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Planning and Zoning Board

Case Information

CASE NUMBER:	Preliminary Plat for "Eastmark DU6 (South) Parcels 6-4 to 6-6 and 6-9 to 6-23"
LOCATION/ADDRESS:	The 10000 to 10500 block of East Point Twenty-Two Boulevard (north side)
GENERAL VICINITY:	Located north of Point Twenty-Two Boulevard and west of Signal Butte Road
REQUEST:	Preliminary Plat
PURPOSE:	This request will allow for the subdivision of approximately 260 acres within the Eastmark Community
COUNCIL DISTRICT:	District 6
OWNERS:	DMB Mesa Proving Grounds, LLC
APPLICANT:	Jill Hegardt, DMB
STAFF PLANNER:	Tom Ellsworth

SITE DATA

PARCEL NUMBER(S):	304-31-001C, -001G, -002E, and 304-33-011V, -005Q, -005P, -005G
PARCEL SIZE:	260± acres
EXISTING ZONING:	Planned Community District (PCD)
LAND USE GROUP:	Village (V) (Parcel 6-7), Estate (E) (Parcel 6-8)
GENERAL PLAN DESIGNATION:	Mixed Use Community (MUC)

SITE CONTEXT

NORTH:	Development Unit 5/6 South of Eastmark (undeveloped) – zoned PCD
EAST:	Development Unit 6 North of Eastmark (undeveloped) – zoned PCD Development Unit 5/6 South of Eastmark (undeveloped) – zoned PCD (Village LUG and Estate LUG)
SOUTH:	(across Point Twenty-Two Boulevard) Development Unit 7 of Eastmark – zoned PCD (Village LUG)
WEST:	Development Unit 2 and 3/4 of Eastmark (undeveloped) – zoned PCD

STAFF RECOMMENDATION: Approval with conditions

HISTORY/RELATED CASES

September 22, 2008: Approval of a Major General Plan Amendment changing the land use designation to Mixed Use Community.

November 3, 2008: a) Annexed to City (Ord. #4891).
b) Establish City of Mesa Zoning R1-43 (Z08-55)
c) Rezone to PCD to establish the Mesa Proving Grounds Community Plan (Z08-56)

April 20, 2011: Approval of the Development Unit Plan for Development Unit 6 North

May 17, 2012: Approval of the Development Unit Plan for Development Unit 7.

June 20, 2012: a) Approval of the Great Park Phase 1 (Z12-25)
b) Approval of the Eastmark Community Center (Z12-26)

March 23, 2016: Approval of Development Unit Plan for Development Unit 6 South.

May 17, 2017: P&Z Hearing for proposed DUP 5/6 South. (Z17-019)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat entitled "Eastmark DU6 (South) Parcels 6-4 to 6-6 and 6-9 to 6-23" located west of Signal Butte Road and north of Point Twenty-Two Boulevard. The proposed preliminary plat is for the subdivision of approximately 260 acres of DU 5/6 South within the Eastmark Community Plan into single-residential lots.

The proposed preliminary plat includes 1003 single-residential lots designated as a Village LUG and 45 Tracts designated as an Open Space LUG. Access to the subdivision will be primarily off of Everton Terrace and Eastmark Parkway.

CONFORMANCE WITH THE COMMUNITY PLAN (CP) AND DEVELOPMENT UNIT PLAN (DUP)

Section 8 of the Community Plan states that "DU 6 is characterized by its executive type and central neighborhoods and mixed use employment uses. This area is intended to relate to residential uses the southern portion of DU 5 and may include gated and non-gated, lower intensity uses as appropriately located. This area is anticipated to include housing opportunities for executives, which may include lower density residential as well as smaller upscale residential environments. Additional uses include mixed-use employment, commercial, office, and retail uses. Density and intensity of this DU provides a transition from existing residential neighborhoods to the east to the Urban Core to the west. To protect and facilitate the airport flight paths, the northeast corner of this DU will likely include a significant mix of multi-family, garden office, employment and/or commercial uses. This corner will generally be higher intensity development than the majority of the DU because of its proximity to Elliot and Signal Butte Roads."

The Development Unit Plan (DUP) for DU 5/6 South indicates that the residential neighborhoods in this particular area will be for single residence homes using LUG-E (Estates) and LUG-V (Village) Land Use Groups. The use of LUG V helps to implement the design character established for this area in the Community Plan.

There has been concern with the transition from the residential being proposed in DU5/6s to the employment uses approved for DU6N and the northern portions of DU5/6s along Elliot Road. To address this concern, the DUP for DU5/6s includes a “transition area” along the northern boundary of the residential portions of the DU. Provided the transition area meets the requirements established in the DUP, this concern has been addressed.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat and has determined that the plat is in compliance with the vision and standards set forth in the Eastmark Community Plan and Development Unit Plan 5/6 South.

CONCLUSION:

Staff recommends approval of the preliminary plat subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the Development Unit Plan for Development Unit 5/6 South and as shown on the preliminary plat submitted (without guarantee of lot yield).
2. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Development Services Department.