



Development Unit 5 & 6 South Amendment Development Unit Plan Project Narrative (February 18, 2026)

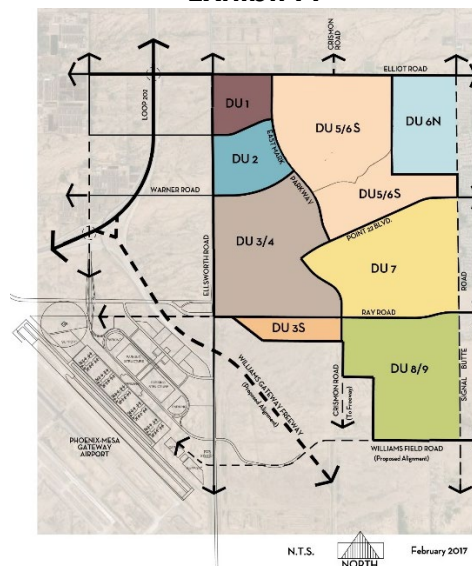
Project Description

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Brookfield”) is the Master Developer of the Eastmark master planned community with is approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (“Eastmark”).

Request

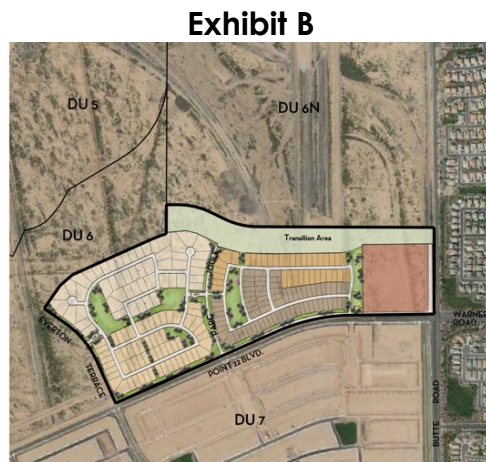
This application is a request to amend the approved Development Unit Plan (“DUP”) for Development Units (“DUs”) 5 and 6 south (“Amended DUP 5/6s”). This area is roughly bounded on the north by Elliot Road, on the east by Signal Butte Road, on the south by Point Twenty-Two Boulevard and by Eastmark Parkway to the west as show on **Exhibit A**. DUP 5/6s includes area within DU 5 and DU6. This Amended DUP5/6s will supersede the version approved on May 17, 2017.

Exhibit A



Overview of Amendment to DU5/6 South DUP

The purpose of the Amendment is to address the Transition Area as called out in the approved DUP 5/6s which is located in a small area west of Signal Butte and south of DU 6 North as shown on **Exhibit B**. Additionally, with this amendment street alignments are being modified to reflect actual roadway alignments and to identify the location of the last phase of the Eastmark Great Park, also located within the former Transition Area.



Since the DUP 5/6s was approved in 2017, the majority of the property has been developed with residential, commercial and employment uses. Some of the last remaining parcels are in the "Transition Area" which constitutes less than 40 acres (including 25 acres of Great Park). In 2017, when the DUP for 5/6s was approved, very little of this area was developed other than the Apple facility at Elliot and Signal Butte. The Transition Area for a small area was called out because the development pattern to the north was not known and the City wanted to provide for an opportunity for further review as future development occurred in the area.. Since that time, the area has almost completely developed and/or has been planned for development; thus, appropriate consideration for compatible development/transition uses are now apparent. This plan will eliminate the Transition Area designation and provide for appropriate Land Use Group ("LUG") designations for this small area. Additionally, this request will establish the actual road alignments existing or being designed/completed.

Since 2017, the significant development that has occurred is consistent with the Eastmark CP, and the DUP 5/6s. The employment and industrial uses in this area are generally set in a campus type setting, are consistent with the Vision for Eastmark, are consistent with the City's Elliot Road Technology Corridor area and are compatible with the Mesa Gateway Airport.

To transition from the employment uses in the northern portion of Eastmark, a linear corridor system that extends east-west was put in place and has been developed. This linear corridor was intended to and does provide a buffer and transition to the existing residential uses in the DUP 5/6s area and further south. For example, the linear open space serves as a connecting element for the Eastmark Great Park and will culminate at the final phase of the Great Park located within the area that is a part of this amendment. This last phase of the Great Park consists of approximately 25 acres and provides an active open space full of amenities that will be a gathering point for residents. This portion of the Great Park is currently under construction and will be completed in 2026.

The Amended DUP 5/6s will now completely eliminate the Transition Area and define Land Use Groups (“LUGs”) for this area. Specifically, proposed and appropriate LUGs include the District LUG, the Civic and Open Space LUGs. With these LUGs are appropriate uses including active open space (coinciding with the last Phase of the Eastmark Great Park) and greater density/intensity of residential (i.e., garden apartments / multi-family) and commercial type uses. These types of uses are perfect transitions with the employment uses north of Rubidium, the commercial development along Signal Butte and the single family uses to the South. The Eastmark Great Park will be completed in 2026 and provides a nice buffer and central community amenity. With the addition of a multi-family residential development within the last parcel between the Great Park and the Commercial center provides a perfect and appropriate transition.

Description of General Area

DUP5/6s is located in the northeastern portion of the Property. Surrounding properties are zoned and developed as follows:

	Existing Zoning	Existing Use
Subject Property (DUP 5/6s)	MPG CP	Residential, commercial retail, employment, warehousing, open space, church.
North	MPG CP	Employment (Apple), warehousing, data center
East	Residential	Residential (Bella Via)
South	MPG CP	DU 7; Residential development
West	MPG CP	Meta data center campus

Infrastructure Plans

Updates to infrastructure plans have been approved and all infrastructure in the DUP exists and has been completed, including completed construction of Eastmark Parkway and Everton Terrace north to Elliot Road, Mesquite Road, Binary and Rubidium Road.

Summary

The proposed Amendment to the DUP for DU5/6s will address a small area called out as Transition Area between DU 6s and DU 6N. This Amendment will eliminate the Transition Area designation and provide the final LUGs for this area to guide the development and provide an appropriate transition between the various surrounding developed areas. Additionally, the Amended plan will update graphics to reflect actual alignments for the roadways.