

Section 2 | Development Unit 2 Land Use Plan

2.1. DU2 Land Use Group Summary and Location

Development Unit 2 is the primary location for residential neighborhoods within PPGN and will generally be comprised of single residence homes complimented by the Community Recreation Park, Community Activity Park and Elementary School and neighborhood commercial opportunities. Opportunities exist for high density residential uses, such as apartments or townhomes in transitional areas between residential neighborhoods and retail or mixed-use areas. Individual neighborhoods will be linked to one another through the community parks, open spaces, and a system of on-street sidewalks with secondary off-street trail connections.

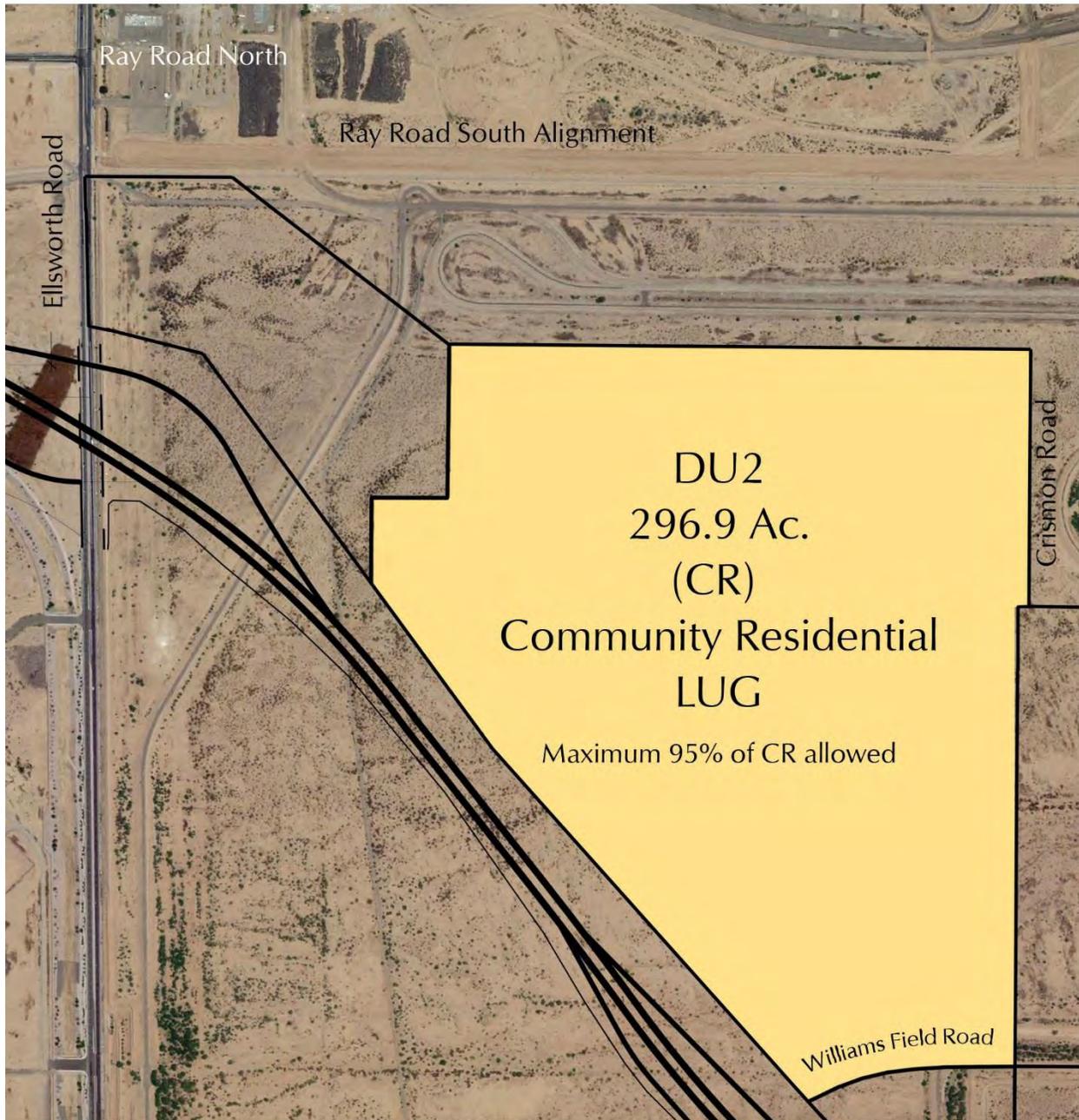
Development Unit 2 will predominantly be comprised of the Community Residential (“CR”) and Community Residential Small Lot (“CRSL”) Land Use Groups. Other Land Use Groups that will be utilized within Development Unit 2 include some combination of Community Multi-Residence (“CMR”), Community Commercial (“CC”) and/or Community Mixed Use (“CMU”). Each Land Use Group may be utilized within Development Unit 2 up to the maximum allowable percentage of gross land area as set forth within the PPGN Community Plan, subject to minimum and maximum residential dwelling unit and non-residential gross floor area limits. Within Development Unit 2, a minimum of 750 dwelling units is required with a maximum of 2,200 allowed. A minimum of 50,000 sf of non-residential development is required with a maximum of 125,000 sf allowed. Non-residential square footage includes commercial uses, schools, recreation facilities, community centers and other similar uses. The complete Land Use Budget for PPGN is included in Chapter 5 of the PPGN Community Plan. The development standards for each Land Use Group are contained within the PPGN Community Plan in Chapter 7 for residential land uses and Chapter 8 for non-residential land uses.

The following chart sets forth the maximum allowable acreage percentage of each Land Use Group within Development Unit 2:

	CR and/or CRSL	CMR	CC	CMU
Development Unit 2 269.9 acres	95% 256.40 ac	20% 53.98 ac	20% 53.98 ac	20% 53.98 ac

The following exhibits set forth the allowed locations for each Land Use Group within Development Unit 2, subject to the limitations described above.

Community Residential (CR) Land Use Group



PACIFIC PROVING GROUNDS NORTH M E S A , A R I Z O N A DEVELOPMENT UNIT PLAN 2

Community Residential Small Lot (CRSL) Land Use Group



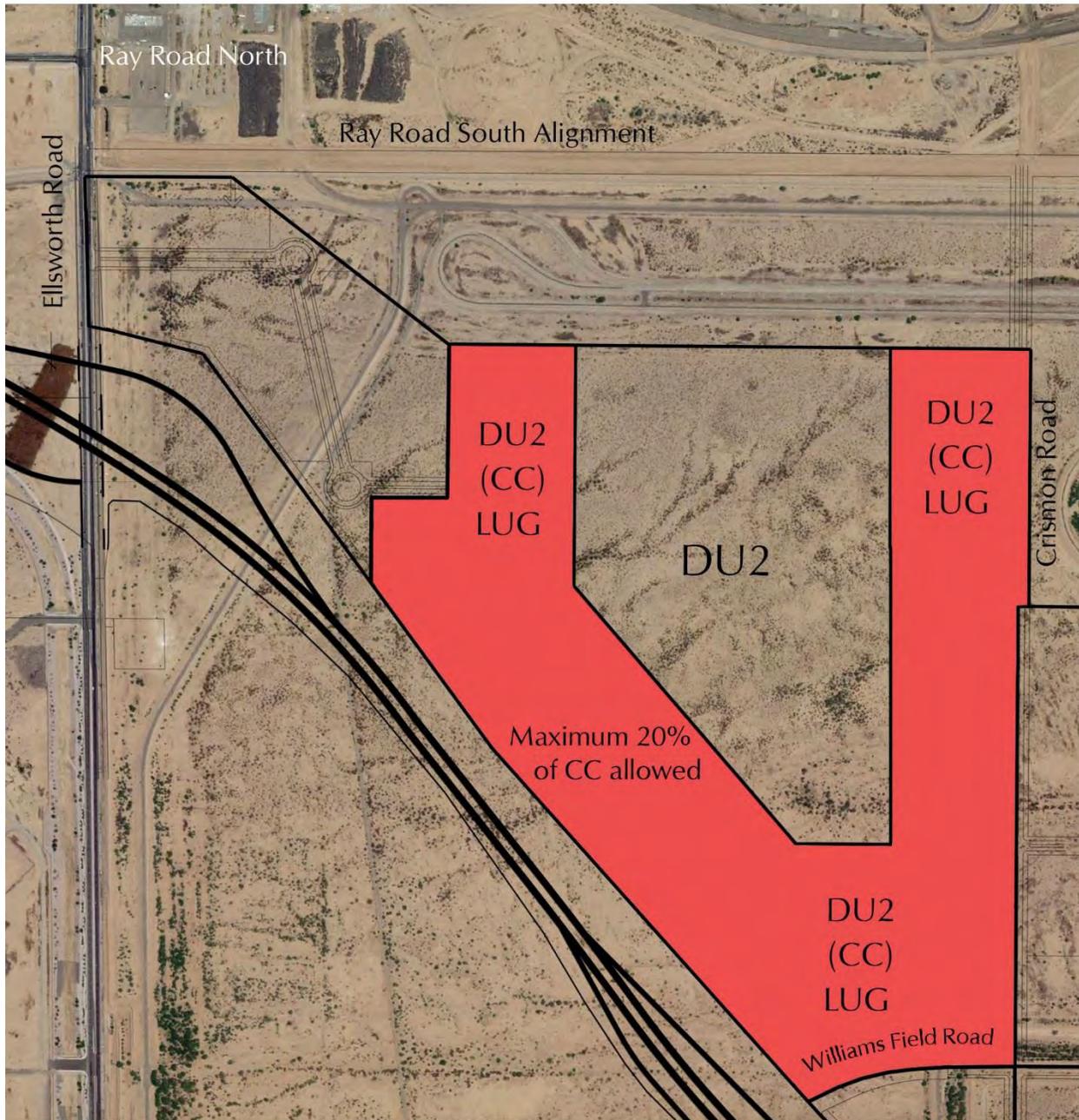
PACIFIC PROVING GROUNDS NORTH M E S A , A R I Z O N A DEVELOPMENT UNIT PLAN 2

Community Multi-Residence (CMR) Land Use Group



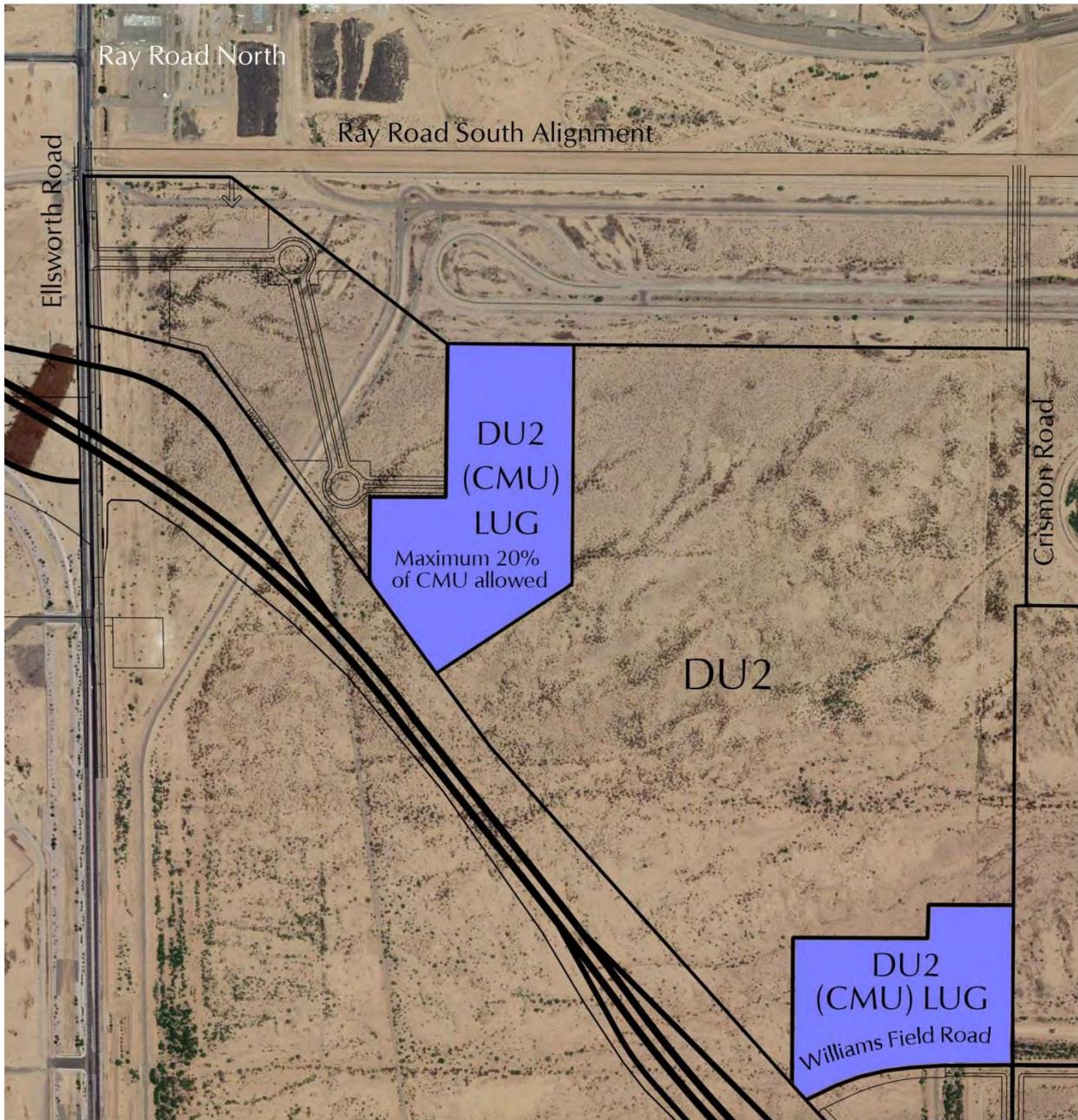
PACIFIC PROVING GROUNDS NORTH M E S A , A R I Z O N A DEVELOPMENT UNIT PLAN 2

Community Commercial (CC) Land Use Group



PACIFIC PROVING GROUNDS NORTH M E S A , A R I Z O N A DEVELOPMENT UNIT PLAN 2

Community Mixed Use (CMU) Land Use Group



PACIFIC PROVING GROUNDS NORTH M E S A , A R I Z O N A DEVELOPMENT UNIT PLAN 2

2.2. DU2 Development Phasing

Development Unit 2 will be developed in multiple phases in response to market conditions. Development is anticipated to begin in the north central portion of Development Unit 2 with residential neighborhoods being the primary development form. Access to Development Unit 2, for the initial phases of development, will occur via the primary community entry off Ellsworth Road with secondary access occurring via Crismon Road. Water, sewer and roadway infrastructure will be developed along the community collector alignment from Ellsworth Road to serve Development Unit 2. A community entry designed consistent with the concept and vision for Development Unit 1 as outlined within the PPGN Community Plan will be developed at the Ellsworth Road entrance in conjunction with the first phases of housing. This community entry feature will be constructed prior to development occurring in the adjacent Development Unit 1; however, it will be designed as an enduring element that is intended to promote and establish an identity for the residential development within Development Unit 2 that will occur during the early phases of the project and then continues a signature component of the future mixed-use node planned for Development Unit 1. While the Ellsworth Road entry is sufficient to accommodate the initial phases of development, the need and location of secondary access will be coordinated with the City of Mesa as development progresses. Internal to Development Unit 2, a portion of the Community Recreation Park and community center building will be developed with initial residential development. The following conceptual phasing plan illustrates projected phasing within Development Unit 2.

Conceptual Community Phasing Plan

