



Preliminary Plat for DU6S  
Parcels 6-4 to 6-6 and 6-9 to 6-23  
Narrative Report  
(2.16.17)

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 the approval of a Preliminary Plat for Parcels 6-4 through 6-6 and 6-9 through 6-23 located at the northeast corner of Eastmark Parkway and Point Twenty-Two Boulevard (the "Property") within the community of Eastmark. This portion of DU6s consists of approximately 252 acres with 1,003 lots and 45 tracts and is located in the north central portion of Eastmark as shown on *Exhibit A* below. Proposed lot sizes will generally range from 50' x 125' for the smallest lots to 70' x 135' for the largest lots. Tracts consist of landscape and neighborhood parks areas. The pre-application meeting was held on October 10, 2016.

Exhibit A



### Residential Design

In accordance with Section 4.6 of the CP, Governance of the Property is based on a foundation of recorded covenants and restrictions (the "Covenants") that bind all present and future owners within the Property. The Covenants are intended to preserve, continue and maintain the character of development of the Property with its special characteristics and environment. The Covenants are also intended to establish a comprehensive plan for and uphold the quality of all future architecture, development, and land uses within the Property and are intended to create a developmental culture of the highest quality land use and development. In addition to containing the standards and guidelines for development, operation, use, and maintenance of various areas within the Property, associations and other entities have been established to vest governance roles and responsibilities in ways and at levels most appropriate to accomplishing the community objectives and development vision for the Property. Homes will be designed to be consistent with the Eastmark Design Criteria established for DU 7. Home design will be reviewed by the Master Developer and the City of Mesa representative prior to submittal for building permits in order to confirm that proposed plans meet the established design guides for the community. Prior to receiving a building permit, the approval letter from the Master Developer indicating that such buildings have been reviewed and approved. As noted above, a representative appointed by the City Manager sits on the design review committee that reviews all plans. Home design criteria will include requirements for different elevations, paint colors, landscaping plans and plotting requirements with the goal of achieving diversity and variety in street scene.

### Description of General Area

The Property is located in the north central 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	Residential
South	MPG CP	DU7; Residential developed
West	MPG CP	Undeveloped

### Infrastructure Plans

Infrastructure master plans will be submitted as part of the Development Unit Plan process. These infrastructure plans include drainage, traffic, water, sewer and non-potable water. More detailed plans will be submitted as part of the subdivision technical review and final plat process as required by the City.