



**Development Unit 5 & 6 South
Development Unit Plan
Project Narrative
(February 15, 2017)**

Project 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") as shown on *Exhibit A*. 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.

Exhibit A



Request

This application is a request for approval of a Development Unit Plan ("DUP") for Development Units ("DUs") 5 and 6 south ("DU 5/6s"). This area consists of approximately 738 acres bounded on the north by Elliot Road and the southern boundary of DU6n, on the east by Signal Butte Road, on the south by Point Twenty-Two Boulevard and by Eastmark Parkway to the west as show on *Exhibit B*.

This DUP will incorporate the existing DUP for DU5 north (365 acres) as approved by the Planning and Zoning Board on August 17, 2016¹, as well as the DUP for DU6s which consists of approximately 107 acres as approved by the Planning and Zoning Board on September 21, 2016. New areas included within the new DUP for DU5/6s will include areas located in between DU5n and DU6s.

Because this new DUP will be a combination of newly planned areas as well as areas already planned, this new DUP5/6s will supersede the DUP for 5 North approved on August 17, 2017 and the DUP for DU6s approved on March 23, 2016 and amended on September 21, 2016. These changes will reduce the number of approved DUP documents and incorporate them into one document. Because these areas all relate to each other, the ability to understand transitions and interfaces between the areas can be better addressed and articulated in one combined document.

No other major changes are proposed to planned uses in DU5 and DU6 other than expanding the commercial area at Signal Butte and Point Twenty-Two and expanding the residential in DU5. The remaining portions of DUs 5 and 6 are planned to be for residential development. This development represents a logical extension of development that is occurring in DU 7 and DU 6 areas immediately north of Point Twenty-Two Boulevard as well as areas to the east of Signal Butte Road in areas outside of Eastmark. The expansion of the commercial area will allow for additional types of commercial uses, such as a neighborhood grocery store.

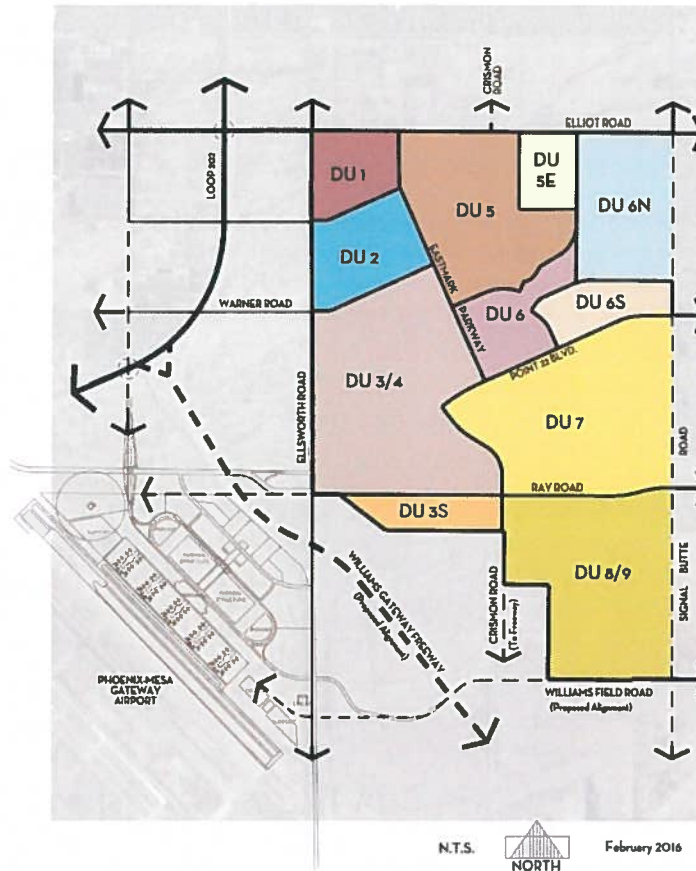
To facilitate these changes, concurrently with this DUP submittal, we are also submitting the following minor amendment to the CP to make the following changes:

- 1) a proposed change to Section 8 of the Community Plan to eliminate references to golf and resort development;
- 2) an amendment to the DUP boundary to refine the line between DUs 2, 3,5 and 6:
and
- 3) a minor amendment to the land use budget to move small amounts of acreages between DU's 2, 3, 5 and 6 as a result of fine turning the locations of DU boundaries.

A preliminary plat application is also be filed.

¹ DUP for 5 North superseded the DUP for DU5E which was approved on May 21, 2014.

Exhibit B



Overview of Amendment to DU5/6 South DUP

Consistent with the Eastmark CP, DU5/6s will be planned with a mixture of employment and residential uses. It is anticipated that employment uses in the northern portion of DU5/6s will be set in a campus type setting and will contribute to the Vision for Eastmark – which is, in part, to provide jobs and to become a Center of Regional Importance. Uses within this area are anticipated to be consistent with the vision of the City's Elliot Road Technology Corridor area as well as employment uses for the residents of Eastmark and the area in general. Employment uses in DU5/6s will provide a transition from existing and planned manufacturing uses in DU6n to other future uses in DU1. The expansion of employment uses in this area is evidence that that strategy set forth for this area in the Eastmark CP as well as other City policy documents, including the Elliot Road Technology Corridor, is working and has established the necessary framework to encourage and attract the type of uses sought for this area. Additionally, the placement of employment and other non-residential uses is appropriate given the location of flight corridors for the Phoenix Mesa Gateway Airport (Airport). DU6n, which has been approved and partially developed, identifies employment development as the major planned uses for this portion of DU 6. Given the location of DU6n in proximity to the intersection of Elliot and Signal Butte Roads combined with the location to

the SRP Browning substation, the land along Elliot Road and included within DU 5/6s is appropriate for the employment use.

To realize the full character for DU5/6s residential use will play a significant role. With this in mind, DU5/6s will be also be developed with residential uses and a site for neighborhood serving commercial development, creating a synergy between the two types of uses. A need for neighborhood level commercial has been identified, especially as the residential use in the area has expanded. This combination of uses provide for the employment uses sought for within the Gateway area and along the Elliot Road corridor but will transition to residential as you proceed south. This combination of uses will contribute to the Vision for Eastmark – which is, in part, to provide jobs and to become a Center of Regional Importance as well as provide housing opportunities in close proximity to the jobs.

Description of General Area

DU5/6s is located in the norther portion of the Property. Surrounding properties are zoned and developed as follows:

	Existing Zoning	Existing Use
Subject Property	MPG CP	Undeveloped
North	MPG CP	Employment (Apple), Undeveloped,
East	Residential	Platted/Residential (Bella Via)
South	MPG CP	DU 7; Residential development
West	MPG CP	Undeveloped

Infrastructure Plans

Updates to the DU level infrastructure master plans for DU5/6s will be submitted as part of this request and will represent updates to plans that have been approved.

Summary

The proposed DUP for DU5/6s is consistent with the Community Plan for Eastmark and implements the character as outlined within that plan. The areas within this DUP will be developed with several uses including employment uses along Elliot Road transitioning to residential as you proceed south. The expansion of the commercial core will allow for additional opportunities for neighborhood serving commercial.

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