



**Preliminary Plat
Parcels 3/4 - 6 to 8
DU 3/4 (Phase 2)
Narrative Report
(July 25, 2016)**

Project/Narrative Description

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company ("Owner" and "Master Developer") is the owner of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the "Property"). The Property is also commonly referred to as Eastmark (formerly Mesa Proving Grounds). On November 3, 2008, the City of Mesa (the "City") approved among other items, a rezoning of the Property to Planned Community. As part of that request, a Community Plan (the "CP") was also approved that identified the vision for the development of the Property together with development standards and permitting processes.

REQUEST

This application is for a Pre-application Submittal for a Preliminary Plat for proposed residential development located at the southwest corner of Inspirian Parkway and Point Twenty-Two Boulevard (the "Property") within the community of Eastmark. The Property consists of approximately thirty-three (33) acres and represent the second phase of residential development located within Development Unit ("DU") 3/4. A Development Unit Plan ("DUP") for DUs 3&4 was approved by the City on May 21, 2014.

VISION FOR EASTMARK AND SUBJECT PROPERTY

It is anticipated that the Property will be developed in a manner consistent with approved for the first phase. This residential is higher density than what has been developed or planned for in DU 7, DU 8 or DU 9. This area is being planned for more compact residential options consisting of auto court, green court, shallow/wide single family. In early planning it was anticipated that the immediate corner of Ray Road and Inspirian could be non-residential or apartments as well, but with this application we are planning for the area to be a continuation of uses the north. This proposed residential neighborhood is expected to provide more options and create greater diversity for the community consistent with the vision for Eastmark. The site is especially well located given its close proximity to the Eastmark Great Park and the amenities available in the first phases including the community pool , the "Orange Monster", the future diner and other areas. Both Preliminary Plat includes 261 single family units

This portion of DU 3/4 will be developed in conformance with the CP including the approved General Development Standards that were approved by the City¹. As noted in the CP, this area was intended to be a central neighborhood for the community. This particular area is located between the Eastmark Great Park and the future Gateway Core located at Ray and Ellsworth Roads and was anticipated to be a part of the collection of neighborhoods forming the core residential living environment in Eastmark. Specifically, Section 1.3.E of the Approved DUP for DU 3/4 indicates that the residential neighborhoods in this particular area may include single family or multi-family homes. The proposed neighborhoods will continue to form and expand the central neighborhoods of the community and will be designed as intimate neighborhoods that encourage walking and social interaction in the same fashion as the developing DU7 neighborhoods. Design elements including community walls, fences, street lights, etc., will also be in conformance with the Eastmark standards. Small neighborhood parks and plazas will serve as defining elements for these intimate areas. Additionally, landscaped pathways will serve as open space areas for Green Courts and Auto Courts providing additional connection points within the community. Local streets are designed to encourage slower traffic and create a connected street and walking system to allow for interaction and connection with neighborhood parks, the Eastmark Great Park and nearby schools. Streets and alleys have been designed to be consistent with the standards contained in the CP. All of these planning methods will encourage pedestrian activity within the neighborhood and to the Eastmark Great Park.

Proposed lot sizes generally range from 35' x 81' (green court) (Parcel 3/4 - 7), 55' x 60' (auto court) (Parcels 3/4 - 6) and 50' x 80' (single family) (Parcel 3/4 - 8). It is anticipated that the Village, District, and Open Space LUGs will be utilized as contemplated and allowed in the Land Use Budget.

RESIDENTIAL DESCRIPTIONS

Parcels 3/4 - 6 (Auto Court Homes)

The Auto Court parcel consists of a total of 48 lots. The Auto Courts are a unique product where homes are developed in clusters of six (6) that are accessed from a private motor court. The gross density for these parcels is approximately 6.0 DU/AC. It is anticipated that homes will range in size from approximately 1,900 to 2,450 square feet in size. The proposed private motor court drive is twenty (20) feet in width with no parking allowed. Homes will have two (2) car garages.

Parcels 3/4- 7 (Green Court Homes)

¹ As part of the CP, development regulations, standards and criteria which are applicable to development of Mesa Proving Grounds, are contained within the General Development Standards which include the LUG standards, design guidelines, street standards, parks and plazas guidelines, landscaping standards, stormwater drainage and retention standards, parking and loading standards, lighting standards, and sign standards. Any and all development activities which occur at Mesa Proving Grounds are governed by and must be in compliance with the General Development Standards. The General Development Standards set forth in the CP shall replace all zoning ordinance development standards, design guidelines, as well as any future modifications or new development standards or design guidelines.

A total of seventy (70) green court homes are anticipated. Green court homes are planned to be smaller homes that are accessed from a rear loaded private roadway (referred to as a Service Lane – Exhibit 10.12 from the CMP). Approximate gross density is 6.1 with homes averaging 2,000 square feet with an approximate maximum of 2,200 square feet in size. Lots are narrow and front onto green space corridors. Homes are planned to front on Inspirian Parkway, creating a connection and relationship from the Eastmark Great Park to these neighborhoods. Fencing in this area is planned to include the Eastmark themed view fence. Automobile access is provided via a private road in the rear of the homes. No parking is allowed in this area and it is planned that signs will be posted to ensure that no parking occurs. Given that homes will be zero lot line, a “use and benefit easement will be located on each lot as shown of the preliminary plat to provide access for adjacent owner to maintain the property line wall.

Parcel 3/4 - 8 (Single family)

Seventy Six (76) single family lots are proposed in a configuration that creates a wider but shallower lot as compared to lots platted in DU 7, allowing for a more substantial front façade. It is anticipated these homes will range in size from 2,200 to 2,800 square feet. These homes will be accessed off a public street and will have at least two (2) garage spaces as well as parking on the driveway which exceeds the Eastmark CMP parking requirement.

Pedestrian Circulation

Pedestrian circulation is provided along tree-lined streets via detached or attached sidewalks. Sidewalks provide connectivity within the neighborhood, to neighborhood parks and to the Eastmark Great Park. Additionally, for Green Court and Auto Court product, landscaped tracts are provided along the front (Green Courts) or rear (Auto Courts) of homes to provide neighborhood open space areas. Within these landscape tracts, sidewalks are provided to give residents additional connectivity to the street pathway system.

Description of General Area

The Residential Neighborhood is located in the central portion of Eastmark in the area of the Eastmark Great Park. Surrounding properties are zoned and developed as follows:

	Existing Zoning	Existing Use
Subject Property	MPG CP	Undeveloped
North	MPG CP	Undeveloped
East	MPG CP	Eastmark Great Park, Schools, undeveloped
South	MPG CP	Developing with single family homes as part of DU-3 South and DU 3/4 Phase 1
West	MPG CP	Undeveloped

Infrastructure Plans

Infrastructure master plans for drainage, water, sewer and transportation have been approved as part of the DUP for DU 3/4. Ray Road has been developed to six (6) lanes. Inspirian Parkway is currently under development. In accordance with the City process, infrastructure improvement plan addendums will be submitted as part of the final platting process.