

The DU Drainage Plan shall demonstrate that runoff has been managed from upper watershed reaches to outlets and shall address any increase or decrease in runoff from upstream DUs or within the current DU that may occur as development progresses and densities change. Each DU Drainage Plan shall be prepared by a registered professional engineer who is licensed to practice in the State. The DU Drainage Plan shall contain the following:

1. Maps showing watersheds draining onto, or through, the DU, with estimates of peak flows for the 100-year storm event defined in City Standards
2. Special flood hazard areas and flood insurance zones, including depths and velocities of flows
3. Proposed measures necessary to comply with City ordinances, Flood Control District and FEMA requirements in order to secure Letters of Map Revisions for development in Special Flood Hazard Areas, if applicable
4. Estimated 100-year storm peak flows and volumes of runoff exiting the DU for the developed and undeveloped conditions
5. Conceptual design of stormwater management systems which mitigate the flooding potential, including peak discharge reduction and storage facilities
6. Basis of design for flood protection to all structures, in or out of Special Flood Hazard Areas, if applicable
7. Location and estimated size of all major drainage facilities, including retention/detention basins and channels
8. Estimated retention volumes in accordance with City Standards and proposed conceptual retention basin facility volumes, areas, and locations
9. A statement, narrative, and/or analysis outlining retention basin drain times and means of drainage
10. A phasing plan for the establishment of the necessary drainage system within each DU
11. As warranted, an update or addendum to the master plan will be submitted when requested by the City Engineer and must be submitted to FCDMC for review and approval if any flows or timing of flows to the regional flood control systems or structures increases
12. Updated computerized hydraulic models as necessary to support the modified flows

F. DU Potable Water Plan

Each DU Potable Water Plan shall address any increase or decrease in water demand from other DUs and the current Development Unit which may occur as development progresses and densities change. Each DU Master Potable Water Plan shall include any off-site lines and shall be prepared by a registered professional engineer who is licensed to practice in the State. Each DU Potable Water Plan shall address the following:

1. The conceptual location and size of all necessary potable water system components, including on-site and off-site water lines
2. A phasing plan for the construction of the necessary potable water system
3. A summary of the proposed flow criteria and projection of flows

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4. A flow and pressure analysis of the proposed system which includes a simulation of the system operation using a hydraulic computer model with average day demands, maximum day demands with estimated required fire flows and peak hour demands
5. A plan showing preliminary development sites and ROW, topographic contours and benchmarks, existing utilities, and fire hydrants, any features such as watercourses and drainage facilities which may influence the location of underground utilities, and a general layout of the proposed water mains and other required water facilities
6. As warranted, an update or addendum to the master plan will be submitted when requested by the City Engineer

G. DU Wastewater Plan

Each DU Wastewater Plan shall address any increase or decrease in wastewater generation from upstream DUs and the current DU which may occur as development progresses and densities change. The DU Wastewater Plan shall include any off-site lines and shall be prepared by a registered professional engineer who is licensed to practice in the State. The DU Wastewater Plan shall address the following:

1. The conceptual location, size, type, and capacity of the necessary on-site and off-site wastewater collection system components needed to serve the DU
2. A phasing plan for the construction of the necessary wastewater system
3. A flow analysis of the system using a computerized hydraulic model to substantiate the selection of sizes, phasing and capacities of the on-site and off-site wastewater collection facilities
4. A summary of proposed flow criteria and projection of flows. Identify any revisions and/or expansions to the off-site sewage system required to accommodate wastewater flows at buildout presented in the DUWWP, if different from those present in the WWMP
5. A plan showing conceptual development sites and ROW, conceptual topographic contours, and benchmarks, existing utilities, and any features such as watercourses, and drainage facilities which may influence the location of underground utilities, and a general layout of the proposed sewer lines and other required wastewater facilities

H. Master Non-potable Water Plan

Each DU Master Non-potable Water Plan shall address any increase or decrease in non-potable water demand from other DUs and the current DU which may occur as development progresses. Each DU Master Non-potable Water Plan shall include any off-site lines and shall be prepared by a registered professional engineer who is licensed to practice in the State. Each DU Master Non-potable Water Plan shall address the following:

1. The conceptual location and size of all necessary non-potable water system components, including both on-site and off-site lines, pump stations, and storage facilities needed to serve the system
2. A phasing plan for the construction of the necessary non-potable water system
3. A flow and pressure analysis of the proposed system which includes a simulation of the system operation using a computerized hydraulic model with peak day demands
4. A summary of the proposed flow criteria and projection of demands
5. A plan showing preliminary development sites and ROW, topographic contours and benchmarks, existing utilities, any features such as watercourses and drainage facilities which may influence the location of

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underground utilities, and a general layout of the proposed non-potable water mains and other required non-potable water facilities

6. As warranted, an update or addendum to the master plan will be submitted when requested by the City Engineer

5.2 Approval Process

A. Pre-submittal Process

1. Pre-submittal Conference. A pre-submittal conference with the City Planning Director and Engineer, or other designee, is required prior to submittal of a DUP application. The applicant shall submit an application and fee to commence the pre-submittal process.

B. Approval Authority

1. DUPs for DUs 1, 2, 4, 5, 6, and 9 shall be reviewed and considered by the Planning Board in a public hearing and DUPs for DUs 3, 7, and 8 shall be reviewed by the Planning Director. Action by both the Planning Board and the Planning Director are administrative acts. Approval shall be granted when it is determined that the DUP has met the requirements specified herein. DUPs shall only be approved if the application and supporting materials are consistent with the CP.

5.3 Citizen Participation/Notification Procedures

A. Development Unit Plans

Every DUP submittal shall require the submittal and implementation of a citizen participation plan ("Plan") and the submittal of a citizen participation report ("Report"). The Plan shall include a method for notifying property owners and homeowner associations adjacent to the boundary of the DUP, as well as any potentially affected school district(s) and other potentially affected citizens. Additionally, the Plan shall include (a) a contact list, (b) a general description of how those on the contact list will be notified of the application, community meetings and public hearings, (c) a process for providing feedbacks and comments, and (d) a schedule for implementation of the Plan.

The Report shall include (a) a summary of comments from any required community meetings, (b) mailings conducted, (c) responses received, and (d) how concerns were addressed. In addition, an affidavit, with a copy of the site posting, shall be included with the Report. The Report shall be submitted to the City at least ten (10) working days prior to the Planning Board hearing.

B. DUP Approval by Planning Board - Notification

An applicant for a DUP shall submit a list of interested parties comprised of all (a) registered neighborhoods and homeowner associations within one-half (1/2) mile of the boundary of the DU, (b) real property owners and residents within three hundred (300) feet of the boundary of the DU, (c) school district(s) which provides services to the DU, (d) interested parties who have requested that they be placed on a contact list for the DUP application, and (e) any other potentially affected entity as jointly determined by the Planning Director and the applicant (collectively, "Contact List").

1. Community Meeting. Notice by first class mail shall be mailed to the Contact List at least fifteen (15) days prior to the community meeting. At the community meeting, the applicant shall provide information on the pending application, a process for providing feedback and comments on the application, and contact information for the application.
2. Written Notice. Notice by first class mail shall be sent to the Contact List a minimum of fifteen (15) days prior to the scheduled Planning Board hearing.

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3. Publication. Information on the public hearing shall be published, a minimum of fifteen (15) days prior to the scheduled Planning Board hearing, at least once in a newspaper of general circulation published or circulated in the City, as required by the City Charter.
4. Site Posting. A minimum 4'x4', eight-foot high sign shall be posted on a visible site located within the boundary of the DU a minimum of fifteen (15) days prior to the scheduled Planning Board hearing. In addition, a sign may be required to be posted within the PCD boundary at an additional site mutually agreed upon by the applicant and the Planning Director.

C. DUP Administrative Action - Notification

1. Written Notice. Notice by first class mail shall be sent to the Contact List a minimum of fifteen (15) days prior to the scheduled date for administrative action on the DUP application.
2. Publication. Information on the administrative action on the DUP application shall be published a minimum of fifteen (15) days prior to the scheduled date of the administrative action, at least once in a newspaper of general circulation published or circulated in the City, as required by the City Charter..
3. Site Posting. A minimum 4'x4', eight-foot high sign shall be posted on a visible site located within the DU a minimum of fifteen (15) days prior to the scheduled administrative action on the DUP application. In addition, a sign may be required to be posted within the Property at an additional site mutually agreed upon by the applicant and the Planning Director.

The applicant and Planning Director shall determine if, and to what extent, notification measures are required for amendments to DUPs; however, in no event shall such notification measures be more than required for an initial approval of a DUP.

5.4 Amendments to DUP

- A. Major amendments to DUPs shall be processed as set forth herein. Major amendments shall mean any change to the DUP that substantially modifies the LUG location maps, street types or build to lines unless otherwise allowed by the conditions of approval for the DUP.
- B. Minor Amendments
 1. The Planning Director may administratively approve minor amendments to the DUPs. Minor amendments shall mean any change to the DUP that does not substantially modify the LUG location maps, street types or build to lines. The Planning Director shall determine whether a proposed change is substantial.
- C. Minor Modifications
 1. In addition to the above, the Planning Director may administratively review and approve minor modifications to the DUP.

5.5 Clarifications and Interpretations

The Zoning Administrator may administratively provide clarifications and interpretations of the DUP.