

Section 6 Final Development Plans (Site Plan and Design Review Approval (“Site Plan”)/Subdivision Plats)

The Site Plan and/or subdivision plat are the final stage of the CP process. At this stage in the process, whether a Site Plan or subdivision plat is submitted, the selected LUGs must be identified. Development must conform to the requirements contained within the LUGs as well as the General Development Standards. Site Plans and subdivision plats may be submitted and processed concurrently with a DUP. Below are requirements for Site Plan submittals. Subdivision submittals and processes are referenced in Section 6.2.

6.1 Site Plans

A. Site Plan and Design Review Approval Process

Site Plan approval shall be required for development of all buildings within the Property with the exception that no Site Plan shall be required for that portion of subdivision plats that are exclusively for a single residence land use. Site Plan review shall also not be subsequently required for the individual detached single residence lots as they are developed. The Site Plan review process shall also meet the requirements for design review approval. Site Plans shall designate the appropriate LUG for each tract, lot or parcel.

B. Pre-submittal

For any property or development for which Site Plan review is required, a pre-submittal conference with the Planning Director and City Engineer is required prior to submittal of a Site Plan application. The standard City of Mesa processes and procedures will be followed.

C. Required Information for Site Plan Review

1. Site Plans shall be drawn at an appropriate size and scale to facilitate review.
2. Site Plan submittals shall consistent with Chapter 9.1 and shall demonstrate compliance with the CP, General Development Standards, DUDG and Land Use Budget.
3. Site Plan submittals shall include items on the City’s application form, which may be amended by the Planning Director.
4. Permitted uses. The Site Plan shall identify the potential uses within the buildings. The application shall demonstrate that the land uses designated on the Site Plan are allowed per the Budget and the DUP. At the time of Site Plan approval, the LUGs will be designated on an updated DUP to track the locations of the LUGs and respective acreages. Permitted uses at a specific site shall be limited to those specified on the approved Site Plan, and all other uses are prohibited, unless changed pursuant to a site plan amendment or Section 7.15 D - Change of Use.

D. Land Use Budget Tracking/Site Plan Development Potential

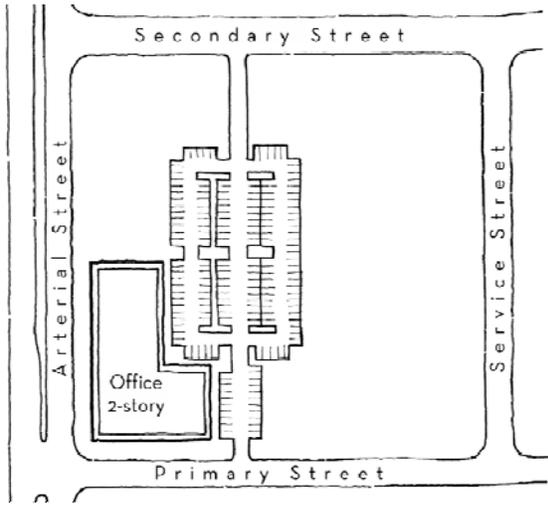
1. Site Plans shall designate the amount of allowable residential units and commercial square footages for:
 - a. The Site Plan approval,
 - b. Any existing on-site residential units and/or commercial square footage, and
 - c. Any designated Site Plan Development Potential (“SPDP”) residential units and/or commercial square footage within the boundaries of the site plan.

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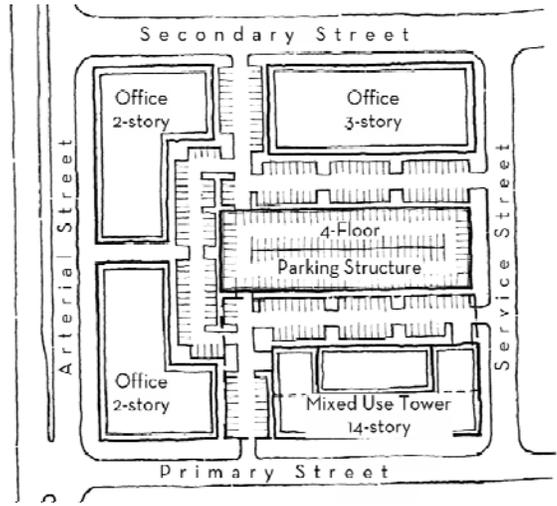
2. Unit and Square Footage Designation. The amount of allowable residential units and non-residential square footages for the proposed Site Plan approval, as well as existing development on-site, shall be designated on the Site Plan. This amount shall be the approved residential unit count and/or non-residential square footage for the current development on the site. This amount shall be documented by a concurrent submittal of a Land Use Budget Tracker (“Budget Tracker”) delineating how the proposed current Site Plan approval is in compliance with the approved Budget. The Budget Tracker shall be placed on file with the Site Plan approval.
3. Site Plan Development Potential (“SPDP”) Submittal
 - a. A SPDP submittal shall be included with each Site Plan, which contains:
 - i) A site plan for the entire Site Plan area that depicts a future potential development scenario for the Site Plan area. The SPDP site plan shall be in general compliance with the General Development Standards (refer to Section 7), and shall demonstrate a potential parking solution to accommodate the density and intensity shown (refer to Section 14). Refer to *Exhibit 6.1* - Site Plan and Site Plan Development Potential for an example of a SPDP submittal.
 - ii) A calculation of the existing gross square footage (non-commercial) and dwelling units to remain in place.
 - iii) A calculation of the proposed gross square footage (non-commercial) and dwelling units.
 - iv) A calculation of the potential gross square footage (non-commercial) and dwelling units of the SPDP future potential development scenario (excepting out items ii. and iii. above).
 - v) A total of the gross square footage (non-commercial) and dwelling units in items ii, iii, and iv above.
 - b. The total gross square footage (non-commercial) and dwelling units (refer to item 3.a.v above) shall be counted toward the minimums required in the Land Use Budget (refer to Section 4) and tracked on the Budget Tracker.
 - i) The Budget Tracker shall be updated by the Master Developer.
 - ii) An updated Budget Tracker must be submitted with each Site Plan submission.
 - c. The purpose of the SPDP submittal is to demonstrate how development can be accommodated in the future and shall not be considered an approval of any particular site configuration, use or intensity. Any residential units or non-residential square footage denoted on an SPDP exhibit is conceptual only and is not considered to be utilizing any of the residential dwelling units or non-residential amounts specified in the Land Use Budget. SPDP exhibits do not need to meet the detailed requirements outlined herein.

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Exhibit 6.1 - Site Plan and Site Plan Development Potential



Site Plan



SPDP site plan

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E. Major and Minor Site Plan Criteria

Site plans shall be considered either major or minor. The criteria for determining major versus minor site plans, the reviewing authority, and the review processes are as follows:

1. Major Site Plans

A site plan is considered major if it meets one or more of the following criteria:

- a. Mixed-use projects on sites in excess of five (5) acres.
- b. Projects with a site plan approval of at least 100 attached residential units and/or 50,000 square feet of non-residential or mixed-use square footage within the limits of the site submitted for approval.
- c. Projects with building heights in excess of four (4) stories.
- d. Developments, other than single-family residential located all or partially within three hundred (300) feet of arterial street intersections.
- e. Developments, other than single-family residential, greater than ten (10) acres along the perimeter of the Property.
- f. Developments, other than single-family residential, located all or partially within three hundred (300) feet of Signal Butte Road.

2. Minor Site Plans

A site plan is considered minor if it meets one or more of the following criteria:

- a. Projects that do not meet the thresholds noted above.
- b. Minor amendments to site plans previously approved by the Planning Board, as determined by the Planning Director.
- c. Site plan amendments to projects previously approved administratively, which still meet the definition of minor Site Plans.

3. Exceptions

The City Manager may identify particular developments not meeting the criteria for minor site plans that can be processed consistent with the procedures for minor site plans. The criteria for allowing this exception shall be unique developments or users that have, through previous developments, demonstrated:

- a. Innovation and high quality in design, architecture, site layout, and sustainability features, and
- b. An ability to have a significant positive impact on the City's employment goals for the Mesa Gateway area, and
- c. An ability to be a significant financial generator, and
- d. An ability to significantly further DMPG's goals for establishing a Center of Regional Importance.

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F. Site Plan Approval

Upon completion of all submittal and notice requirements, site plan applications shall be considered. Major site plans shall be considered by the Planning Board and minor site plans shall be considered by the Planning Director. The Planning Board or Planning Director may not restrict the request for the placement of any LUG, if the LUG is allowed within that area of the DUP.

1. The Planning Board and Planning Director shall review and consider Site Plans and grant approval based on a determination that the following criteria have been met:
 - a. All provisions of the CP and all other applicable DUP provisions have been complied with as applicable.
 - b. The Site Plan is not detrimental to the general health of persons residing or working in the neighborhood.
 - c. The Site Plan promotes a desirable relationship of structures to other structures, to open spaces and topography both on the site and in the adjacent development.
 - d. The height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping are in compliance with the General Development Standards.
 - e. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways are designed to promote safety and convenience and provide a high quality pedestrian environment.
 - f. The architectural character of the proposed structure(s) are in conformance with the architectural character adopted by any DUDG for any given area with intent to avoid excessive variety or monotonous repetition.
 - g. All mechanical equipment, appurtenances and utilities, and their associated screening are integral to the building design.
 - h. The architectural character of a development considers the unique climatological and other environmental factors of this region.
 - i. Within the LUGs GU and UC, building designs reflect the urban character and pedestrian orientation of the area.
2. The Planning Board or Planning Director, upon hearing an application, may impose such reasonable conditions as it may deem necessary in order to fully carry out the criteria outlined within this Section. If a development application for Site Plan approval meets the General Development Standards, the Planning Board or Planning Director may not further restrict the Site Plan application as it relates to the General Development Standards.

G. Citizen Participation/Notification Procedures

1. Major Site Plans

Citizen Participation and notification procedures shall be consistent with Chapter 9.1.

2. Minor Site Plans

Citizen participation and notification procedures for minor site plans shall be addressed through site posting. On a date determined by the Planning Director, a sign shall be posted on a visible site located within the boundary of the site a minimum of fifteen (15) days prior to the scheduled administrative action on the site plan 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.

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H. Site Plan Expiration

1. The approval of a site plan shall expire two (2) years following the date of the approval, unless a building permit has been issued and construction diligently pursued.
2. Extension. Site plan approval may be extended once for a total period of not more than an additional two (2) years by the Planning Director. Application for an extension shall be made in writing not less than thirty (30) days after and not more than sixty (60) days before the expiration of the original approval. The Planning Director may extend a site plan approval if the site plan remains consistent with the purpose and intent of the PC District, the CP and the applicable DUP.
3. New application. If the approval of a site plan expires and an extension to the approval is not, or cannot be, granted, a new application for the site plan must be filed and approved prior to issuance of a building permit for construction on that property.

I. Amendments to Site Plans

1. Notification Procedure for Site Plan Amendments. Applicant and Planning Director shall determine if, and to what extent, notification measures are required for amendments to site plans; however, in no event shall such notification measures be more than required for an initial approval of a site plan.
2. Major Amendments to Major Site Plans. Major amendments to major site plans, as determined by the Planning Director, shall be reviewed by the Planning Board. The Planning Board shall review the amendment and the impacts the amendment creates on the original site plan approval. Review criteria and processes shall be the same as the initial site plan approval.
3. Minor Amendments to Major and Minor Site Plans. Minor amendments to major sites plans, as determined by the Planning Director, may be administratively approved by the Planning Director. Amendments to minor site plans shall be reviewed and considered by the Planning Director as provided for above for minor site plan review.

J. Minor Modifications to General Development Standards

The Zoning Administrator or designee shall have the authority and may grant site specific minor modifications to the General Development Standards during the site plan process. The Zoning Administrator shall use the following criteria when evaluating all requests for minor modifications to the General Development Standards:

1. The minor modification is consistent with the application of design requirements designated in the CP; and
2. The minor modification is consistent with the implementation of the CP and the DUP; and
3. The minor modification will result in a project design that meets or exceeds the design goals and guidelines as expressed by the CP; and
4. The minor modification results in a building of superior architectural design, as determined by building form and massing, use of materials and colors, and relationship of the building to the building site; and
5. The minor modification is in accord with the Mesa Building Code and adopted Engineering Division requirements as amended by the CP, as may be applicable.
6. The minor modification is consistent with the vision of the CP.

K. Minor Modifications

In addition to the above, the Planning Director may administratively review and approve minor modifications to a Site Plan.

L. Clarifications and Interpretations

The Zoning Administrator may administratively provide clarifications and interpretations of the Development Standards as they apply to a Site Plan.

6.2 Subdivision

A. Process

All subdivision of land within the Property shall be processed in conformance with the applicable State Statutes and the City's Subdivision Regulations.

B. Modification to requirements and specifications

1. In its interpretation and application, the provisions of the Subdivision Regulations may be in conflict with the purposes and intent of the CP and the PC District. This Section is intended to provide a common ground of understanding and equitable working relationship between public and private interest to the end that both independent and mutual objectives can be achieved in the subdivision of land as it relates to the Mesa Proving Grounds CP.
2. The CP includes the following modifications to the requirements and specifications of the City's Subdivision Regulations:
 - a. Street Standards as set forth in Section 10.
 - b. Lot and Yard. Refer to *Exhibit 7.35 thru Exhibit 7.37* - Parcel/Lot Configuration Diagram.
3. Future modifications. It is the intent of the City to utilize the standards and specifications contained within the Subdivision Regulations in a manner which facilitates the expedient development of Mesa Proving Grounds consistent with the CP and which is consistent with a more intense urban development pattern contemplated in the CP. It is acknowledged that there may be inconsistencies contained within the Subdivision Regulations and the vision set forth within the CP. The continued development of the Property into a mixed-use urban community may require additional modifications to the standards contained within the Subdivision Regulations as well as those listed above or other modifications to the requirements and specifications of the City's Subdivision Regulations. Should the need for additional modifications be identified, requests for modifications will be submitted for consideration pursuant to the City Code.