



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 16, 2020

CASE No.: ZON20-00627	PROJECT NAME: Springs at Eastmark
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Owner's Name:	DMB Mesa Proving Grounds, LLC
Applicant's Name:	Erin Conway, Continental 552 Fund LLC
Location of Request:	Within the 4400 block of South Ellsworth Road (east side); within the 9200 to 9500 blocks of East Warner Road (south side); within the 4400 block of South Inspirian Parkway (west side) and within the 9200 to 9500 blocks of East Ripple Drive (north side). Located south of Warner Road and east of Ellsworth Road.
Parcel No(s):	312-19-556
Request:	Site Plan Review. This request will allow a multiple residence development on the property.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	16.7± acres
Proposed Use(s):	Multiple Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	December 16, 2020 / 4:00 p.m.
Staff Planner:	Cassidy Welch
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 22, 2008**, the City Council approved a Major General Plan Amendment to change 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 a Mixed Use Community (Ordinance No. 9353).

On **November 3, 2008**, the City Council approved annexation of the property (Ordinance No. 4891) and assigned City of Mesa Zoning designation of R1-43 (Case No. Z08-55; Ordinance No. 4892) on the property, and thereafter rezoned the property from the R1-43 to a Planned

Community District (PCD) to establish the Mesa Proving Grounds Community Plan (Case No. Z08-56; Ordinance No. 4893).

On **May 21, 2014**, the City Council approved a Development Unit Plan (i.e. Development Unit 3/4) to allow development of a mixed use community on the property (Case No. Z14-030).

On **August 27, 2018**, the City Council approved a Major Amendment to the Community Plan to allow modifications 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, the DU character descriptions, and requirement for a non-potable water master plan approved for the property (Case No. ZON18-00121).

On **October 17, 2018**, the City Council approved Development Unit Plan 3/4 North within the Community Plan to allow development of a mixed use community on the property. Specifically, the DU approval included single and multiple residence dwelling and commercial uses (Case No. ZON18-00286).

PROJECT DESCRIPTION

Background:

The subject site is 16.7± acres of undeveloped property within the Eastmark Planned Community District (PCD). The applicant is requesting a Site Plan Review approval to allow development of 276 multiple residence units on the property. Per the approved Community Plan (CP) and DUP, the proposed use is allowed on the property. Also, per the DUP, a site plan review and approval are required for all residential development projects consisting of 100 or more attached units within the PCD.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Community 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 Mixed Use Community, (2) providing housing needs to attract new residents and helping to support future commercial uses, and (3) helping to create complete and identifiable neighborhoods that are well connected and sustainable as envisioned by the General Plan.

Mesa Gateway Strategic Development Plan:

The property is also located within the Mixed Use Community District of the City’s 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 future commercial and office uses envisioned within the community.

Zoning District Designations

The subject property is zoned Planned Community (PC) district with an approved Community Plan (CP). Specifically, the property is located within Development Unit 3/4 North (DU 3/4N) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan includes a land use allocation plan that requires specific 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 “GU” designation is consistent with the Community and Development Unit Plan land use plan.

The property is also located within an Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Three (AOA 3), because of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, residential uses are allowed in the AOA 3.

Site Plan and General Site Development Standards:

The submitted site plan shows proposed development of 276 multiple residence units on the property. From the site plan, there will be 10 buildings containing studio units, 1-bedroom, 2-bedroom, and 3-bedroom units, as well as a resident amenity and clubhouse building. According to the applicant, the amenity and clubhouse facility will include an office and a lounge area, a kitchen and a fitness center, a swimming pool and a hot tub, a basketball court, a fire pit, and a turf game area. In addition, the site plan also shows provision of other amenities scattered throughout the development that include two large pet playgrounds, and walkways within the development.

Section 14.3 of the community plan requires a minimum of 465 parking spaces for the development. The submitted site plan shows 511 parking spaces for the development. These number of parking spaces conforms to the standards of the approved community plan. The site plan shows the development will be accessed through a primary access drive located on Warner Road to the north of the site. There will also be a gated emergency access on Inspirian Parkway located west of the site. The site plan shows the development will not be gated.

Overall, the proposed site plan is consistent with the Community, Development Unit plan, and the review criteria for Site Plan Review outlined in Section 6.1 of the CP and Section 11-69 of the Mesa Zoning Ordinance.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Ellsworth Rd) LI-PAD Vacant	North (Across Warner Road) PC Future Single Residence	Northeast (Across Warner Road) PC Future Single Residence
West	Subject Property	East

(Across Ellsworth Rd) LC-PAD Vacant	PC Vacant	(Across Inspirian Pkwy) PC Future Park
Southwest (Across Ellsworth Rd) LC-PAD Vacant	South (Across Ripple Dr) PC Future Single Residence	Southeast (Across Inspirian Pkwy) PC Future Park

Compatibility with Surrounding Land Uses:

The site is located within the Eastmark Community. All properties to the north, east, south and west are currently undeveloped. The properties to the north and south are planned to be developed as single residence. The Eastmark Great Park is planned to be located to the east, across Inspirian Parkway to the on east side of the development. Overall, the proposed development will be compatible with the surrounding land uses.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Plan that conforms to the requirements of the Community Plan (CP). The Citizen Participation Plan included notifications as identified in the CP, including sending notifications to all HOAs within 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 from surrounding residents or property owners. Staff will provide the Board with any new information during the scheduled Study Session on December 16, 2020.

School Impact Analysis:

As part of the review of the application, City Staff sent the application to the Queen Creek School District for comment and have not receive a response as of writing this report.

Staff Recommendation:

The subject request is consistent with the General Plan, Eastmark Community Plan, the Development Unit Plan for Development Unit 3/4 North and the review criteria for Site Plan Review approval outlined in Section 6.1 of the CP and Section 11-69 of the MZO; therefore, staff recommends approval 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-Staff Report

Exhibit 2-Vicinity Map

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