

Table 1: Proposed Amendments to Mesa del Sol Level B Plan				
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
	6	<p>Add the following:</p> <p>“Mesa del Sol Level B Community Master Plan and its relationship to the City’s Integrated Development Ordinance</p> <p>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):</p> <p>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</p> <p>The rights and limitations for the PD and PC zone districts.</p> <p>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”.</p>	NOT APPLICABLE	NOT APPLICABLE



Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change																																																																																																								
1-1	2	Update Table 1-1, modify acres, Linear Open Space acreages per proposed reconfiguration.	<table><tr><th colspan="4">Table 1-1 Development Program</th></tr><tr><th>DISTRICT</th><th>Acres (gross)</th><th>Max. commercial sq. feet</th><th>Max. number of dwelling units</th></tr><tr><td>Employment Center</td><td>626</td><td>5,050,350</td><td>533</td></tr><tr><td>Highway Commercial</td><td>411</td><td>3,775,000</td><td></td></tr><tr><td>Urban Center</td><td>92</td><td>1,500,000</td><td>828</td></tr><tr><td>Community Center</td><td>88</td><td>700,000</td><td>819</td></tr><tr><td>Village Center</td><td>44</td><td>200,000</td><td>660</td></tr><tr><td>Residential Villages (net of linear open space)</td><td>1,492</td><td>10,554</td><td>10,444</td></tr><tr><td>TOTAL DEVELOPED AREA</td><td>2,753</td><td>11,235,904</td><td>13,284</td></tr><tr><td>Steep Slopes (>10%)</td><td>185</td><td></td><td></td></tr><tr><td>Linear Open Space</td><td>173</td><td></td><td></td></tr><tr><td>Major Urban Park</td><td>40</td><td></td><td></td></tr><tr><td>TOTAL AREA</td><td>3,151</td><td></td><td></td></tr></table>	Table 1-1 Development Program				DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units	Employment Center	626	5,050,350	533	Highway Commercial	411	3,775,000		Urban Center	92	1,500,000	828	Community Center	88	700,000	819	Village Center	44	200,000	660	Residential Villages (net of linear open space)	1,492	10,554	10,444	TOTAL DEVELOPED AREA	2,753	11,235,904	13,284	Steep Slopes (>10%)	185			Linear Open Space	173			Major Urban Park	40			TOTAL AREA	3,151			<table><tr><th colspan="4">Table 1-1 Development Program</th></tr><tr><th>DISTRICT</th><th>Acres (gross)</th><th>Max. commercial sq. feet</th><th>Max. number of dwelling units</th></tr><tr><td>Employment Center</td><td>662</td><td>5,050,350</td><td>533</td></tr><tr><td>Highway Commercial</td><td>411</td><td>3,775,000</td><td></td></tr><tr><td>Urban Center</td><td>92</td><td>1,500,000</td><td>828</td></tr><tr><td>Community Center</td><td>88</td><td>700,000</td><td>819</td></tr><tr><td>Village Center</td><td>44</td><td>200,000</td><td>660</td></tr><tr><td>Residential Villages (net of linear open space)</td><td>1,492</td><td>10,554</td><td>10,444</td></tr><tr><td>TOTAL DEVELOPED AREA</td><td>2,789</td><td>11,235,904</td><td>13,284</td></tr><tr><td>Steep Slopes (>10%)</td><td>185</td><td></td><td></td></tr><tr><td>Linear Open Space</td><td>137</td><td></td><td></td></tr><tr><td>Major Urban Park</td><td>40</td><td></td><td></td></tr><tr><td>TOTAL AREA</td><td>3,151</td><td></td><td></td></tr></table>	Table 1-1 Development Program				DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units	Employment Center	662	5,050,350	533	Highway Commercial	411	3,775,000		Urban Center	92	1,500,000	828	Community Center	88	700,000	819	Village Center	44	200,000	660	Residential Villages (net of linear open space)	1,492	10,554	10,444	TOTAL DEVELOPED AREA	2,789	11,235,904	13,284	Steep Slopes (>10%)	185			Linear Open Space	137			Major Urban Park	40			TOTAL AREA	3,151		
Table 1-1 Development Program																																																																																																												
DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units																																																																																																									
Employment Center	626	5,050,350	533																																																																																																									
Highway Commercial	411	3,775,000																																																																																																										
Urban Center	92	1,500,000	828																																																																																																									
Community Center	88	700,000	819																																																																																																									
Village Center	44	200,000	660																																																																																																									
Residential Villages (net of linear open space)	1,492	10,554	10,444																																																																																																									
TOTAL DEVELOPED AREA	2,753	11,235,904	13,284																																																																																																									
Steep Slopes (>10%)	185																																																																																																											
Linear Open Space	173																																																																																																											
Major Urban Park	40																																																																																																											
TOTAL AREA	3,151																																																																																																											
Table 1-1 Development Program																																																																																																												
DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units																																																																																																									
Employment Center	662	5,050,350	533																																																																																																									
Highway Commercial	411	3,775,000																																																																																																										
Urban Center	92	1,500,000	828																																																																																																									
Community Center	88	700,000	819																																																																																																									
Village Center	44	200,000	660																																																																																																									
Residential Villages (net of linear open space)	1,492	10,554	10,444																																																																																																									
TOTAL DEVELOPED AREA	2,789	11,235,904	13,284																																																																																																									
Steep Slopes (>10%)	185																																																																																																											
Linear Open Space	137																																																																																																											
Major Urban Park	40																																																																																																											
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”.																																																																																																										



Table 1: Proposed Amendments to Mesa del Sol Level B Plan



Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change																																																																
2-2	37	Updated to Major Urban Parks, Linear Park Corridors and Major Public Open Space 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”.																																																																		
2.6-1	39	Update Table 2.6-1 - Proposed Responsibilities for Parks and Open Space to adjust acreages of Linear Park Corridors. Revise subsection a) of Linear Park Corridors as follows: “a) Estimated Acreage: Approximately 165 137 acres”	<p>Table 2.6-1 Proposed Responsibilities for Parks and Open Space</p> <table><tr><th>Type</th><th>Estimated Area</th><th>Capital Costs</th><th>O and M Costs</th></tr><tr><td>Major Public Open Space</td><td>245 acres</td><td>CoA</td><td>CoA</td></tr><tr><td>Linear Park Corridor</td><td>179 acres</td><td>Special District/ Developer</td><td>CoA/Special District/POA</td></tr><tr><td>Major Urban Parks</td><td>40 acres</td><td>CoA/Special District/ Developer</td><td>CoA/Special District/POA</td></tr><tr><td>Neighborhood Parks</td><td>.5-5 acres each</td><td>Special District/ Developer</td><td>Special District/ CoA/POA</td></tr><tr><td>School Parks</td><td>5 + acres each</td><td>APS/Special District/ Developer</td><td>APS/CoA</td></tr><tr><td>Urban Plazas/ Pocket Parks</td><td>.5 acre (or less)</td><td>Special District/ Developer</td><td>Special District/POA</td></tr><tr><td>Streetscapes and Medians</td><td>NA</td><td>Special District/ Developer</td><td>CoA/Special District/POA</td></tr></table>	Type	Estimated Area	Capital Costs	O and M Costs	Major Public Open Space	245 acres	CoA	CoA	Linear Park Corridor	179 acres	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	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	Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA	<p>Table 2.6-1 Proposed Responsibilities for Parks and Open Space</p> <table><tr><th>Type</th><th>Estimated Area</th><th>Capital Costs</th><th>O and M Costs</th></tr><tr><td>Major Public Open Space</td><td>245 acres</td><td>CoA</td><td>CoA</td></tr><tr><td>Linear Park Corridor</td><td>137 acres</td><td>Special District/ Developer</td><td>CoA/Special District/POA</td></tr><tr><td>Major Urban Parks</td><td>40 acres</td><td>CoA/Special District/ Developer</td><td>CoA/Special District/POA</td></tr><tr><td>Neighborhood Parks</td><td>.5-5 acres each</td><td>Special District/ Developer</td><td>Special District/ CoA/POA</td></tr><tr><td>School Parks</td><td>5 + acres each</td><td>APS/Special District/ Developer</td><td>APS/CoA</td></tr><tr><td>Urban Plazas/ Pocket Parks</td><td>.5 acre (or less)</td><td>Special District/ Developer</td><td>Special District/POA</td></tr><tr><td>Streetscapes and Medians</td><td>NA</td><td>Special District/ Developer</td><td>CoA/Special District/POA</td></tr></table>	Type	Estimated Area	Capital Costs	O and M Costs	Major Public Open Space	245 acres	CoA	CoA	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	Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA	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	Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA
Type	Estimated Area	Capital Costs	O and M Costs																																																																	
Major Public Open Space	245 acres	CoA	CoA																																																																	
Linear Park Corridor	179 acres	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																																																																	
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																																																																	
Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA																																																																	
Type	Estimated Area	Capital Costs	O and M Costs																																																																	
Major Public Open Space	245 acres	CoA	CoA																																																																	
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																																																																	
Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA																																																																	
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																																																																	
Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA																																																																	



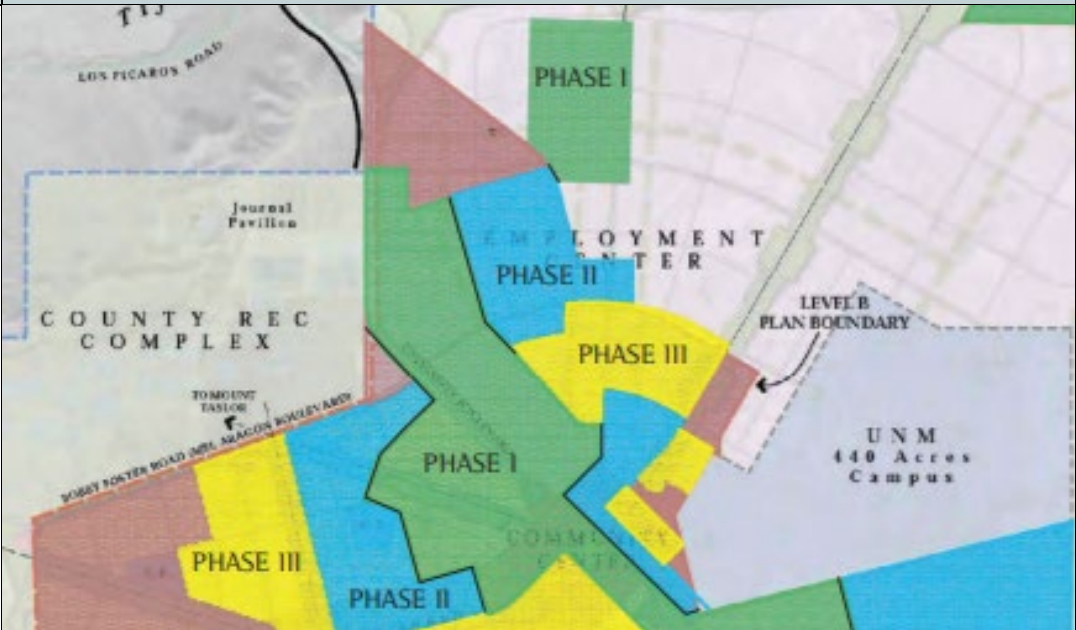

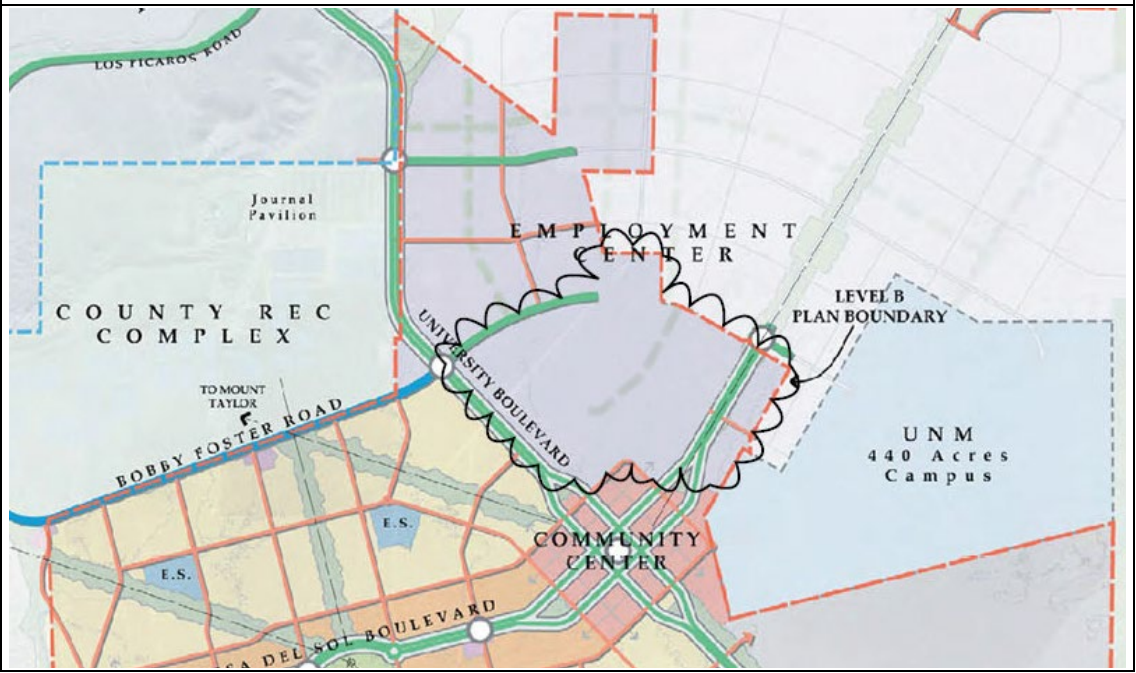
Table 1: Proposed Amendments to Mesa del Sol Level B Plan				
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
2-3	41	Update Level B Overall Phasing Plan. Level B boundary and range of dates for phasing. Modify associated language on p.32		PENDING
3-1	47	Updated Auto and Transit Circulation 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”.		



Table 1: Proposed Amendments to Mesa del Sol Level B Plan

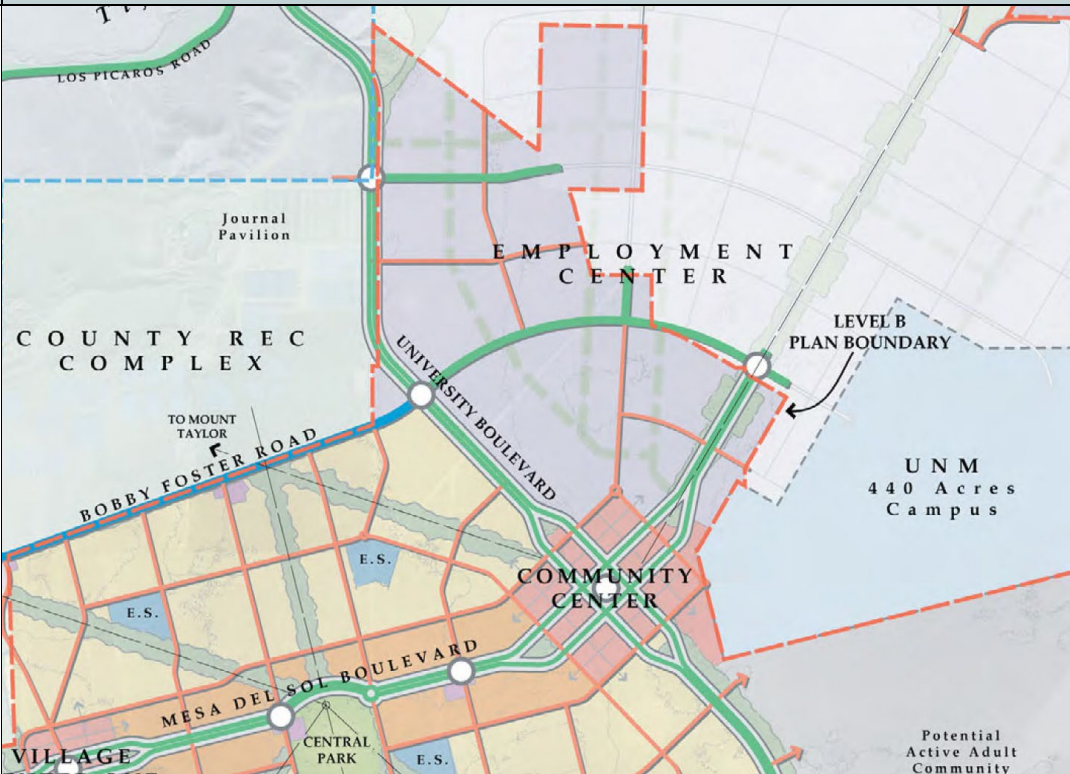
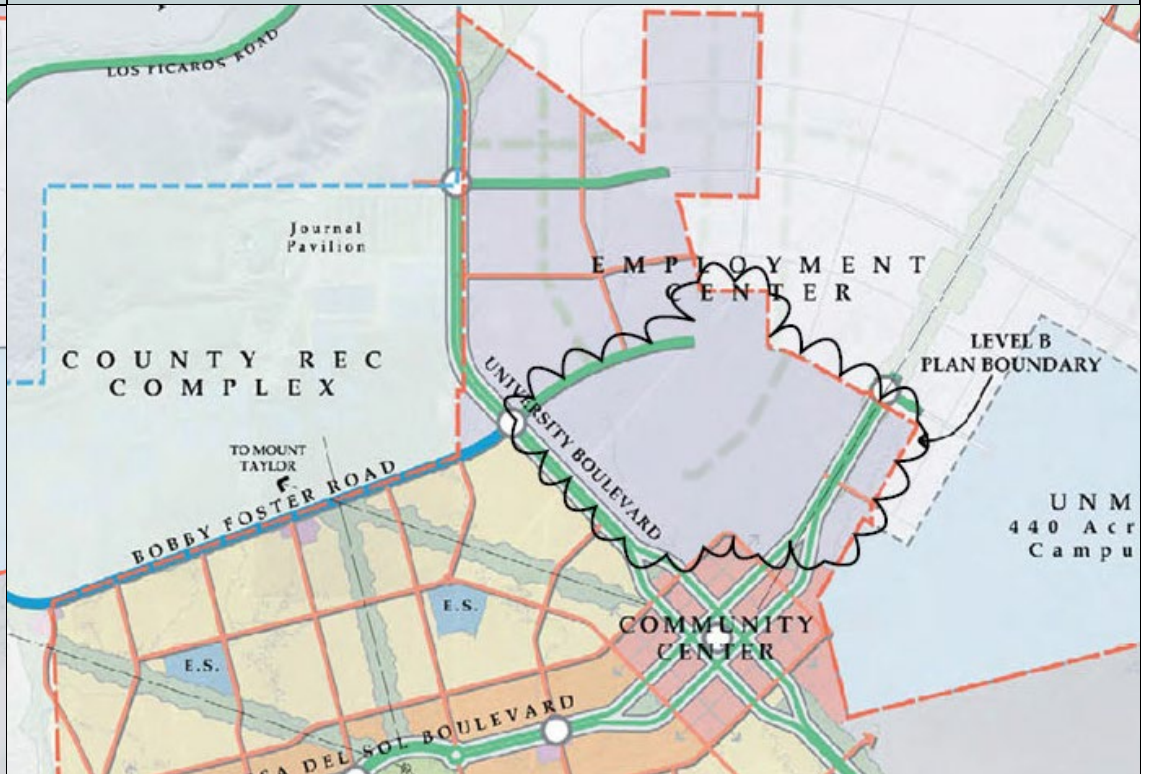
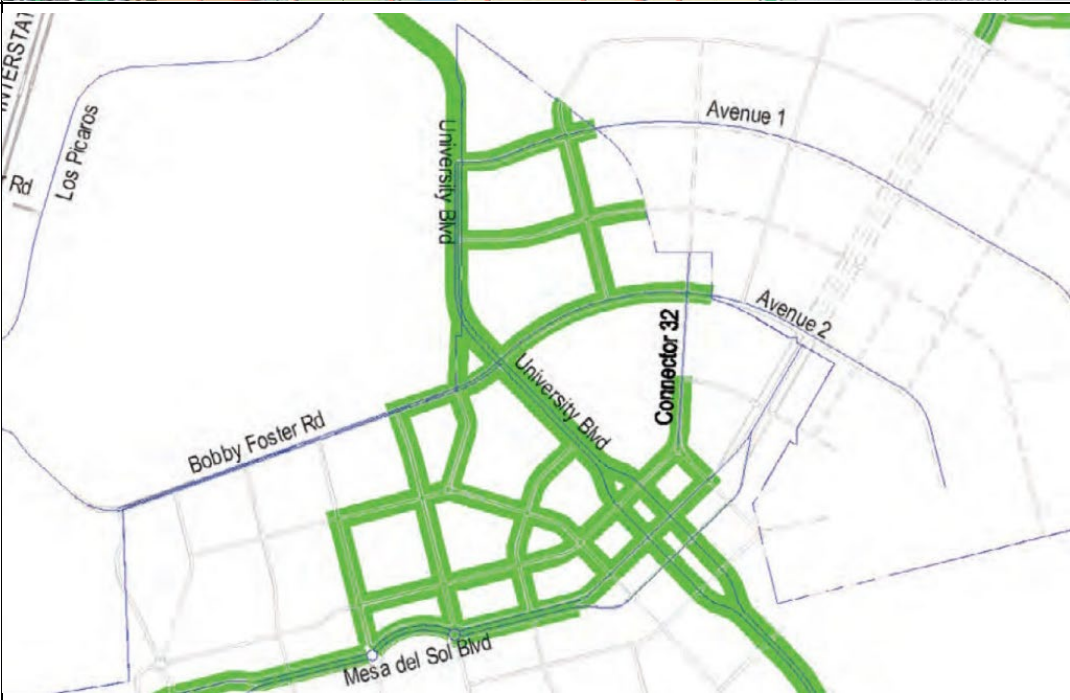

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-2	48	Updated Auto and Transit Circulation Build-Out (Level B area-specific) by removing major roadways within project boundary. Added note stating the exhibit was “revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center”.		
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”.		



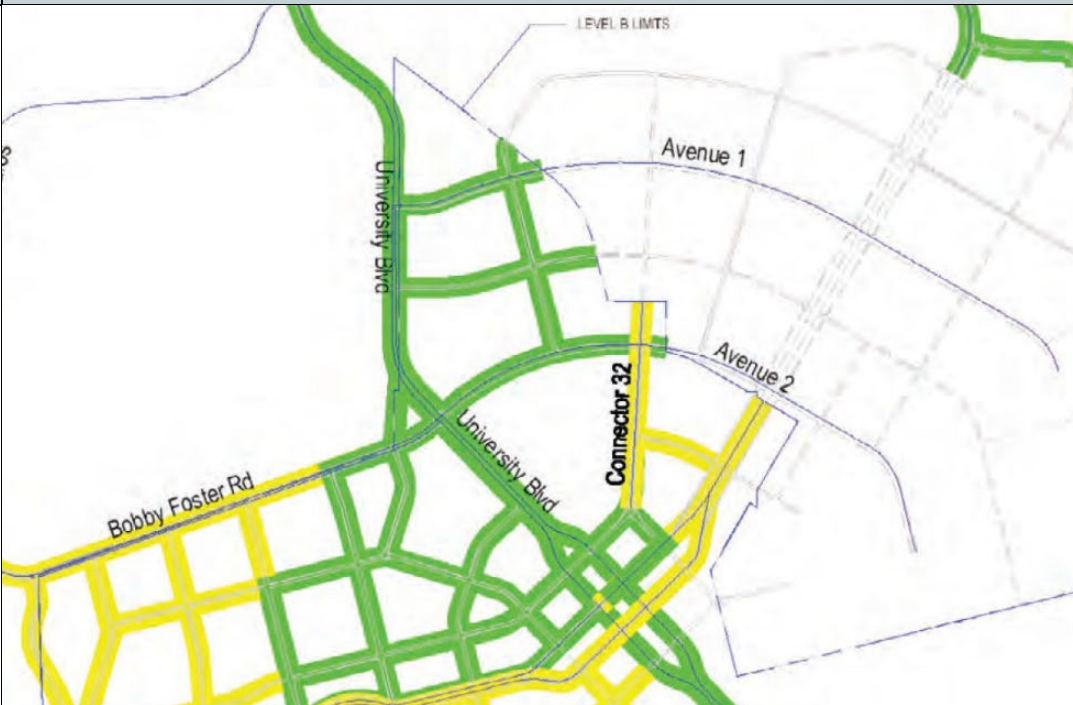



Table 1: Proposed Amendments to Mesa del Sol Level B Plan				
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-4	52	Update Roadway Phasing: Roadways needed by 2025 to remove roadways on subject site. Added note stating the exhibit was “revised July 2021 - modifications to roadways within southern area of Employment Center”.		
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”.		



Table 1: Proposed Amendments to Mesa del Sol Level B Plan				
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-6	59	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”.		
4-4	74	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”.		



Table 1: Proposed Amendments to Mesa del Sol Level B Plan

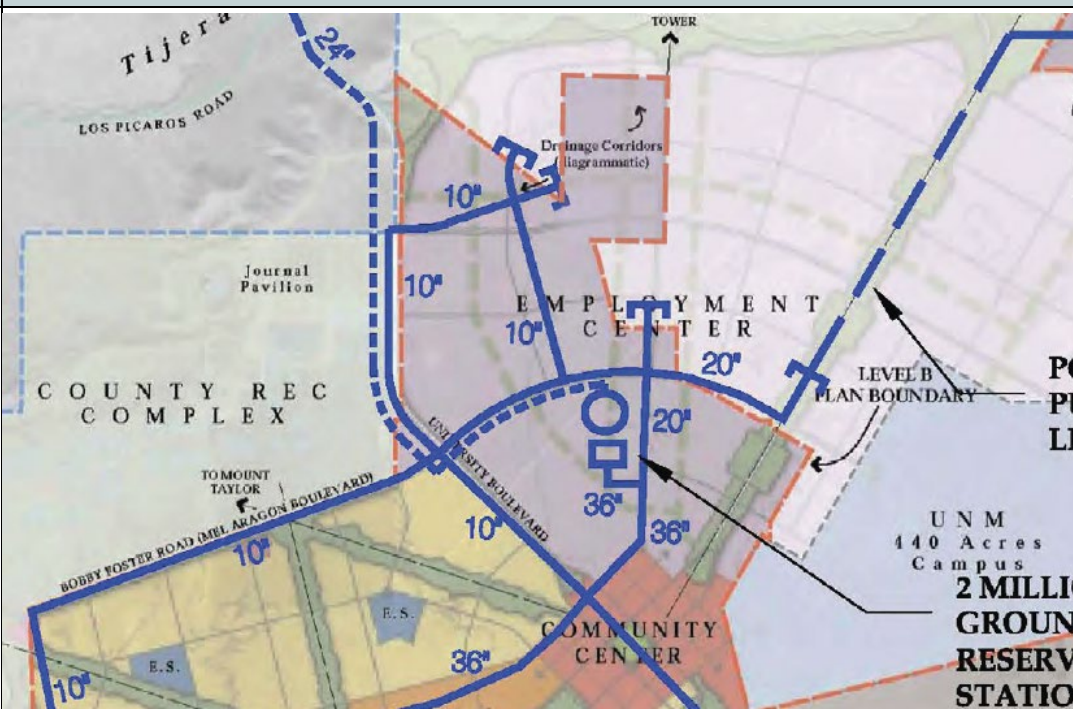

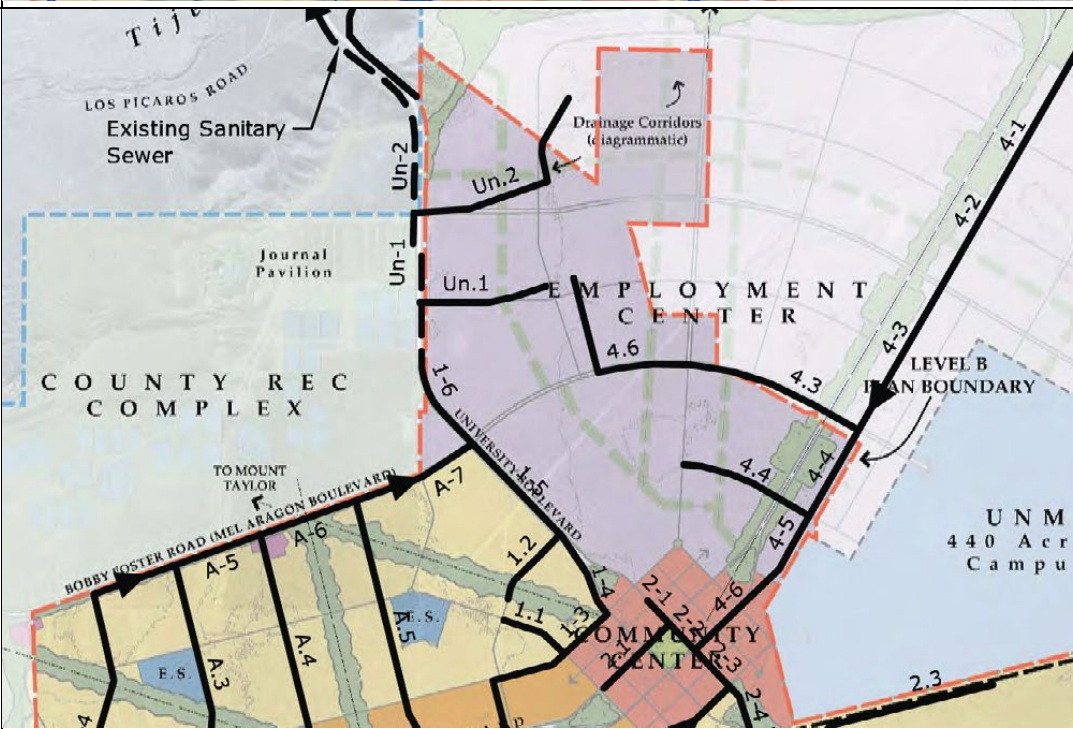
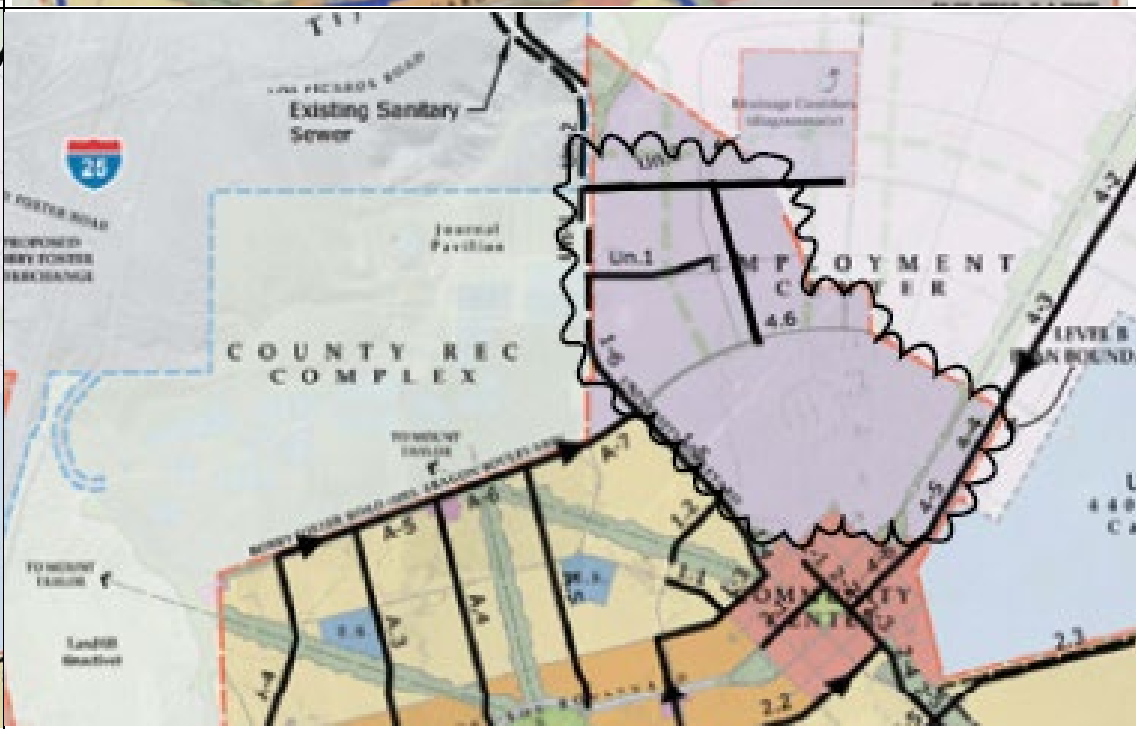
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5-1	81	Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes. Added note stating the exhibit was “Revised July 2021 - modifications to roadways, linear parks/drainage and infrastructure corridors within southern area of Employment Center.”		
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.”		

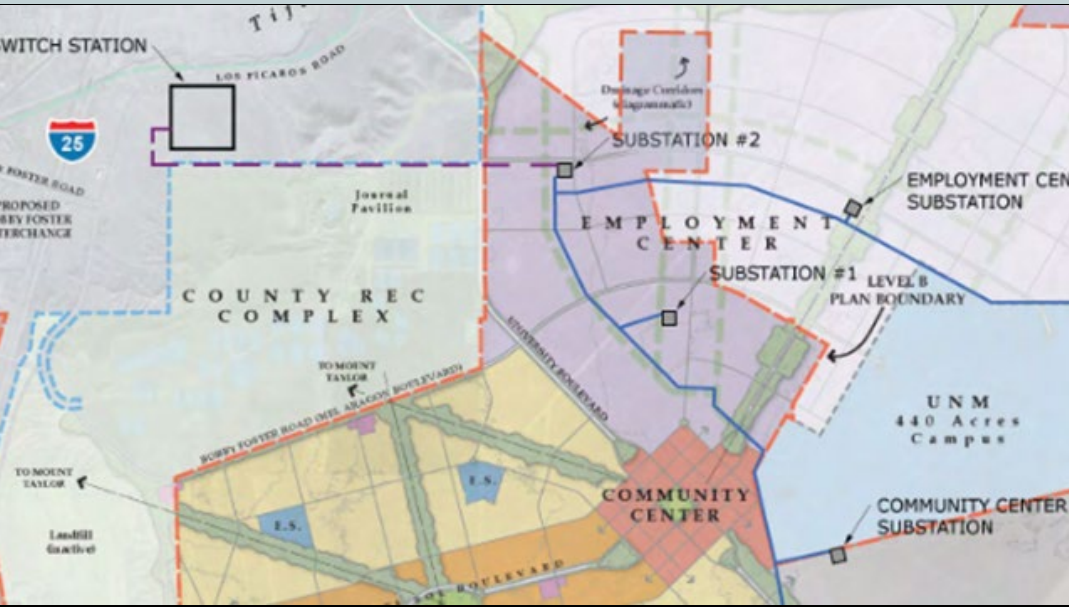
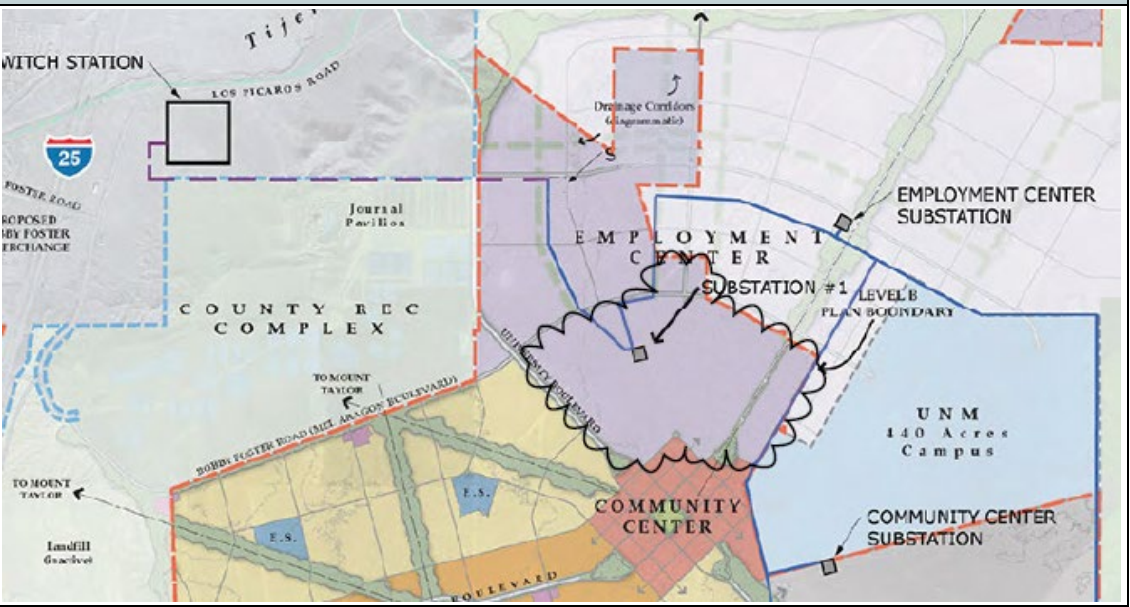

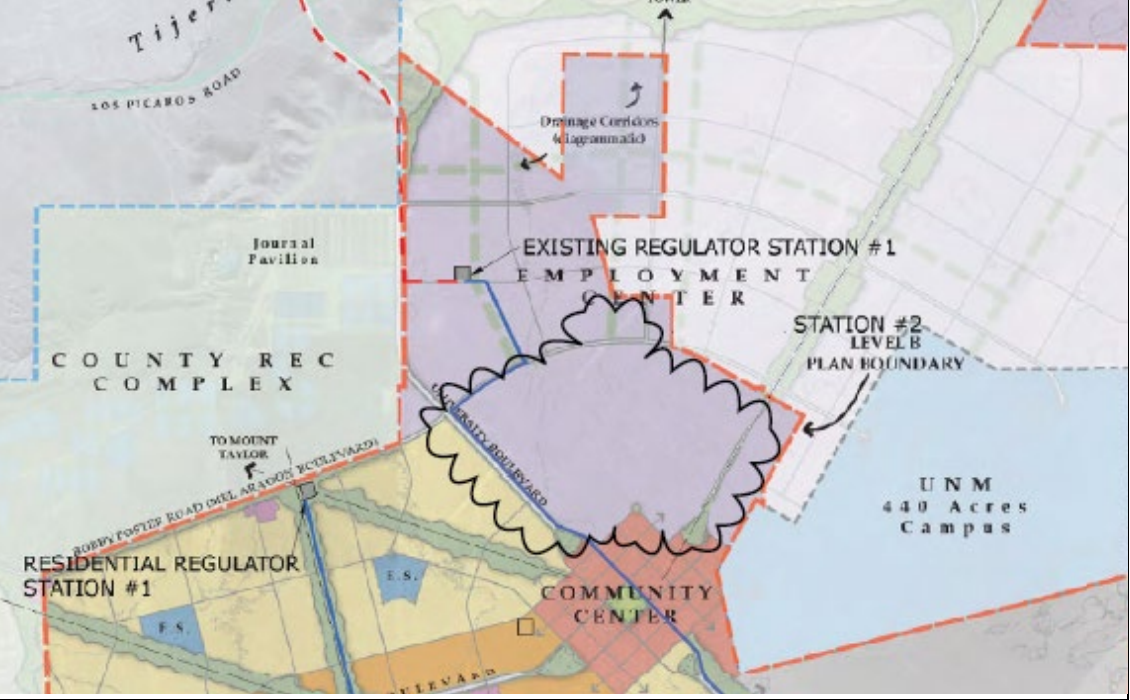
Table 1: Proposed Amendments to Mesa del Sol Level B Plan				
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5-5	91	Update Transmission Line Routing to show relocated Substation #1 and transmission line through project area.		
5-6	92	Update Gas Line Routing to show relocated Regulatory Station #2 and (?) 10" VHP distribution line?		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

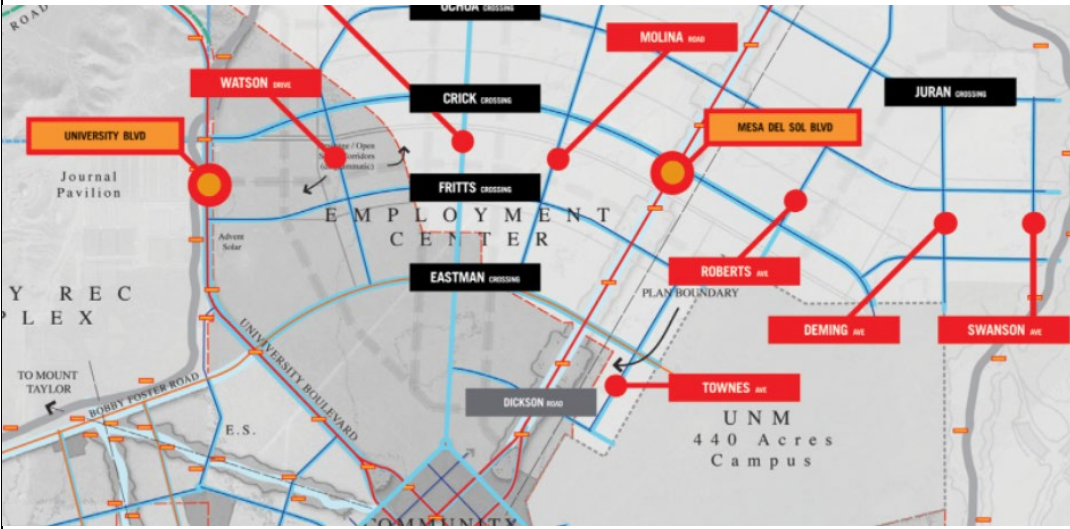
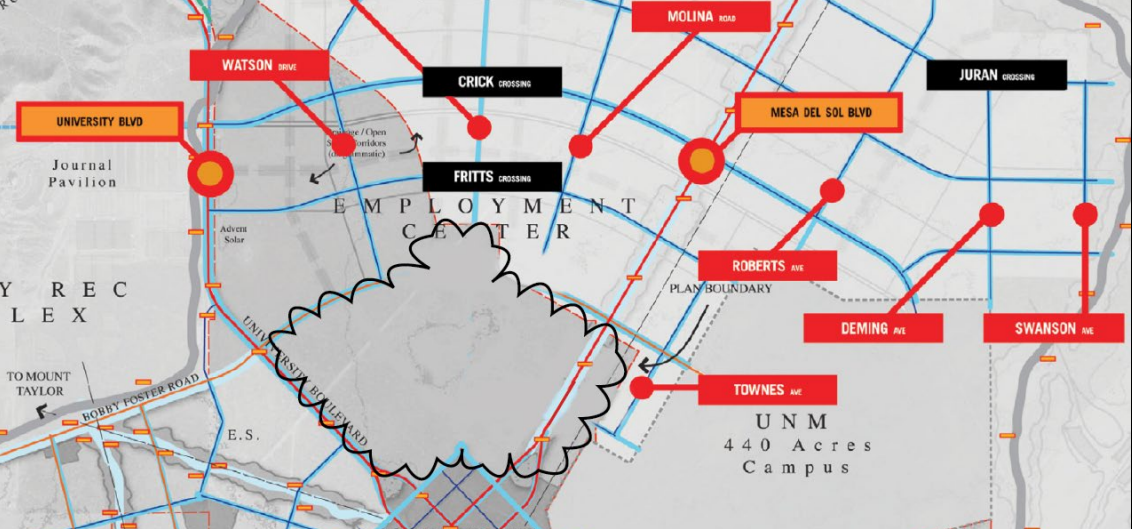

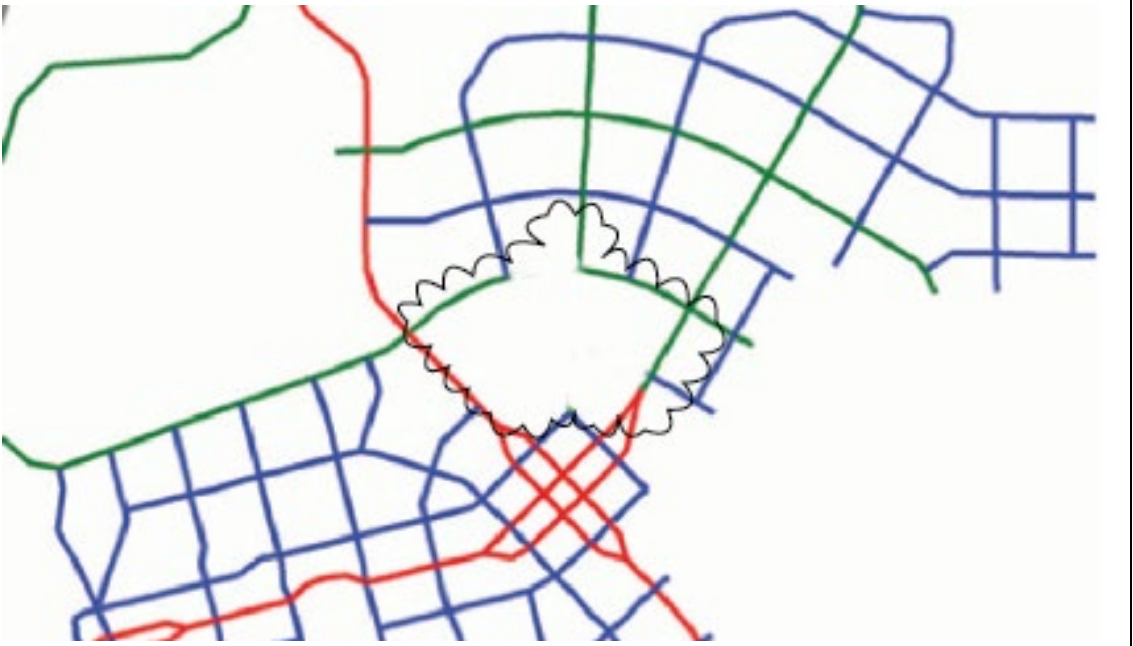
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
2B-1	17	Update Employment Center Street Naming to remove Eastman, Crick and Dickerson. Added note stating exhibit was “Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.”		
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.”		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

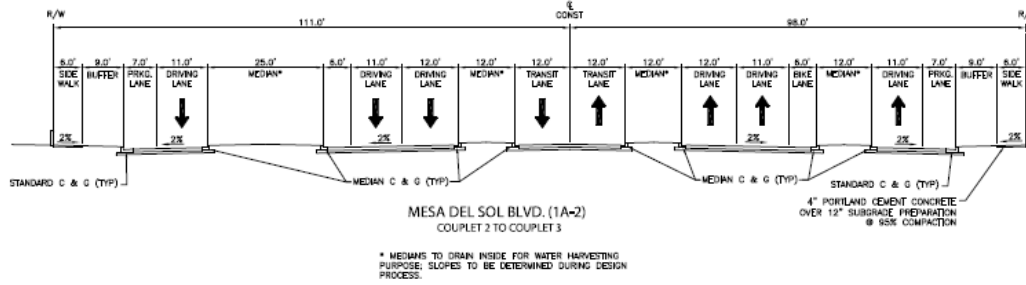
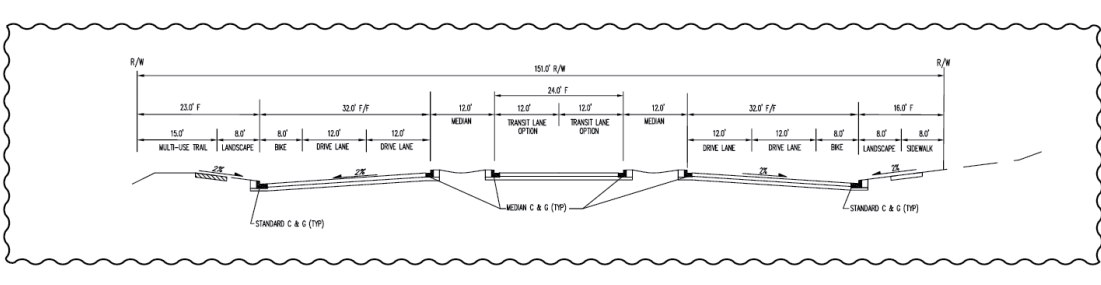
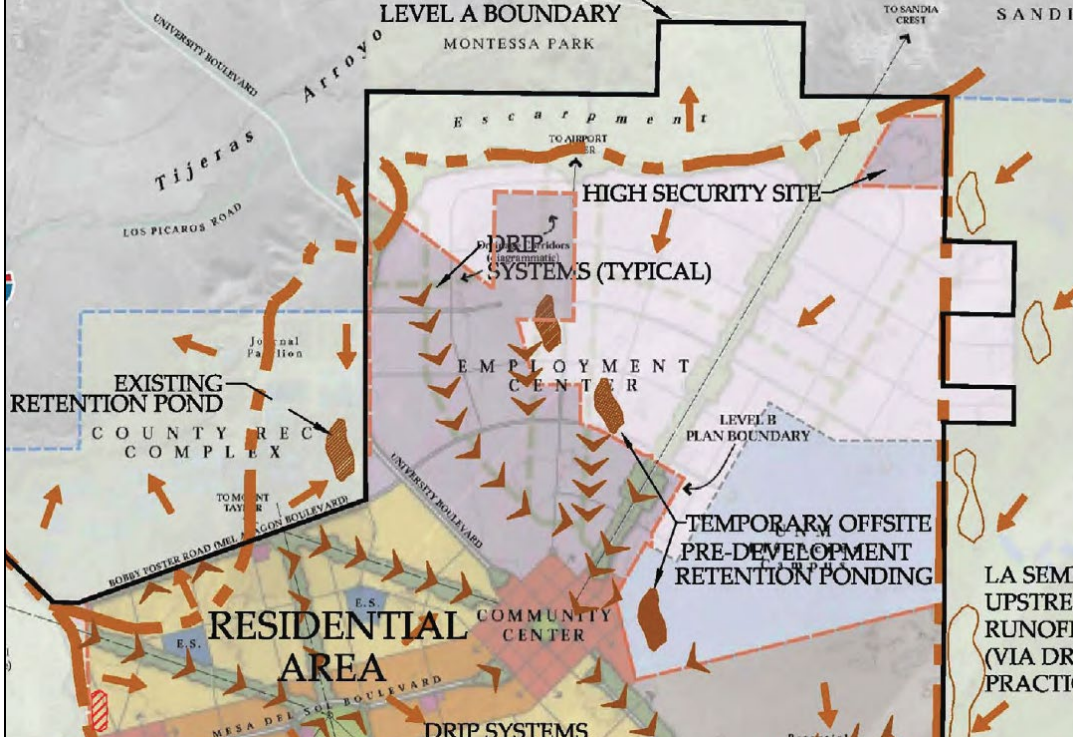
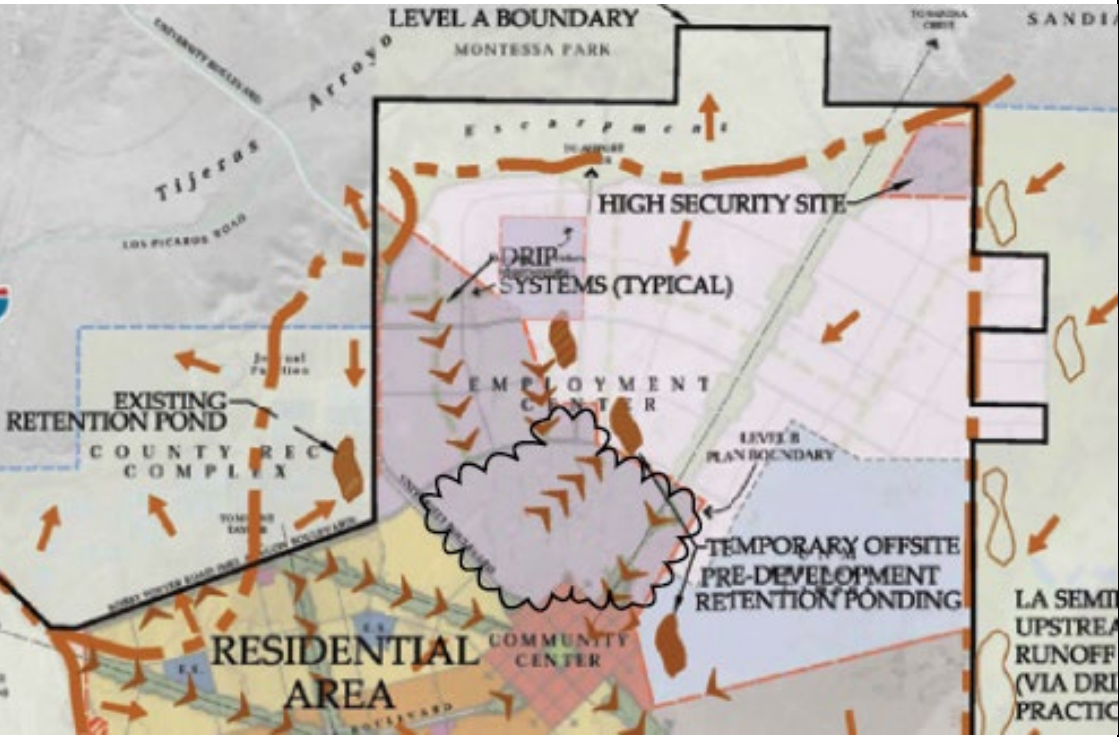
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3F-4	88	Update Mesa del Sol Cross-section to remove frontage roads within southern area of the Employment Center. Added note that exhibit was “Revised July 2021 - modifications to Mesa del Sol Boulevard within southern area of Employment Center.”		
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.”		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

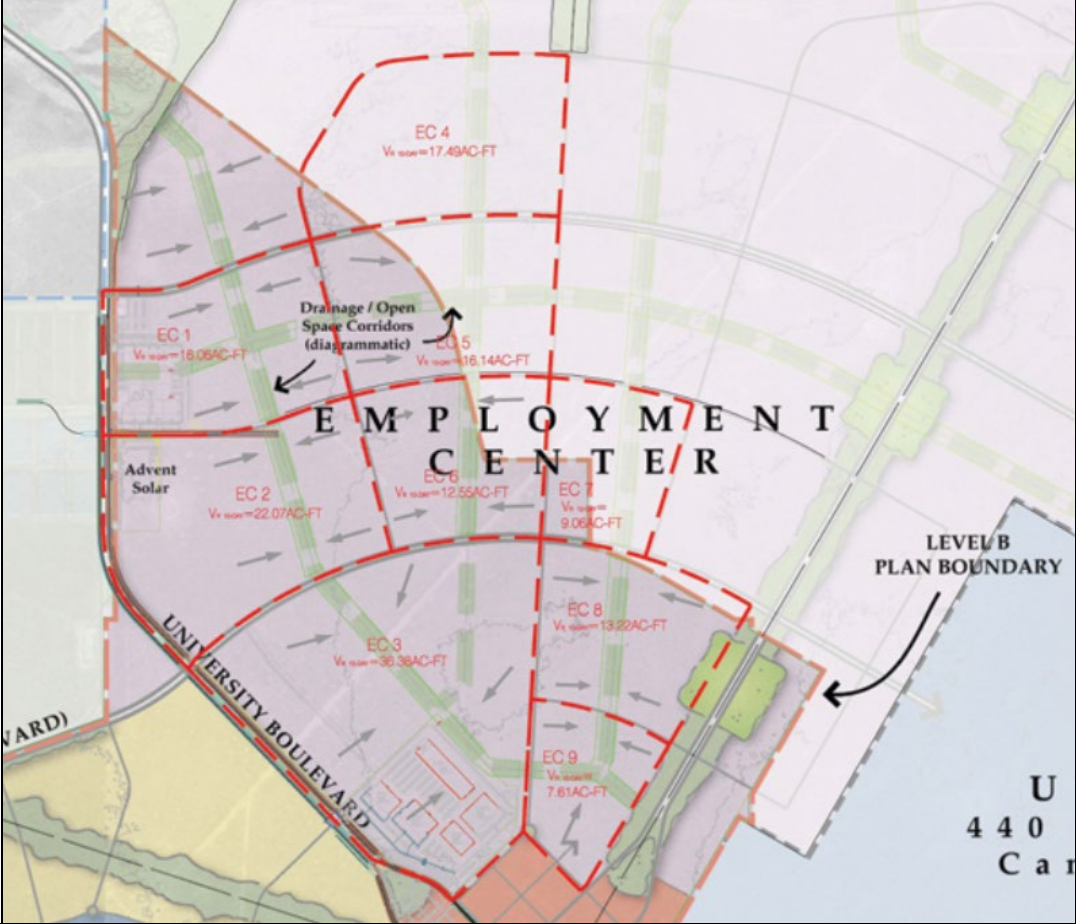

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
4A-10	111	Updated Mesa Top/commercial Drainage Plan with revised approach for project area including adding/removing basin boundaries, flow arrows, and open space areas. Added note stating the exhibit was “Revised July 2021 - modifications 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 Appendices

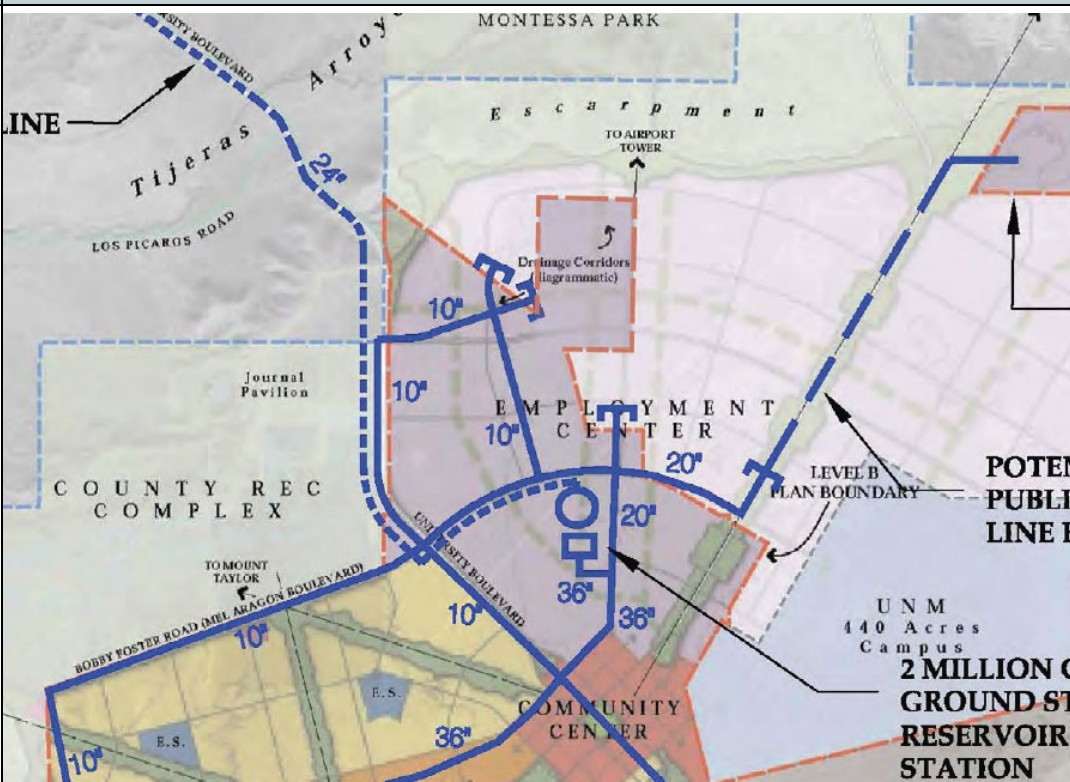



Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5A-1	125	Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes Added note stating the exhibit was “Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.”		
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.”		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices


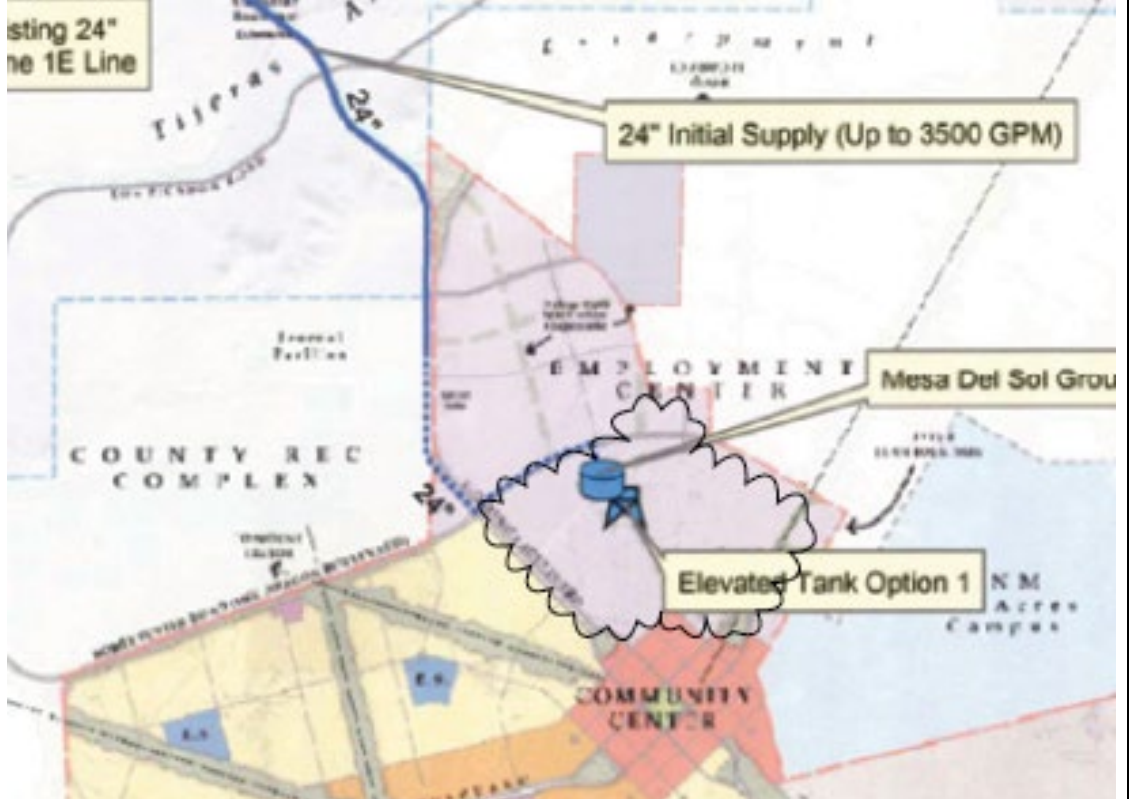
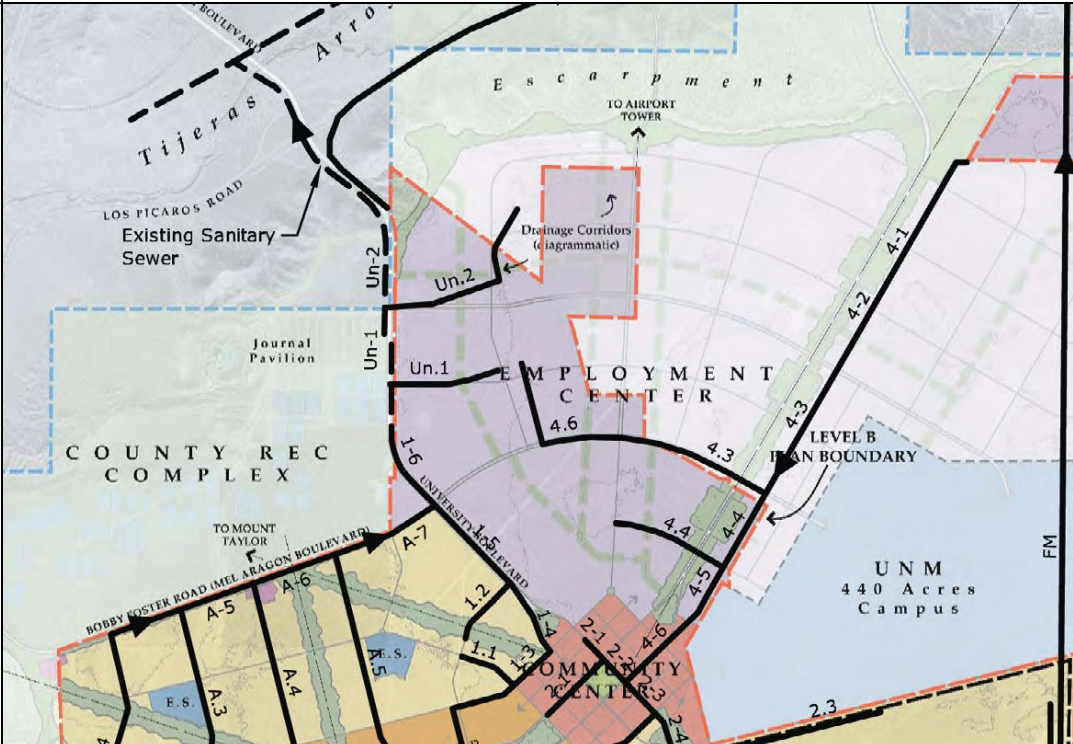

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5A-5	135	Updated Location Options for Elevated Storage Tanks and Water Supply to remove /realign roadways and linear park / drainage corridors and added Tract D site. Added note stating the exhibit was "Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center."		
5B-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."		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5B-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.”		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5B-5	171	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."		



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5C-1	173	Update Transmission Line Routing to accommodate re-routes around project area. Added note stating the exhibit was “Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.”	