



**Preliminary Plat for
Development Unit 3/4 North Phase 5
Pre-Plat Application
(December 20, 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 east of Ellsworth Road, west of Inspirian Parkway and approximately 200 feet south of the Warner Road alignment (the "Property"). The Property consists of approximately 59 acres and is located within Development Units ("DU") 3 and 4. 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 this portion of the previously approved DUP. It is anticipated the Planning Board will consider the DUP at their October meeting. The proposed request is consistent with the DUP for 3/4 North.

Within this area, approximately 350 single family residential lots are proposed. A copy of the preliminary plat is included with this application. Phase 5 is planned to be an extension of the mid- density development pattern established in DU 3/4 which includes a mix of smaller, non-traditional single-family homes including green courts, auto courts and smaller single-family lots. This combination of homes in a planned neighborhood allows for a diversity of home types that appeal to a variety of homeowners and provide for a broader range of home types. Lots will range in size from approximately 37 x 81 (green courts) to 55 x 70 (auto court) to 50 x 80. Overall density for all three residential types over approximately 6.31 dwelling units per acre. Within this area, approximately 14.25 acres will consist of open space areas. Streets within this community are planned to be the standard thirty-five (35) feet as allowed by the Community Plan.

This area will be developed in conformance with the character area description contained in the CP for DUs 3 and 4. As noted in the CP, DU 3 was intended to be a

central neighborhood west of the Great Park with residential communities forming the core residential living environments for the community with very close access to the Eastmark Great Park. The proposed neighborhoods will continue to provide 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 connecting open space corridors will serve as defining elements. This area will be designed to encourage pedestrian activity with planned connections to routes that lead to the Eastmark Great Park. DU 4 is considered as a Gateway Activity area and west neighborhoods. Residential neighborhoods in DU 4 can act as extensions of residential areas in DU 3 with single family being a primary character. Lot, park layouts and sizes are conceptual for purposes of the pre-application submittal.

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

Description of General Area

The Property is in the western portion of Eastmark. 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 further east |
| South | MPG CP | Undeveloped |
| West | Ag | Undeveloped west of Ellsworth Road |

Infrastructure Plans

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