



Major Amendment to Community Plan #3
Development Units 1, 2, 4 and portions of 3
Citizen Participation Report
(6.4.2018)

Project Description

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company ("Owner" and "Master Developer") is the owner and/or master developer 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" or "Eastmark") as shown in **Figure A**. The Property is also commonly referred to as Eastmark (formerly the 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.

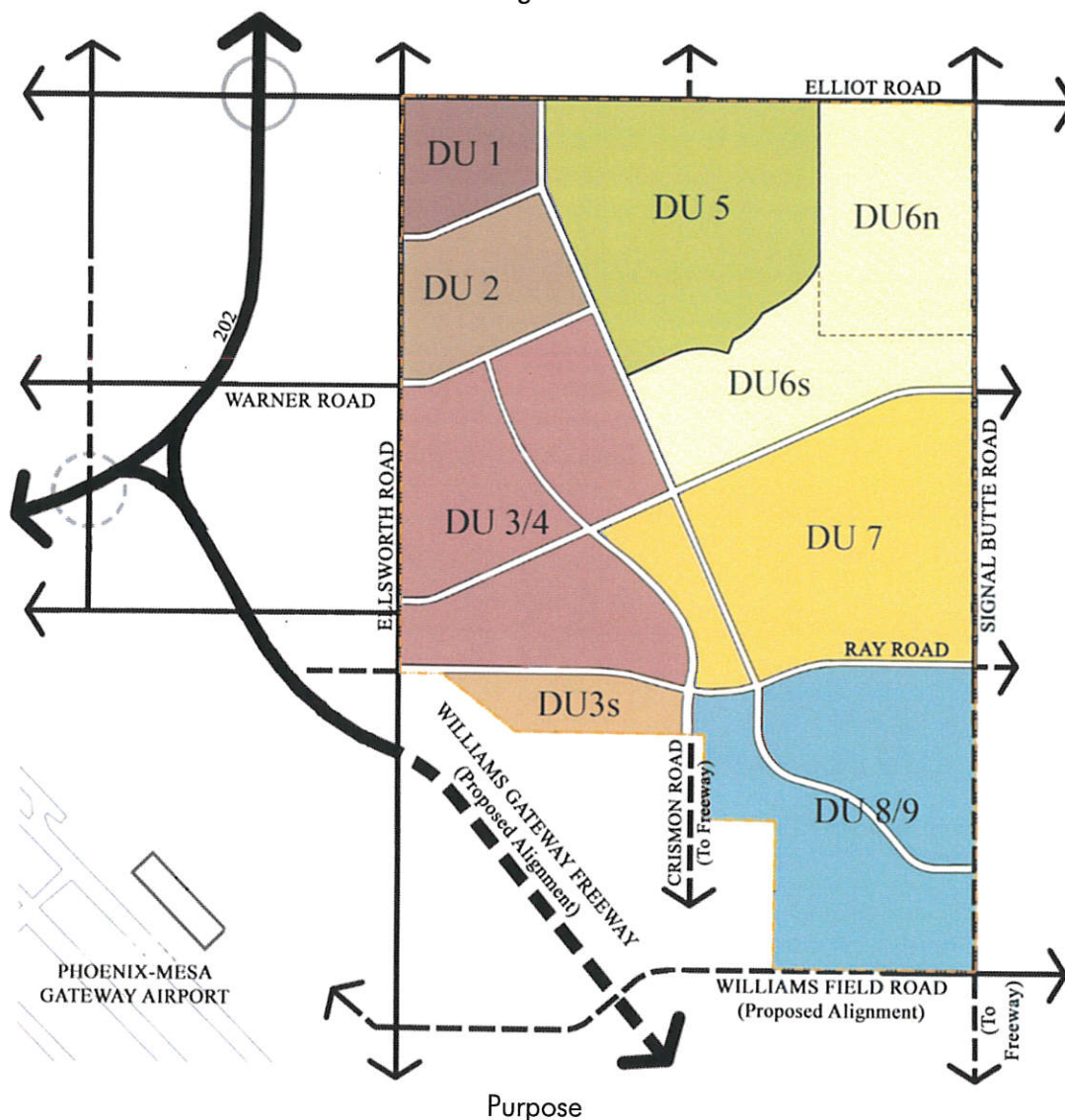
Figure A



This application is a request for a Major Amendment to the CP to make changes that impact Development Unit 1, 2, portions of 3 and 4 ("Major Amendment #3"). The specific requested changes include: 1) modification to the Development Unit map to slightly shift the boundary between Development Unit ("DUs") 1 and 2; 2) modifications to allowable land use groups ("LUGs") within DUs 1, 2, 4 and a portion of 3; 3) modification of the Land Use Budget ("LUB") for DUs 1, 2, 4 and a portion of 3; 4) modifications to Section 8.4 to refine the character theme for DUs 1, 2, 4 and a portion of 3; and 5) other corresponding changes. Given their scope, these changes constitute a Major Amendment. Additionally, we have, as part of a separate application, also filed a Development Unit Plan for 3/4 North. Information on this application was also provided during our citizen communication effort.

The proposed changes will only impact DUs 1, 2, portions of 3 (the unplanned portion) and 4 as shown on Figure B. In accordance with Section 4.2 of the CP, Major Amendments are considered and approved by the Planning Board and the City Council.

Figure B



The Mesa Proving Grounds CP specifies that as part of the amendment process, a Citizen Participation Plan was prepared. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, school districts, and other identified parties in the vicinity of DUs 1, 2, 3 and 4 of the request.

Contacts

Eric Tune

Brookfield Residential
14646 N. Kierland Blvd., Suite 270
Scottsdale, AZ 85254
(602) 903-7506
Eric.tune@brookfieldrp.com

Jill Hegardt

DMB Associates, Inc.
7600 E. Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258
(480) 367-7322 (phone)
jhegardt@dmblnc.com

Pre-Application Meeting

Pre-application meetings with the City of Mesa planning staff were held during multiple meetings in 2017 and 2018. In accordance with the CP and the City of Mesa Zoning Ordinance, residents within 500 feet of the boundaries of impacted area, registered homeowner associations within ½ mile of the site, the Gilbert and Queen Creek School Districts, and the Phoenix-Mesa Gateway Airport are to be notified. In February, the application was filed and comments were received from staff.

Implementation of the Citizen Participation Plan

Following the submittal of the above noted application, the citizen outreach effort commenced. As noted in the Citizen Participation Plan, the outreach effort included communications with identified parties in the area (collectively, the "Interested Parties"). The Contact List was created, which included property owners located 550 feet of the boundaries of DU's 1, 2, 3 and 4. All registered neighborhoods and homeowner associations within one-half (1/2) mile of the boundary of DU's 1, 2, 3 and 4, both Gilbert and Queen Creek School districts and the Phoenix Mesa Gateway Airport were included.

A. Mailings

In accordance with the Citizen Participation Plan, on April 16, 2018, a letter was sent to those on the Contact List to inform them about the request and to notify individuals of the date of the neighborhood meeting, the Planning Board hearing and the City Council hearing dates. A copy of the letter is included at **Tab A**. Additionally, included at **Tab B** is a list of all property owners who were notified.

B. Other Required Notice

On April 20, 2018, the site was posted in conformance with City of Mesa requirements which included a total of five (5) signs with information on hearing dates. A photograph of the signs, the affidavit of posting and the location map for sign posting locations are included at **Tab C**. On or about April 29, 2018, the Arizona Republic published notice of hearings in accordance with City of Mesa requirements. This notice was executed by the City of Mesa.

C. Open House Meeting

A community meeting was held on May 2, 2018 from 5:15 to 6:30 pm at the Basis Charter School located at 5010 S. Eastmark Parkway. The meeting was a presentation format with a detailed presentation given to allow for individual questions and comments. Representatives of Eastmark and their consultants were on-hand to provide information and answer questions. An overview of the requested Application, the proposed project and timing was provided.

Approximately twenty-five (25) individuals attended the meeting as noted on the sign-in sheet included at **Tab D**. Additionally, eight (8) individuals signed a Petition of Support for the request which is included at **Tab E**. Multiple questions were asked including when commercial would be developed in the area, specifics on types of uses and other such general questions. No objections or issues were raised and residents were glad for the opportunity to hear information on the project.

Outside of this meeting, phone conversations with two (2) residents occurred to explain the request. No issues were expressed. People asked questions regarding the timing for commercial development and when residential development was to occur.

Additionally, separate meetings were held with several of the builders and /or land owners to explain the request. No issues were raised. We did receive several support letters which are included at **Tab F**.

Summary of Comments

Comments primarily involved finding out more information on the specific proposal, where the changes were occurring on the Eastmark site and what the changes actually entailed. In response to the questions, additional information was provided to give the specific location of the area the amendments impact as well as an explanation on how the Community Plan works and the impact of the proposed changes. General questions were asked about activity at Eastmark including residential development updates and updates on commercial development. There was no negative feedback expressed about the proposed Major Amendment, and input was positive.



Tab A



April 16, 2018

Dear Neighbor:

RE: Eastmark – Request for approval for a Major Amendment to the Community Plan (CP) (Case # ZON 18-00121) and approval of a Development Unit Plan (DUP) for Development Units 3/4 North

Dear Neighbor,

DMB and Brookfield Residential are the owners and/or Master Developer of the approximately 3,200 acre Eastmark community located south of Elliot Road, west of Signal Butte Road east of Ellsworth Road and north of Williams Field Road (Eastmark). The purpose of this letter is to provide you with information associated with several requests that have been made to the City of Mesa. The City requires that we send this notice letter as part of the process.

In accordance with the Community Plan for Eastmark, we have submitted the following requests: 1) A Major Amendment to the Community Plan, and 2) a request for approval for a DUP for DU 3/4 North that will supersede and replace the previous approved DUP for the area. The proposed change to the CP only impact the 800 acres that are not developed and which are located within the area west of Eastmark Parkway, south of Elliot Road as shown of the exhibit below and the DUP only impacts 428 acres of Eastmark within the 800 acres of undeveloped land. These changes will allow for continued development of Eastmark consistent with the existing development pattern. Proposed changes do NOT impact areas that are currently developed in Eastmark.

As required by the City, a neighborhood meeting will be held as noted below. Additionally, this letter also identifies the hearing dates for the proposed Major Amendment to the CP and the proposed DUP for 3/4 North.

Neighborhood Meeting:

May 2, 2018, 5:15 to 6:30
Basis School at Eastmark, 5010 S. Eastmark Parkway

Major Amendment to Community Plan:

Planning Board Hearing:

May 16, 2018, 4:00 p.m.
57 East First Street, Mesa, AZ 85211

City Council Hearings:

June 18, 2018, 5:45 p.m.
July 2, 2018, 5:45 p.m.
57 East First Street, Mesa, AZ 85211

DUP for Development Units 3/4 North:

Planning Board Hearing:

July 18, 2018, 4:00 p.m.
57 East First Street, Mesa, AZ 85211

Additional Information can be obtained at the City of Mesa Planning Department. Alternatively, if you have questions, please contact me at (480) 367-7322 or jhegardt@dmblnc.com. I would be happy to provide you with additional information or meet with you personally to further explain the proposal.

Sincerely,

Jill Hegardt, AICP

cc: John Wesley, City of Mesa Planning Department



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by **April 17, 2018**

Date: 04/30/2018

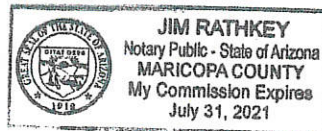
I, Paul Oliver, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON18-00121 on the 30th day of April, 2018. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5"
BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Paul D. Oliver

SUBSCRIBED AND SWORN before me this 30th day of Apr, 2018.

Jim Rathkey
Notary Public



Case Number: ZON18-00121

Project Name: _____







Tab D



**Eastmark-Major Amendment to Community Plan & DUP for 3/4 North
Neighborhood Meeting - May 2, 2018 - 5:15 PM @ Basis**

PLEASE PRINT CLEARLY

Name	Address	Zip Code	Phone	Email
Bob Yellon	10058 E THATCHER AVE	85212	485-385-9297	
Rose + Randy Breitenbecker	10050 E Thatcher Ave	85212	480-221-7419	rs204449@gmail.com
MIKE + SHERA MAJEFSKE	10350 E TANDY AVE	85212	601-689-5547	MIKE.MAJEFSKE@ICLOUD.COM
ROGER REISNER	5307 S CITATSWORTH	85212	623-521-1352	REISNERROGER@gmail.com
Ken KASWORN	10415 E Tahoe	85212	602 741-1516	KKASWORN@cox.net
George + Mervin Atkins	10121 E. TOPAZ AVE	85212	602 518-5114	mervin-george@cox.net
Cathy Nolette	5442 S. BOCA	85212	480-710-0773	lakeextension@cox.net
CRAIG PEDEN	10117 E THATCHER	85212	602-509-9183	CPEDEM1@COX.NET
Jeff + Pat + Bowman	5702 Winchester	85212	480-706-0244	jandpbowman@yahoo.com



**Eastmark-Major Amendment to Community Plan & DUP for 3/4 North
Neighborhood Meeting - May 2, 2018 - 5:15 PM @ Basis**

PLEASE PRINT CLEARLY

Name	Address	Zip Code	Phone	Email
Tom Wolf	5649 SCROWLEY, MESA	85212	480-982-4441 (L) 480-204-1444 (C)	ellobo45@msn.com
Van Joseph	5466 S. Chasworth	85212	480-497-8417	josephs12@hotmail.com
Lyle Breiner	10430 E. Tillman Ave	85212	208-871-0710	breinerlyle@gmail.com
Dick Miller	10128 E. TOPAZ Ave	85212	480-889-2739	dmllecoz@cox.net cox.net
Larry Vento	10055 E. Turnbloomwood Ave	85212	480-415-4149	LVENTO42@hotmail.com
Michelle Haney	51620 S. ENCORE, MESA,	85212	480-494-2550	mhaneyassociated@gmail.com
MARY PROCOPIO GENE PROCOPIO	10310 E. TRENT AVE. MESA	85212	480-567-6716	notthoosco5@gmail.com
Roger Adams	10061 E. Thatcher Ave	85212	480-949-9263	Jba.261@cox.net
Carl Nink	5331 S Chasworth	85212	801-560-7917	C-NINK55@gmail.com

[illegible]



Tab E



I, the undersigned resident of the City of Mesa, have had an opportunity to review the Major Amendment to the Eastmark Community Plan (ZON18-00121) and the Development Unit Plan for Development Unit 3/4 North. I support Eastmark's requests as proposed.

[illegible]

[illegible]



Tab F

9000 East Pima Center Parkway
Suite 350
Scottsdale, AZ 85258

p. (480) 344-7000
f. (480) 344-7001

taylormorrison.com

TM HOMES OF ARIZONA, INC.
ROC #179178 B

May 21, 2018

Mr. John Wesley
Planning Director
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case ZON18-00121

Dear Mr. Wesley,

The purpose of this letter is to provide Taylor Morrison's support for the above noted case. We have met with the applicant who has provided us with an overview of the proposed amendment to the Community Plan, as well as an overview of the Development Unit Plan for Development Unit 3/4 North. We are supportive of the applicant's request and believe the proposed changes will allow for the continued development of the Eastmark community. With the attention given to architectural detailing of the homes and the landscaping, Eastmark is developing into a rich community that is unlike any master planned community in Mesa.

We appreciate the opportunity to review the proposed changes and provide this input to the City.

Sincerely,



Shannon Francoeur
Vice President of Land Acquisition and Development
Taylor Morrison Homes

Cc: Jill Hegardt, DMB Associates

May 29, 2018

Mr. John Wesley
Planning Director
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case ZON18-00121
& DUP for DU 3/4 North

Dear Mr. Wesley,

We are sending this letter of support for the above noted requests. As you know, EdgeCorp recently purchased 25 acres in the northern portion of Eastmark and are currently developing the first phase of our development which includes a 193,000 square foot data center building. Ultimately, we plan to build seven (7) buildings which will total 1.2 million square feet, all to be utilized for data center uses. Our site is located approximately ½ mile south of Elliot Road within the Elliot Road Tech corridor.

The Eastmark project is being planned to provide for both employment uses like EdgeCore and Apple (and others) along Elliot Road together with a well-planned and diverse residential community, that together, will provide for both employment opportunities and an engaging environment for an educated labor force. We appreciated the ability of Eastmark to be able to provide for our use and to provide for appropriate transitions that will serve the employment uses and the residential areas well.

Sincerely,



Jay DiMaggio
EdgeCore Data Centers

cc: Jill Hegardt, DMB Associates
Eric Tune, Brookfield Residential

TerraWest

COMMUNITIES

2222 W. Pinnacle Peak Rd. Suite 160, Phoenix, AZ 85027 | 602-374-2777 | terrawestaz.com

May 23, 2018

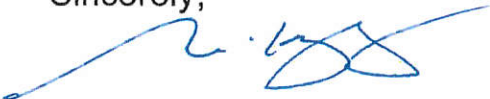
Mr. Tom Ellsworth
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case
ZON18-00121 & proposed amended DUP for DU 3/4 North

Dear Mr. Ellsworth,

Terra West is the owner and developer of The Estates at Eastmark, which is located within Eastmark, south of Ray Road and east of Eastmark Parkway. The Estates at Eastmark is a gated community within Eastmark intended for move-up buyers and families. We have reviewed the above noted requests and have spoken with the Eastmark team regarding the proposed changes. We understand the proposed changes and have no objections to the approval of both requests.

Sincerely,



Michael K. Jesberger
Terra West Communities

cc: Jill Hegardt, DMB Associates