



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**May 22, 2019**

CASE No.: **ZON18-00991**

PROJECT NAME: Eastmark - DU 3/4 North (Phase 5) MDR

Owner's Name:	DMB Mesa Proving Grounds, LLC
Applicant's Name:	Eric Tune, Brookfield Development
Location of Request:	Within the 9200 through 9400 blocks of East Warner Road (south side); the 4400 through 4700 blocks of South Ellsworth Road (east side); and the 4400 through 4600 blocks of South Inspirian Parkway.
Parcel No(s):	304-32-856A
Request:	Preliminary Plat. This request will allow the subdivision of land within the Eastmark Community for residential development.
Existing Zoning District:	Planned Community District (PCD)
Council District:	6
Site Size:	78.8± acres
Proposed Use(s):	Residential
Existing Use(s):	Vacant
Hearing Date(s):	<b>May 22, 2019 / 4:00 p.m.</b>
Staff Planner:	Ryan McCann
Staff Recommendation:	<b>APPROVAL</b> with 4 Conditions

**HISTORY**

On **September 22, 2008**, the City Council approved 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.

On **November 3, 2008**, the City Council Approved an annexation of the property (Ord. #4891) and established City of Mesa Zoning R1-43 (Case # Z08-55). The City Council approval also included a rezoning of the property from R1-43 to a Planned Community District (PCD) and establish the Mesa Proving Grounds Community Plan (Case# Z08-56).

On **May 21, 2014**, the City Council approved a Development Unit Plan for Development Unit 3/4.

On **August 27, 2018**, the City Council approved a Major Amendment to the Community Plan to allow changes to 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.

On **October 17, 2018**, the City Council approved Development Unit Plan 3/4 North of the Mesa Proving Grounds Community Plan.

## **PROJECT DESCRIPTION**

### **Background:**

The subject request is for approval of a preliminary plat titled “Eastmark - DU 3/4 North (Phase 5) MDR”, to allow the subdivision of land for 350 single family lots within the Eastmark Community. The property is located south of Warner Road and east of Ellsworth Road.

### **General Plan Character Area Designation and Goals:**

#### **MESA 2040 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 outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

### **Surrounding Zoning Designations and Existing Use Activity:**

*Table 1*

<b>Northwest</b> (Across Ellsworth Road) State Trust Land Vacant	<b>North</b> PCD Vacant	<b>Northeast</b> PCD Vacant
<b>West</b> (Across Ellsworth Road) LC Vacant	<b>Subject Property</b> PCD Vacant	<b>East</b> PCD Vacant
<b>Southwest</b> (Across Ellsworth Road) LC Vacant	<b>South</b> PCD Vacant	<b>Southeast</b> PCD Vacant

### **Compatibility with Surrounding Land Uses:**

The site is located within the Eastmark Community and adjacent to other residential properties. Approval of a preliminary plat for residential use will not be out of character with the surrounding area.

**Preliminary Plat:**

This is a request for a preliminary plat titled “Eastmark - DU 3/4 North (Phase 5) MDR”. Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed 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 modifications 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 the lot sizes and configuration which could result in a reduction of lots.

**Staff Recommendations:**

Staff reviewed the proposed preliminary plat and has determined the request is consistent with the requirements of the Eastmark Community Plan and the Mesa 2040 General Plan. Staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the 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.