

development standards as well as alternative procedures to allow for the application of unique and creative approaches to the development of property with the goal of creating a high quality environment that is responsive to changing and evolving conditions. The General Development Standards are intended to provide for the integration of a wide variety of private and public uses in relatively close proximity to each other and will guide development of the Property in a manner that achieves the overall vision for the Property.

E. Economic Development Report

No less frequently than every three years following approval of the Community Plan, the Master Developer shall submit to the City an Economic Development Report describing the status of planning and development within Mesa Proving Grounds. The report shall be designed to track how progress is being made toward the economic development goals set forth in the Project Narrative of the Major General Plan Amendment (GPMajor 08-01), in the CP and how development will contribute to the creation of a Center of Regional Importance. At a minimum, the statement should address the following

- How all development approvals received as of the date of the report are implementing the vision for the Mesa Proving Grounds as stated in Section V. and the number and mix of employment as estimated in Section VII. B of the Project Narrative of GPMajor 08-01;
- How approved developments are creating the type of place that will attract CEO's and knowledge workers as stated in Section 3.3 - The Strategy; and,
- How the MPG project is progressing on providing the infrastructure and land use mix to achieve at least the minimum number of dwelling units and the minimum number of square feet of non-residential uses stated in Exhibit 4.5 - Land Use Budget; and,
- How each approved DUP is meeting the development theme for the DU as stated in Section 8.4 - Development Unit Character Themes.

Economic Development Reports will also be submitted following site plan approval of:

- 50% of the land area in DU 1.
- 50% of the land area in DU 2.
- 50% of the land area in DU 4.

4.2 Amendments

Amendments to the CP may be necessary from time to time and may be requested by the Master Developer or an owner of land located within the Property. Amendments requested by a property owner, other than the Master Developer, shall provide documentation that notice of such request has been provided to the Master Developer. Amendments to the approved CP may be limited to one or more DUs and any proposed change will not extend to or affect a DU unless specifically included in the area specified by the proposed amendment.

The Planning Director shall determine if the proposed amendment constitutes a major or minor amendment to the CP. If the Planning Director determines an amendment to be major, the amendment request shall be processed as an amendment to the PC District and CP as required by Title 11 Chapter 9.1 of the City Code.

A. Major Amendments

An amendment will be deemed major if it involves any one of the following:

1. A change in the overall PCD boundary.
2. A change to the permitted uses in the PCD or any DU.
3. A change to the General Development Standards.
4. An increase in the total number of approved dwelling units, floor area ratio ("FAR") or gross floor area ("GFA") for the overall PC District.