



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON18-00347  
**LOCATION/ADDRESS:** The 9500 to 9900 blocks of East Point Twenty-Two (north side), the 4500 to 4800 blocks of South Inspirian Parkway (west side), the 4300 to 4800 blocks of South Inspirian Parkway (east side), the 4200 to 4700 blocks of South Eastmark Parkway (west side) and the 9400 to 9700 blocks of the future East Warner Road (south side)  
**GENERAL VICINITY:** Located on the north of Ray Road and East of Ellsworth Road.  
**REQUEST:** Preliminary Plat  
**PURPOSE:** This request will allow for the subdivision of approximately 184 acres within the Eastmark Community 710 single residence lots with an 8.72-acre parcel set aside for potential future multi-residence development.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** DMB Mesa Proving Grounds, LLC  
**APPLICANT:** Eric Tune, Brookfield Residential (Arizona)  
**STAFF PLANNER:** Lesley Davis

#### **SITE DATA**

**PARCEL NUMBER(S):** 304-31-001F, 304-32-001W  
**PARCEL SIZE:** 184± acres  
**EXISTING ZONING:** Planned Community District (PCD)  
**LAND USE GROUP(S):** Village, District and Open Space  
**GENERAL PLAN DESIGNATION:** Mixed Use Community (MUC)

#### **SITE CONTEXT**

**NORTH:** (Across future Warner Road) Development Unit 2 of Eastmark (undeveloped) – zoned PCD  
**EAST:** (Across Eastmark Parkway) Eastmark Development Unit 5/6 South Parcels 6-16, 6-18 to 6-23 - Single-Residential Subdivision – zoned PCD  
**SOUTH:** (Across East Point Twenty-Two) Eastmark Development 3/4 Parcels 3/4-5 through 3/4-7 - Single-Residential Subdivision – zoned PCD  
**WEST:** Development Unit 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)

**May 21, 2014:** Approval of DU 3/4 of the Eastmark Community Plan (Z14-030)

**April 25, 2018:** Administrative Approval of a modification to the DU 3/4 Eastmark Community Plan, Section 1.3.E (ADM18-00281)

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

This request is for approval of a preliminary plat entitled "Eastmark DU 3/4 North Phase 1 & 2", which is located north of Ray Road and east of Ellsworth Road. The proposed preliminary plat is for the subdivision of approximately 184 acres of DU 3/4 within the Eastmark Community Plan into 710 single residence lots. Lots will range in size from approximately 50' x 125' to 60' x 135' to 70' x 135'. The preliminary plat includes an 8.72-acre site that is identified as a potential future multi-residence development. A major feature of this subdivision plat is the extension of the Eastmark Great Park, which is located along the east side of Inspirian Parkway. The expanded great park area will include two (2) larger park areas that will have active recreation uses connected by an approximately 100-foot wide linear tract that will contain pathways and private drainage.

#### **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 3 was approved in May of 2014 with a minor amendment in April of 2018. The CP identifies this area as part of the central neighborhood for the community. 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 DU 3/4 North Phase 1 & 2" and has determined that the plat is consistent with the requirements of the Mesa Proving Grounds Community Plan for the Eastmark Development, as well as the Mesa 2040 General Plan.

#### **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. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 3/4 (DU3/4) of the Mesa Proving Grounds Community Plan.