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Planning and Zoning Board

Case Information

CASE NUMBER:	ZON18-00992
LOCATION/ADDRESS:	Within the 4700 through 4900 blocks of South Ellsworth Road (east side) and the 9200 through 9500 blocks of East Ray Road (north side).
GENERAL VICINITY:	Located south of Warner Road on the east side of Ellsworth Road.
REQUEST:	Preliminary Plat for "Eastmark - DU 3/4 North (Phase 4) MDR"
PURPOSE:	This request will allow the subdivision of land within Eastmark Community to accommodate residential development.
COUNCIL DISTRICT:	District 6
OWNER:	DMB Mesa Proving Grounds, LLC
APPLICANT:	Eric Tune, Brookfield Development
STAFF PLANNER:	Ryan McCann

SITE DATA

PARCEL NUMBER(S):	304-32-856A
PARCEL SIZE:	62.4± acres
EXISTING ZONING:	Planned Community District (PCD)
LAND USE GROUP(S):	District, Civic, Urban Core, and Open Space
GENERAL PLAN DESIGNATION:	Mixed Use Community
CURRENT LAND USE:	Vacant

SITE CONTEXT

NORTH:	Vacant – Zoned PCD
EAST:	Vacant – Zoned PCD
SOUTH:	Vacant – (Across E. Point Twenty-Two Blvd.) Zoned PCD
WEST:	Vacant – 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 from Medium Density Residential, Community Commercial, Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business park and Office to Mixed Use Community.
November 3, 2008:	a) Annexed to City (Ord. #4891). b) Establish City of Mesa Zoning R1-43 (Case # Z08-55) c) Rezone to PCD to establish the Mesa Proving Grounds Community Plan (Case# Z08-56)
April 20, 2011:	Approval of a Development Unit Plan for Development Unit 6 North of the Mesa Proving Grounds Community Plan
May 17, 2012:	Approval of a Development Unit Plan for Development Unit 7.
June 20, 2012:	a) Approval of the Great Park Phase 1 (Z12-25) within the Eastmark Community b) Approval of the Eastmark Community Center (Z12-26)
May 5, 2014:	Approval of a Major Amendment to the Eastmark Community Plan to allow the Campus LUG in DU 5.
May 21, 2014:	Approval of a Development Unit Plan for Development Unit 3/4.
March 23, 2016:	Approval of a Development Unit Plan for Development Unit 6 South.
May 17, 2017:	Approval of Development Unit Plan 5/6 South of the Mesa Proving Grounds Community Plan
July 11, 2018:	Site Plan approval within Development Unit 5/6 South for a Disc Golf Park
August 27, 2018:	Approval of a Major Amendment to the Community Plan to allow changes that impact Development Units ("DUs") 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan including the removal of the requirement for a non-potable water master plan.
October 17, 2018:	Approval of Development Unit Plan 3/4 North of the Mesa Proving Grounds Community Plan.

PROJECT DESCRIPTION/REQUEST

The subject request is for approval of a preliminary plat titled "Eastmark - DU 3/4 North (Phase 4) MDR", to allow the subdivision of land for 223 single family lots within the Eastmark Community. The property is located south of Warner Road and east of Ellsworth Road.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan character area designation for the site is "Mixed Use Community". Per Chapter 7 of the General Plan, the purpose of the Mixed Use Community character area is to identify larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community. The subject request conforms to the goals of the Mixed Use Community character area, as it will allow development of residential dwellings to support adjacent commercial developments to the site. The request is also consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

STAFF ANALYSIS

Staff reviewed the proposed preliminary plat and determined the request is consistent with the requirements of the Eastmark Community Plan and the Mesa 2040 General Plan.

PRELIMINARY PLAT

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be process through four progressive stages. Review and approval of a preliminary plat is the second stage in the series of the progressive stages. The preliminary plat is reviewed and approved by the Planning and Zoning Board. All approved preliminary plats are subject to potential modification through the City's Subdivision Technical Review process, which is the third stage after approval of the preliminary plat. The Subdivision Technical Review process considers the overall design of the subdivision and details, such as utilities layout, ADA compliance, detention requirements, etc. This process sometimes results in modification to lot sizes and configuration of the site as well as reduction in the number of proposed lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final preliminary plat submitted.
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.