| | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | | |
|-----------------|---|---|--|--|
| Figure Pag # | ge Proposed Change | Existing Exhibit | | |
| 6 | Add the following: "Mesa del Sol Level B Community Master Plan and its relationship to the City's Integrated Development Ordinance On May 18, 2018, the City Council adopted the Integrated Development Ordinance (IDO). Under this new ordinance, the Mesa del Sol Level B Master Plan became what the IDO refers to as a "Framework Plan", the plan required for the creation of a Planned Community (PC) zone district. This designation of a Framework Plan does not change the way the standards and procedures that were part of the adopted Level A and Level B Master Plans. As the IDO states on page 6, Section 1-10(A)(2): For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan – EPC or Framework Plan, respectively. Any use standards or development standards associated with pre-IDO approvals or zoning designations establish The rights and limitations for the PD and PC zone districts. These prior approvals are linked to development agreements between the City and the master developer, as well as the establishment of the Tax Increment Development District for Mesa del Sol. Due to the contractual nature of these agreements and their reliance upon the adopted Mesa del Sol Level B Plan, it is critical that this document continues to be referred to by its original name, while recognizing that it is also a "Framework Plan" within the lexicon of the City's IDO. Where the Mesa del Sol Level B Plan is silent on particular standards or where it refers back to City standards, then current IDO standards will apply. Otherwise, the standards and review processes and the MdS Level B Plan as approved continues to be the regulating document for parcels that fall within the Level B boundary". | NOT APPLICABLE | | |

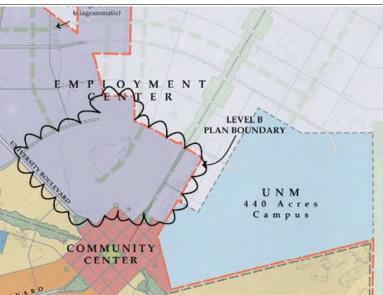
NOT APPLICABLE



Mesa del Sol Level B Framework Plan Amendment July 2021

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| | | | Table | 1: Proposed An | nendments to Mesa de | el Sol Level B Plan | |
|--------|-----------|---|--|------------------|-----------------------------|---|---|
| Figure | Page # | Proposed Change | | Existing E | xhibit | | Proposed Change |
| 1-1 | 2 | Update Table 1-1, modify acres, Linear Open Space acreages per proposed reconfiguration. | Table 1-1 Development P | rogram | | | Table 1-1 Development Program |
| | | | DISTRICT | Acres (gross) | Max. commercial sq. feet | Max. number of dwelling units | Acres Max. commercial Max. number of DISTRICT (gross) sq. feet dwelling units |
| | | | Employment Center | 626 | 5,050,350 | 533 | Employment Center 662 5,050,350 533 |
| | | | Highway Commercial | 411 | 3,775,000 | | Highway Commercial 411 3,775,000 |
| | | | Urban Center | 92 | 1,500,000 | 828 | Jurban Center 92 1,500,000 828 |
| | | | Community Center | 88 | 700,000 | 819 | Community Center88700,000819 |
| | | | Village Center | 44 | 200,000 | 660 | Village Center 44 200,000 660 |
| | | | Residential Villages | 1,492 | 10,554 | 10,444 | Residential Villages 1,492 (10,554 10,444 |
| | | | (net of linear open space) | | | | (net of linear open space) |
| | | | TOTAL DEVELOPED AREA | 2,753 | 11,235,904 | 13,284 | TOTAL DEVELOPED AREA 2,789 11,235,904 13,284 |
| | | | Steep Slopes (>10%) | 185 | | | Steep Slopes (>10%) 185 |
| | | | Linear Open Space | 173 | | | Linear Open Space 137 |
| | | | Major Urban Park | 40 | | | Major Urban Park 40 |
| | | | TOTALAREA | 3,151 | | | TOTAL AREA 3,151 |
| | | | | | | | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| 1-1 | 3 | Updated Level B Plan Area Modify to remove / realign roadways and drainage corridors based on new site plan configuration. Added note stating the exhibit was "revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center". | Journal Pavilion N T Y R E C M P L E X TO MOUNT TAYLOR TAY | С | | LEVEL B NBOUNDARY UN M 440 Acres Campus | Journal Pavilion OUNTYREC COMPLEX NOMOUNT TANLOR ES ES ES ES COMMUNITY CENTER COMMUNITY CENTER |





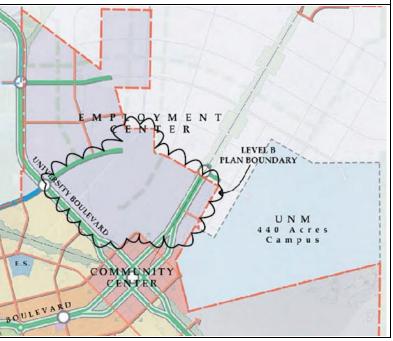
| | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | | | | | | | | | | | |
|--------|---|--|--|-------------------|------------------------------------|--|--|---|-------------------|---|--|---|
| Figure | Page # | Proposed Change | | Exi | sting Exhibit | | | Proposed Change | | | | |
| 2-2 | | | Journal Pavilion N T Y R E C M P L E X TO MOUNT TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TAYLOR TER HOAD (MEL ARAGON BOULEVARD) | | M P L O Y M E C E N T E R | N T LEVEL B PLAN BOUNDARY U N M 440 A c C a m p | C M cres | Journal Pavilion UNTY REC OMPLEX TOMOUNT TAILOR TOMOUNT TAILOR TOMOUNT TAILOR TOMOUNT TAILOR E.S. | | M P LOYMEN CENTER COMMUNITY CENTER | T PLAN BOUNDARY U N M 440 A cres C a m p u s | |
| 2.6-1 | | Update Table 2.6-1 - Proposed Responsibilities for Parks and Open Space to adjust acreages of Linear Park | Table 2.6-1 Proposed Responsibilities for Parks and Open Space | | | | Table 2.6-1 Proposed Responsibilities for Parks and Open Space | | | | | |
| | | Corridors. Revise subsection a) of Linear Park Corridors as follows: | Туре | Estimated Area | Capital Costs | O and M Costs | | Туре | Estimated Area | Capital Costs | O and M Costs | |
| | | "a) Estimated Acreage: Approximately 165 137 acres" | Major Public Open Space | 245 acres | CoA | СоА | | Major Public Open Space | 245 acres | CoA | CoA | |
| | | | Linear Park Corridor | 179 acres | Special District/ Developer | CoA/Special District/POA | . { | Linear Park Corridor | 137 acres | Special District/ Developer | CoA/Special District/POA | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| | | | Major Urban Parks | 40 acres | CoA/Special District/ Developer | CoA/Special District/POA | | Major Urban Parks | 40 acres | CoA/Special District/ Developer | CoA/Special District/POA | |
| | | | Neighborhood Parks | .5-5 acres each | Special District/ Developer | Special District/ CoA/POA | | Neighborhood Parks | .5-5 acres each | Special District/ Developer | Special District/ CoA/POA | |
| | | | School Parks | 5 + acres each | APS/Special District/ Developer | APS/CoA | | School Parks | 5 + acres each | APS/Special District/ Developer | APS/CoA | |
| | | | Urban Plazas/ Pocket Parks | .5 acre (or less) | Special District/ Developer | Special District/POA | | Urban Plazas/ Pocket Parks | .5 acre (or less) | Special District/ Developer | Special District/POA | |
| | | | Streetscapes and Medians | NA | Special District/ Developer | CoA/Special District/POA | | Streetscapes and Medians | NA | Special District/ Developer | CoA/Special District/POA | |





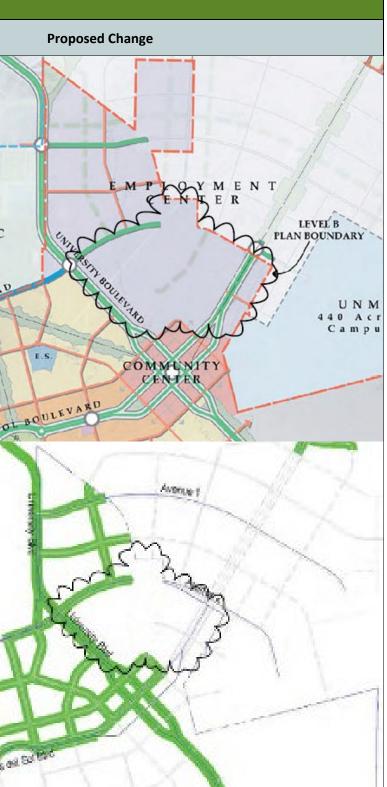
| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan |
|--------|-----------|---|--|
| Figure | Page # | Proposed Change | Existing Exhibit |
| 2-3 | 41 | Update Level B Overall Phasing Plan. Level B boundary and range of dates for phasing. Modify associated language on p.32 | PHASE II PHASE II |
| 3-1 | 47 | Updated Auto and Transit Circulation Build-Out network by removing major roadways within project boundary. Added note stating the exhibit was "revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center". | LOS TICAROS NATO LOS TICAROS NATO JOURNAL JOU |

PENDING





| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | |
|--------|-----------|---|---|---|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 3-2 | 48 | Updated Auto and Transit Circulation Build-Out (Level B area-specific) by removing major roadways within project boundary. Added note stating the exhibit was "revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center". | LOS PICAROS KOND | LOS FICAROS BOND |
| | | | Journal Pavilion COUNTYREC COMPLEX TOMOUNT TAYLOR BOBBY FOSTER ROAD E.S. E.S. COMMUNITY CENTER NESA DELSOL BOULEVARD VULLAGE CENTRAL PARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. COMMUNITY CENTRAL FARK E.S. | Journal Pavilion COUNTY REC COMPLEX TOMOUNT TAYLOR E.S. E.S. E.S. E.S. E.S. E.S. E.S. |
| 3-3 | 51 | Update Roadway Phasing to remove the roadways needed by 2015 to remove roadways on subject site. Added note stating the exhibit was "revised July 2021 - modifications to roadways within southern area of Employment Center". | Avenue 1 | Bittin Fories Mil |





| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan |
|--------|-----------|--|--|
| Figure | Page # | Proposed Change | Existing Exhibit |
| 3-4 | 52 | Update Roadway Phasing: Roadways needed by 2025 to remove roadways on subject site. Added note stating the exhibit was "revised July 2021 - modifications to roadways within southern area of Employment Center". | Avenue 1 Avenue 1 Bouby Foster Rd Bouby Foster Rd Bouby Foster Rd |
| 3-5 | 57 | Update Transit System. Adjust Level B boundary, roadways, drainage. Update text below Figure title. Confirm BRT on MdS Blvd. Added note stating the exhibit was "revised July 2021 - modifications to roadways and linear park / drainage corridors within southern area of Employment Center". | LOS PICAROS ROM INCOMPTION ANTONION AN |





| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | |
|--------|-----------|--|---|--|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 3-6 | | Update Pedestrian and Bicycle Circulation to remove roadways, bike lanes and linear park / drainage corridors. Added note stating the exhibit was "revised July 2021 - modifications to roadways within southern area of Employment Center". | LOS PICAROS ROND JOURTAI Pavillon C O U N T Y R E C C O M P L E X TOMOUNT TAYLOR REAL DOMOUNT TAYLOR REAL E.S. E.S. COMMUNITY CENTER UN M 440 A cres C a m p u s | LOS FICAROS KONO Journal Pavilion C O U N T Y R E C C O M P L E X TOMOUNT TATION LOUIS 105 LIKROLD MEL ALACOS DECLARATOR LOUIS 105 LIKROLD MEL ALACOS DECLARATOR E.S. |
| 4-4 | | Updated Overall Stormwater Plan with revised approach for project area including remove/re-route DRIP system and ID pond location(s). Added note stating the exhibit was "Revised July 2021 - modifications to roadways linear parks/drainage corridors within southern area of Employment Center". | HIGH SECURITY SITE | LOS FICAROS SORO LOS FICAROS SORO ENTION POND C O U N T Y R E C C O M P L E X TENET TENET TENET TENET TENET TENET TENET |





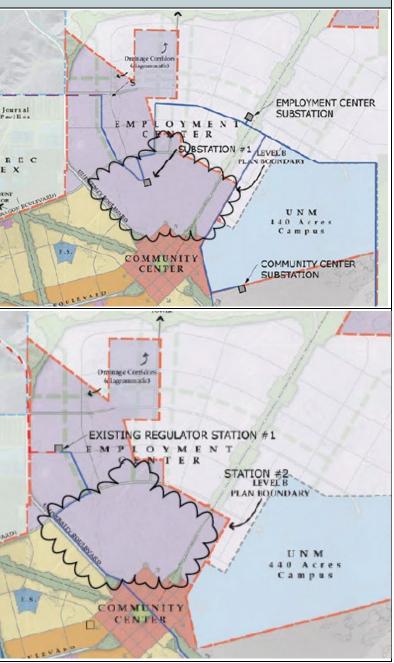
| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | |
|--------|-----------|--|--|--|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 5-1 | 81 | Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes. Added note stating the exhibit was "Revised July 2021 - modifications to roadways, linear parks/drainage and infrastructure corridors within southern area of Employment Center." | LOS PICAROS ^{VOLD} Journal Pavillon Journal Pavillon C O U N T Y R E C C O M P L E X TOMOINT TAXLOR E.S. E.S. C O M NUNITY E.S. C O M NUNITY C O M NUNITY | COUNTY REC COMPLEX |
| 5-2 | 85 | Update Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area; ID lift station needs Added note stating the exhibit was "Revised July 2021 - modifications to roadways and linear parks/drainage and infrastructure corridors within southern area of Employment Center." | TO STATIO | TURNER TORONAL TORO |





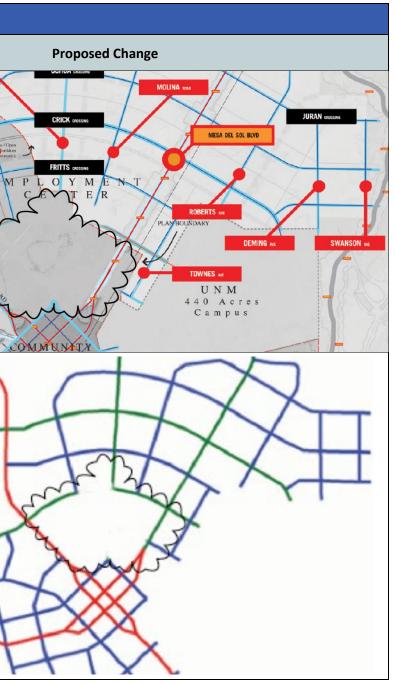
| | | | Table 1: Proposed Amendments to Mesa del Sol Level B Plan | |
|--------|-----------|--|--|--------------------------------|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 5-5 | | Update Transmission Line Routing to show relocated Substation #1 and transmission line through project area. | WITCH STATION | COUNTY R COMPLEX |
| 5-6 | 92 | Update Gas Line Routing to show relocated Regulatory Station #2 and (?) 10" VHP distribution line? | Tijeran Tijeran Tijeran Torread Tor | TO BORT AND BOARD TO MORE TANK |







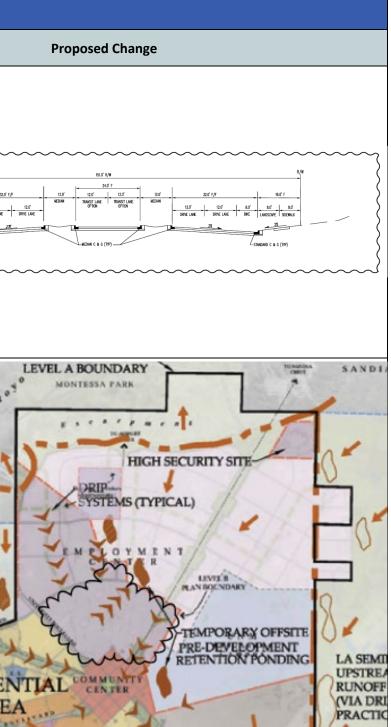
| | | | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical App | endices |
|--------|-----------|---|--|---|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 2B-1 | 17 | Update Employment Center Street Naming to remove Eastman, Crick and Dickerson. Added note stating exhibit was "Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center." | WATSON see WATSON | UNIVERSITY BLVD Journal Pavilion K K R E C L E X TO MOUNT TAVIOR BOUNT TAVIOR BOUNT TAVIOR BOUNT TAVIOR BOUNT TAVIOR BOUNT TAVIOR BOUNT TAVIO TAVIO BOUNTAVIO CONTA CONT |
| 3F-4 | 88 | Update Functional Classification Buildout to show removed/realigned roads within southern area of Employment Center. Added note stating exhibit was "Revised July 2021 - modifications to roadways within southern area of Employment Center." | | H |





10

| | | | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Ap | pendices |
|--------|-----------|--|--|---|
| Figure | Page # | Proposed Change | Existing Exhibit | |
| 3F-4 | 88 | Update Mesa del Sol Cross-section to remove frontage roads within southern area of the Employment Center. Added note that exhibit was "Revised July 2021 - modifications to Mesa del Sol Boulevard within southern area of Employment Center." | | R/N 15.0 F 32.0 F F 15.0 RAL-102 RML 1 ANSOLVE 1 BRE 1 10 15.00-MD C & C (177) |
| 4A-1 | 95 | Update Overall Stormwater Plan with revised approach for project area including removing/re-routing DRIP system and ID pond location(s) Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | Montessa Park | TIJE TO AND TIJE TO AND RETENTION POND COUNTYREC COMPLEX RESIDEN |





| | | | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices |
|--------|-----------|---|--|
| Figure | Page # | Proposed Change | Existing Exhibit |
| 4A-10 | | Updated Mesa Top/commercial Drainage Plan with revised approach for project area including adding/removing basin boundaries, flow arrows, and open space areas. Added note stating the exhibit was "Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center." | |





| | | | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Ap | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices | | |
|--------|-----------|---|--|--|--|--|
| Figure | Page # | Proposed Change | Existing Exhibit | | | |
| 5A-1 | 125 | Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | | COMPLEX BUILD | | |
| 5A-2 | 127 | Updated Mesa Del Sol Take Down Area Land Use exhibit to remove /realign roadways and linear park / drainage corridors. Added note stating the exhibit was "Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center." | Inserant Annual Annual Annual | Tileras Lus PECAROS KOM JOURNAL COUNTY REC COMPLEX | | |

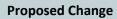




| | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices | | | | |
|--------|--|--|---|--|--|
| Figure | Page # | Proposed Change | Existing Exhibit | | |
| 5A-5 | 135 | Updated Location Options for Elevated Storage Tanks and Water Supply to remove /realign roadways and linear park / drainage corridors and added Tract D site. Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | LEVEL AND | sting 24" ne 1E Line | |
| 58-1 | 149 | Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area. Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | Existing Sanitary Sewer Los PICAROS ROAD Existing Sanitary Sewer Durate Condense Durate Condense Durate Condense Durate Condense Durate Condense Durate Condense Durate Condense Durate Condense Durate Condense COUNTY REC COUNTY REC COMPLEX TONOCY TANDAS T | TITEST TITEST Loss recommendations Existing Sendary Sewer Partian Par | |



| | | | Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices | | |
|--------|-----------|--|---|--|--|
| Figure | Page # | Proposed Change | Existing Exhibit | | |
| 58-3 | 153 | Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area. Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | LOS FREE MARTS MARTY THE NET OF THE OF THE OF THE NET O | Listers and and a second and a | |
| 5B-4 | 154 | Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area. Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center." | LOS TICAROS KON LOS TICAROS KON Existing Sanitary Sewer Journal Journal To Jurnal To Jurnal | TIJE TAT UNA FREMANT UNA FREMANT BORNER BO | |





Mesa del Sol Level B Framework Plan Amendment July 2021

