



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**July 29, 2020**

CASE No.: **ZON20-00250**

**PROJECT NAME: Eastmark 2.0**

Owner's Name:	DMB Mesa Proving Grounds LLC
Applicant's Name:	Drew Olson, PCS Development
Location of Request:	Within the 4900 to 5200 blocks of South Ellsworth Road (east side) and within the 9300 to 9500 blocks of East Ray Road (north side). Located east of Ellsworth Road and north of Ray Road.
Parcel No(s):	304-32-865 & 304-32-866
Requests:	Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	14.0± acres
Proposed Use(s):	Multi-residential development
Existing Use(s):	Vacant
Hearing Date(s):	<b>July 29, 2020 / 4:00 p.m.</b>
Staff Planner:	Ryan McCann
Staff Recommendation:	Approval with Conditions

**HISTORY**

On **September 22, 2008**, the City Council approved a Major General Plan Amendment changing the land use designation on the property from Medium Density Residential, Community Commercial, Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business park and Office to Mixed Use Community (Ord.# 9353).

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 established 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 (Case #Z14-030).

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 of the Plan. Specifically, the changes included amendments to land use groups within the plan, the land use budget, modifications to the DU character descriptions, and the removal of the requirement for a non-potable water master plan originally approved with the Pre-Annexation and Development Agreement recorded on November 13, 2008 (Case# ZON18-00121).

On **October 17, 2018**, the City Council approved Development Unit Plan 3/4 North of the Mesa Proving Grounds Community Plan (Case# ZON18-00286).

## **PROJECT DESCRIPTION**

### **Background:**

The subject site is 14.02± acres of undeveloped property within the Eastmark Planned Community District (PCD). The applicant is requesting Site Plan Review approval to allow for a multiple residence development consisting of 320 units. Per the Community Plan (CP) approved with the PCD, City of Mesa Site Plan Review approval is required for all development projects consisting of 100 or more attached residential units within the PCD.

The proposed site plan shows 10 buildings containing 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units as well as a clubhouse. Vehicular access to the site will be on the western side of the property, specifically on Serenity Ave and Momentum roads located west of the site. The site plan also shows walkways providing pedestrian connectivity within the development to various amenity areas, including a clubhouse, pool, dog park, tot lot, and open grass areas.

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

The property is located in a Mixed Use Community character area designation of the City’s General Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses.

The subject request conforms to the goals of the Mixed Use Community character area and the development review criteria outlined in Chapter 15 of the General Plan by; (1) adding to the mix of uses and housing types envisioned for the Mix Use Community (2) providing housing needs to attract new residents and helping to support future commercial uses, and (3) help create a complete and identifiable neighborhoods (that are well connected and sustainable )as envisioned by the General Plan.

### **Gateway Strategic Development Plan:**

The property is also located within the Mixed Use Community District of the Gateway Strategic Development Plan. According to this plan, the focus of the Mixed Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of

land uses including low- to high-density residential, commercial, employment, civic and recreational uses. The subject request conforms to the goals of the Gateway Strategic Development Plan by providing higher density residential development to support the future commercial and office uses within the community.

**Zoning:**

This subject property is zoned a Planned Community (PC) district with an approved Community Plan (CP). Specifically, the property is located within the Development Unit 3/4 North (DU 3/4N) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan for DU 3/4N, includes a land use allocation plan that requires specific identification and location of land use types during the review and approval of a site plan. Per the submitted site plan, the designated land use type for the subject property is General Urban (GU). This designation is consistent with the standard of the Community Plan and Development Unit.

The property is also located within an Airfield (AF) Overlay District, Airport Overflight Area Three (AOA 3,) because of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no restrictions for residential uses in the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development.

**Site Plan and General Site Development Standards:**

The applicant is proposing 320 multiple residence units on the property. The proposed site plan shows 10 buildings containing 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units as well as a clubhouse. There are also several proposed amenity areas scattered throughout the site that include a swimming pool, a dog park, a tot lot, and open grass areas.

The proposed site plan provides surface parking, covered parking, and garages for the residents throughout the development. The site plan also shows 592 parking spaces, this conforms to the parking standards outlined in Section 14.3 of the Community Plan. There are three main vehicular access to the site. The site plan shows these access points will be gated.

In conclusion, the proposed site plan is consistent with the development standards set forth in the General Urban (GU) Land Use Group (LUG) and with the review criteria for Site Plan Review outlined in Section 6.1 of the CP.

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

<p><b>Northwest</b> PC Vacant</p>	<p><b>North</b> PC Church</p>	<p><b>Northeast</b> PC School</p>
<p><b>West</b> PC Vacant</p>	<p><b>Subject Property</b> PC Vacant</p>	<p><b>East</b> PC School</p>
<p><b>Southwest</b> PC Vacant</p>	<p><b>South</b> PC Multiple residence (under construction)</p>	<p><b>Southeast</b> PC School</p>

**Compatibility with Surrounding Land Uses:**

The site is located within the Eastmark Community. There is an existing church to the north, a multiple residence development to the south, a high school (Eastmark High School) to the east and a vacant land to the west. The proposed development is consistent with the Community Plan, the DU Plan for DU 3/4N of the PC and is compatible with the surrounding land uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan. The Citizen Participation Plan included notifications as identified in the CP, including sending notifications to all HOAs with one-half (1/2) mile, registered neighborhood associations within one (1) mile, and all property owners within 750-feet of the property boundary.

As of writing this report, neither the applicant or staff have received any comments regarding the project. Staff will provide the Board with any new information during the scheduled Study Session on July 29, 2020.

**School Impact Analysis:**

City Staff sent the application to the Queen Creek School District for comment and did not receive a response.

**Staff Recommendations:**

The subject request is consistent with the General Plan, Eastmark Community Plan, the Development Unit Plan for Development Unit 3/4 North and meets the review criteria for Site Plan Review approval outlined in Section 6.1 of the CP. Therefore, staff is recommending approval of the request with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
3. Compliance with the Eastmark Development Unit 3 /4 North Development Unit Plan dated October 17, 2018.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - b. Provide written notice to future property owners that the project is within 1 mile(s) of Phoenix-Mesa Gateway Airport.
  - c. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An

FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.

- d. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

**Exhibits:**

**Exhibit 1-Vicinity Map**

**Exhibit 2-Staff Report**

**Exhibit 3-Application Information**

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

**Exhibit 4-Citizen Participation Plan**

**Exhibit 5-Citizen Participation Report**