



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 16, 2020

CASE No.: ZON20-00560	PROJECT NAME: Eastmark DU2 Pre-Plat
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Owner's Name:	DMB Mesa Proving Grounds LLC
Applicant's Name:	Christina Christian, Brookfield Properties
Location of Request:	Within the 4000 to 4400 blocks of South Ellsworth Road (east side); within the 9200 to 9800 blocks of the East Warner Road alignment (north side); within the 4000 to 4300 blocks of the South Eastmark Parkway alignment (west side) and within the 9200 to 9700 blocks of the East Mesquite Street alignment (south side). Located south of Elliot Road on the east side of Ellsworth Road.
Parcel No(s):	304-31-001Y & 304-31-002K
Request:	Preliminary Plat. This request will allow the subdivision of land within the Eastmark Community for residential development.
Existing Zoning District:	Planned Community District (PC)
Council District:	6
Site Size:	184.4± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
Hearing Date(s):	December 16, 2020 / 4:00 p.m.
Staff Planner:	Ryan McCann, Planner II
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.

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 **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 (Case#ZON18-00121).

On **February 26, 2020**, the Planning and Zoning Board approved a Development Unit Plan for Development Unit 2 of the Eastmark Community Plan.

PROJECT DESCRIPTION

Background:

The subject request is for approval of a preliminary plat titled “Eastmark DU 2, Phases 1 & 2” to allow the subdivision of land for 602 single residence lots on 142.29± acres of land that includes neighborhood parks within the subdivision. The plat also shows three parcels with no current proposed developments (42.13± acres).

General Plan Character Area Designation and Goals:

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 fulfill the goal of creating a mixed use community with residential, commercial and industrial uses. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Planned Community District (PCD) with an Community Plan and Development Unit. Specifically, the property is located within Development Unit 2 of the Eastmark Community Plan. Per the approved Development Unit, single family attached residential dwellings are allowed on the property.

Preliminary Plat:

The proposed preliminary plat shows 602 single residence lots on 142.29± acres of land including neighborhood parks within the development. The preliminary plat also shows three future development parcels (42.13± acres). Two of these development parcels are located north of the proposed single residential dwelling units, and specifically on the south side of Mesquite Road within the Eastmark Community. The third parcel is located at the southwestern corner of the single family dwellings, and specifically on at the northeastern corner of Ellsworth Road and Warner Road abutting the property to the west and south. These parcels will require site plan approval prior to development. The request meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

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. This review includes the evaluation of the overall design of the subdivision and details, such as utilities layout, ADA compliance, and detention requirements. The preliminary plat is reviewed and approved by the Planning & Zoning Board. Per section 9-6-2 of the City’s subdivision regulations, all plats are subject to Final Plat approval through the City Council.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Ellsworth Road) LI-PAD Vacant</p>	<p>North PCD Vacant</p>	<p>Northeast PCD Vacant</p>
<p>West (Across Ellsworth Road) LI-PAD Vacant</p>	<p>Subject Property PCD Vacant</p>	<p>East PCD Approved Residential</p>
<p>Southwest (Across Ellsworth Road) LC Vacant</p>	<p>South PCD Approved Residential</p>	<p>Southeast PCD Approved Residential</p>

Compatibility with Surrounding Land Uses:

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

Staff Recommendation:

The subject request is consistent with the General Plan and meets the review criteria for approval of a preliminary plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations. Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the preliminary plat submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with all City development codes and regulations.
4. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 2 (DU-2) of the Mesa Proving Grounds Community Plan.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat