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Planning and Zoning Board

Case Information

CASE NUMBER:	ZON18-00421
LOCATION/ADDRESS:	The 4800 to 5000 blocks of South Inspirian Parkway (east side), the 9900 to 10000 blocks of East Point Twenty-Two Boulevard (south side) and the 4700 to 4900 blocks of South Eastmark Parkway (west side).
GENERAL VICINITY:	Located north of Ray Road and west of Signal Butte Road.
REQUEST:	Preliminary Plat for “Eastmark DU7 Parcels 7-52, 7-53, and 7-54”
PURPOSE:	This request will allow the subdivision of a parcel into 3 PCD lots for the Great Park within the Eastmark Community.
COUNCIL DISTRICT:	District 6
OWNER(S):	DMB Mesa Proving Grounds, LLC AZ EDU Properties, LLC
APPLICANT:	Eric Tune, Brookfield Residential (Arizona)
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	304-32-001U, 304-32-001K and 304-94-00951
PARCEL SIZE:	42.4± acres
EXISTING ZONING:	Planned Community District (PCD)
LAND USE GROUP:	Civic
GENERAL PLAN DESIGNATION:	Mixed Use Community
CURRENT LAND USE:	Vacant

SITE CONTEXT

NORTH:	(Across Point Twenty-Two Boulevard) Eastmark Community – zoned PCD
EAST:	(Across Eastmark Parkway) Eastmark Community – zoned PCD
SOUTH:	Eastmark Community – zoned PCD
WEST:	(Across Inspirian Parkway) Eastmark Community – zoned PCD

STAFF RECOMMENDATION: Approval with Conditions

ZONING 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)
June 19, 2013:	Approval of the Development Unit Plan for Development Unit 8/9 (Z13-32)
May 21, 2014:	Approval of the Development Unit Plan for Development Unit 3/4 (Z14-30)
September 13, 2017:	Approval of the site plan for Phase III at the Eastmark Great Park. (ADM17-00108)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Eastmark DU7 Parcels 7-52, 7-53, and 7-54", which is located north of Ray Road and west of Signal Butte Road. The proposed preliminary plat will accommodate the division of approximately 42.4 acres within Development Unit 7 to create 3 lots within Phase III of the Great Park.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan character area for this site is "Mixed-Use Community". The approved Development Unit Plan (DU) for Units 7, which was approved in May of 2012, identifies this area as part of the Great Park. The proposed Preliminary Plat is consistent with both the approved Community Plan and Development Unit Plan.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Eastmark DU7 Parcels 7-52, 7-53, and 7-54" and has determined that the plat is consistent with the requirements of the Mesa Proving Grounds Community Plan for the Eastmark Development, the Mesa 2040 General Plan as well as the site plan approval dated September 13, 2017.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat

submitted (without guarantee of lot yield).

2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the approved Site Plan for Phase III of the Great Park. (ADM17-00108)
5. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 7 (DU7) of the Mesa Proving Grounds Community Plan.