



**Preliminary Plat for Northwest and Northeast corner of Inspirian  
and Point Twenty-Two Boulevard  
Development Unit 3/4 North  
Pre-Submittal Application  
(April 12, 2018)**

**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.

This pre-submittal application is the first step in the process for a Preliminary Plat for proposed residential development located at the northwest and northeast corner of Inspirian Parkway and Point Twenty-Two Boulevard (the "Property"). The Property consists of approximately 184 acres and is located within Development Unit ("DU") 3. A Development Unit Plan ("DUP") for DUs 3&4 was approved by the City on May 21, 2014 and a new DUP for DU 3/4 North has been filed which will supersede a portion of the previously approved DUP. The proposed request is consistent with both plans.

Within this area, approximately 710 single family residential lots are proposed. A copy of the preliminary plat is included with this application. Phases 1 & 2 are planned to be an extension of the type of development pattern established in DUs 5/6 and DU7. Lots will range in size from approximately 50 x 125 to 60 x 135 to 70 x 135. Overall densities are approximately 3.43 and 4.05 dwelling units per acre. Additionally, a 8.72 acre parcel will be created with the potential for multi-family development. This parcel will not be subdivided into lots now. A major feature of this area is the Eastmark Great Park which is planned to be development along the east side of Inspirian Parkway. In this area, the Eastmark Great Park will be structured as 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. Access to these residential neighborhoods will be via multiple neighborhood streets providing access on all side. Streets within this community are planned to be the standard thirty-five (35) feet as allowed by the Community Plan. This neighborhood will be like the existing neighborhoods in Eastmark where intimate neighborhood parks will greet residents that

enter the area along with pedestrian connectivity throughout and leading to the Eastmark Great Park as well as other areas in Eastmark.

This area will be developed in conformance with the character area description contained in the CP for DU 3. As noted in the CP, this area was intended to be a central neighborhood for the community. This area was anticipated to be a part of the collection of neighborhood forming the core residential living environment in Eastmark with very close access to the Eastmark Great Park. The proposed neighborhoods will continue to form the basis of the social fabric of the community and will be designed as intimate neighborhoods that encourage walking and social interaction. Small neighborhood parks and plazas will serve as defining elements for these intimate areas. This area will be designed to encourage pedestrian activity with planned connections to the Eastmark Great Park. Lot, park layouts and sizes are conceptual for purposes of the pre-application submittal.

It is anticipated that the Village, District, and Open Space LUGs may be utilized as contemplated and allowed in the Land Use Budget.

#### Description of General Area

The Residential Neighborhood is in the central portion of Eastmark in the area of the Eastmark Great Park. Surrounding properties are zoned and developed as follows:

	Existing Zoning	Existing Use
Subject Property	MPG CP	Undeveloped
North	MPG CP	Undeveloped
East	MPG CP	Developing single family residential
South	MPG CP	Developing with Eastmark Great Park, undeveloped
West	MPG CP	Undeveloped

#### Infrastructure Plans

Infrastructure master plans have been approved as part of the DUP for DU 3/4. Point Twenty-Two Parkway and Eastmark Parkway are being developed now and Inspirian Parkway will be developed as part of the development of these subdivisions. Infrastructure improvement plans will be submitted as part of the platting process.