



Planning and Zoning Board

---

Case Information

<b>CASE NUMBER:</b>	<b>ZON18-00436</b>
<b>LOCATION/ADDRESS:</b>	The 3800 to 4000 blocks of South Everton Terrace (west side) and the 3800 to 4000 blocks of South Eastmark Parkway (east side)
<b>GENERAL VICINITY:</b>	Located south of Elliot Road and west of Signal Butte Road
<b>REQUEST:</b>	Preliminary Plat
<b>PURPOSE:</b>	This request will allow for the subdivision of approximately 52 acres within the Eastmark Community for 2 PCD industrial lots
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNERS:</b>	DMB Mesa Proving Grounds, LLC MECP 1 MESA 1, LLC
<b>APPLICANT:</b>	Eric Tune, Brookfield DMB
<b>STAFF PLANNER:</b>	Lesley Davis

**SITE DATA**

<b>PARCEL NUMBER(S):</b>	304-31-029, 304-31-030
<b>PARCEL SIZE:</b>	52± acres
<b>EXISTING ZONING:</b>	Planned Community District (PCD)
<b>LAND USE GROUP:</b>	Regional Center/Campus LUG
<b>GENERAL PLAN DESIGNATION:</b>	Mixed Use Community (MUC)

**SITE CONTEXT**

<b>NORTH:</b>	(across Point Twenty-Two Boulevard) Development Unit 3/4 North of Eastmark (undeveloped) – zoned PCD
<b>EAST:</b>	(across Copernicus) DU 3/4 of Eastmark - Single-Residential Subdivision – zoned PCD
<b>SOUTH:</b>	(Ray Road) Development Unit 3 of Eastmark– Single-Residential Subdivision – zoned PCD
<b>WEST:</b>	(Across Ellsworth Road) Vacant land – zoned AG and LI

**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)

**May 17, 2017:** Approval of DU 5/6 South of the Eastmark Community Plan (Z17-019)

**December 12, 2017:** Site Plan Review to allow the development of a data center (ZON17-00470)

#### **PROJECT DESCRIPTION/REQUEST**

This request is for approval of a preliminary plat entitled "Eastmark DU5 Parcels 5-1 and 5-2", which is located south of Elliot Road and west of Signal Butte Road. The proposed preliminary plat is for the subdivision of approximately 52 acres of DU 5 within the Eastmark Community Plan into 2 lots to accommodate the development of a data center. The site plan for the data center was approved in December of 2017 (ZON17-00470). The proposed lots have been designated as a Regional Center/Campus LUG.

#### **CONFORMANCE WITH THE GENERAL PLAN, COMMUNITY PLAN AND DEVELOPMENT UNIT PLAN**

The General Plan character area for this site is "Mixed-Use Community". The approved Development Unit Plan (DU) for Units 5/6 South, which was approved in May of 2017, identifies this area as part of the Elliot Road Employment Corridor. The proposed Preliminary Plat is consistent with the General Plan as well as the approved Community Plan and Development Unit Plan.

#### **STAFF ANALYSIS**

Staff has reviewed the proposed preliminary plat titled "Eastmark DU5 Parcels 5-1 and 5-2" 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 December 12, 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. (ZON17-00470)
5. Future site plan review for lot 2 as required by the Mesa Proving Grounds Community Plan.
6. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 5/6 South (DU5/6S) of the Mesa Proving Grounds Community Plan.