



## Planning and Zoning Report

<b>Date</b>	June 24, 2026	
<b>Case No.</b>	ZON26-00155	
<b>Project Name</b>	DU 5/6 South Plan Amendment	
<b>Request</b>	<ul style="list-style-type: none"> <li>Major Amendment to the Development Unit 5/6 South Development Unit Plan (DUP)</li> </ul>	
<b>Project Location</b>	Located between East Elliot Road and East Point Twenty-Two Boulevard, and west of South Signal Butte Road	
<b>Parcel No(s)</b>	Multiple (see Exhibit 8)	
<b>Project Area</b>	750± acres	
<b>Council District</b>	District 6	
<b>Existing Zoning</b>	Planned Community (PC)	
<b>General Plan Designation</b>	Regional Employment Center, and Mixed Residential	
<b>Applicant</b>	Christian Orr, Brookfield Properties	
<b>Owner</b>	Multiple	
<b>Staff Planner</b>	Jennifer Merrill, Senior Planner	

### Recommendation

Staff finds that the Proposed Major Amendment is consistent with the Mesa 2050 General Plan, and with the requirements for Development Unit Plans per Section 5 of the Eastmark Community Plan (CP).

Staff recommends approval with conditions.

## Project Overview

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### Request:

The applicant is requesting a Major Amendment to the Development Unit 5/6 South Development Unit Plan (DUP) (Proposed Major Amendment). This request will modify the boundary of the DUP to align with East Rubidium Avenue and establish new boundaries for the District Land Use Group (LUG).

The Proposed Major Amendment will directly affect approximately 11.7± acres of the 750± acre area covered by the DU 5/6 South DUP. Specifically, the request relates to the area located at the southwest corner of South Signal Butte Road and East Rubidium Avenue. The specific changes requested include:

1. Shifting the boundary of the southeastern portion of the DUP north, to align with East Rubidium Avenue; and
2. Establishing new boundaries for the District Land Use Group, to expand it west.

In addition, this amendment will provide updated details for the area shown as “transition area”, located between the existing single-family residential neighborhoods and the area to the north that is developing with industrial uses.

These changes constitute a Major Amendment to the DUP as defined by Section 5.4(A) of the CP.

### Concurrent Applications:

- Site Plan Review for 11.7± acres to allow for a 261-unit Multiple Residence development and approximately 10,840± square feet of commercial development (ZON25-00693).

## Site Context

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### General Plan:

- The Development Unit 5/6 South Development Unit Plan (DUP) area has two Placetypes and Growth Strategy designations. The Placetype for the northern 334± acres is Regional Employment Center with an Evolve Growth Strategy; the northern portion is developing with industrial and data center / warehouse uses.
- The Placetype for the southern 415± acres is Mixed Residential. Within the Mixed Residential Placetype area, the 28± acres located at the southwest corner of South Signal Butte Road and East Rubidium Avenue has an Evolve Growth Strategy, and the remaining 387± acres of the Mixed Residential Placetype has a Sustain Growth Strategy. The 387± acres with a Sustain Growth Strategy have been developed with single family residential neighborhoods.
- The area most impacted by the Proposed Major Amendment (all 11.7± acres that are part of the Site Plan Review case) is designated as a Mixed Residential Placetype, with an Evolve Growth Strategy. Multi-family residential and eating and drinking establishments are principal

land uses, and retail is a supporting land use in the Mixed Residential Placetype. When integrated with high-quality open space and amenities, and located with convenient access to additional services, a complete community is created.

- The Proposed Major Amendment is consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
  - N1. Promote complete communities in both existing and new neighborhoods.
  - N5. Improve street and open space network connectivity within neighborhoods and to local serving amenities.
  - H1. Create more opportunities for housing options.
  - PO2. Integrate bicycle and pedestrian pathways into the City's parks and open space system.
  - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.

### **Sub-Area Plan:**

The Proposed Major Amendment is located within the Mixed Use Community District of the Mesa Gateway Strategic Plan. This District should contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial, employment, civic, and recreational uses to provide a complete community experience. Residential use provides a balance within the Mesa Gateway area amidst the employment, education, commercial and industrial uses surrounding the Gateway Airport. This request meets the intent of the Mesa Gateway Strategic Plan.

### **Zoning:**

- The project site is zoned Planned Community (PC), and the requested Land Use Group (LUG) is District.
- Typical uses in the District LUG include residentially scaled multi-family, with neighborhood commercial uses along district or arterial streets.

### **Site History:**

- September 22, 2008: City Council approved a Major General Plan Amendment from Medium Density Residential, Community and Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business Park and Office to Mixed Use Community (MUC) for 3,611.1+ acres, including the project site (Case No. GPMajor08-001; Resolution No. 9353).
- November 3, 2008: City Council voted to annex 3,136.6+ acres into the City of Mesa, including the project site (Case No. A08-008; Ordinance No. 4891).

- November 3, 2008: City Council established municipal zoning of Single Residence-43 (RS-43) for 3,136.4+ acres, including the project site (Case No. Z08-055; Ordinance No. 4892).
- November 3, 2008: City Council approved a rezoning from RS-43 to PCD for 3,136.4+ acres, including the project site (Case No. Z08-056; Ordinance No. 4893).
- April 28, 2011: Planning and Zoning Board approved an amendment of exhibit 4.5 of the Mesa Proving Grounds Community Plan (3,200+ acres), to include a budget transfer of non-residential gross floor area from Development Units 1 and 9 to Development Unit 6 (Case No. Z11-010).
- April 28, 2011: Planning and Zoning Board recommended approval of Development Unit 6 North for 280+ acres, which overlapped project site at East Rubidium Avenue (Case No. Z11-011).
- May 5, 2014: City Council approved a Major Amendment to the Eastmark (Mesa Proving Grounds) Community Plan for 3,200+ acres, including the project site, to modify the character theme and the addition of the Campus/Regional Center Land Use Group to DU5 (472+ acres) (Case No. Z14-014; Ordinance No. 5214).
- May 17, 2017: Planning and Zoning Board approved a Development Unit Plan for DU 5/6 South (750+ acres)(Case No. Z17-019).
- August 20, 2018: City Council approved a Major Amendment to the Eastmark Community Plan (3,200+ acres) to make changes that impact Development Units 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan including the removal of the requirement for a non-potable water master plan (Case No. ZON18-00121; Ordinance No. 5464).

## **Requested Amendments**

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The applicant is requesting changes to the DU 5/6 S DUP which primarily affect 11.7± acres of undeveloped land located at the southwest corner of South Signal Butte Road and East Rubidium Avenue and north of the Safeway/"The Point" shopping center. The original DU 5/6 S DUP was approved on May 17, 2017, and the requested changes reflect the current conditions of the Great Park, streets and neighborhood developments. The review below is a summary and analysis of the modifications within each Section of the DUP that are affected by the Proposed Major Amendment:

### **Section 1.1 Site and Context**

This section is updated to include information about the data centers and residential neighborhoods that have been approved since 2017.

### **Section 1.2 DU Development Character**

Updates to this section include removal of references to the formerly anticipated resort uses, and to describe the northern portion as planned entirely for employment use. The proposed changes

in this section relate to the addition of greater density residential, which includes multi-family residential, as an appropriate transition, with a minimum 50-foot-wide landscaped buffer.

This section also includes information about a transition area located between employment/manufacturing uses and residential use, and states that this transition is likely to be in the form of a usable open space area that connects with and provides extensions of the Eastmark Great Park, which remain unchanged.

### Section 1.3(E) DU Vision – DU6n/DU5/6s Interface

#### Approved DUP

Currently, this section includes information about the interface between DU5/6s and Development Unit 6 North (DU6n). The original DU 5/6 S DUP document described a 275-foot-wide Transition Area straddling the boundary between the DU 5/6 S DUP and DU6n. That Transition Area was to be held for future study depending on how the potential employment uses in DU6n would develop.

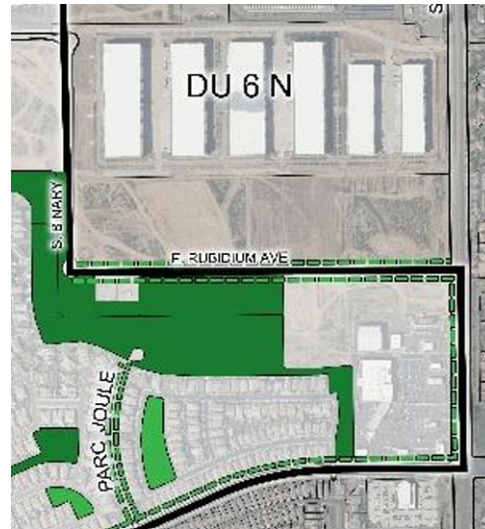
#### Proposed DUP Amendment

The Proposed Major Amendment describes the Eastmark Great Park, which is currently in construction, a minimum 50-foot-wide linear open space buffer and higher density residential development, as a smooth and appropriate transition between the employment area, commercial area and single-family residential.

In the images below, the areas in green represent park or open space corridors / pedestrian paths as originally planned, and as currently proposed.



Original DU 5/6 S DUP



Proposed DU 5/6 S DUP

### Section 3 DU Land Use Plan

Updates to this section include the addition of multi-family residential uses and open space areas adjacent to the employment uses that are developing in DU6n.

#### Section 3.1 Street Types

This section has been updated to include the new Rubidium Avenue alignment.

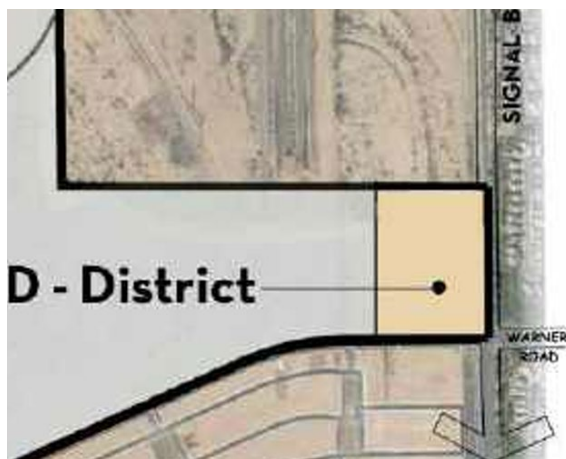
### Section 3.2(G) LUG D – District Location

#### Approved DUP

The approved DUP includes the following LUGs: Regional Center/Campus (LUG C), Retreat LUG (LUG R), General Urban LUG (LUG GU), Urban Core (UC), Estate (E), Village (V), District (D), Civic Space (CS), and Open Space (OS).

#### Proposed DUP Amendment

The proposed DUP amendment maintains the same LUGs; however, the area shown for LUG D has expanded. As shown in Exhibit 3.15, LUG D is updated to show the District LUG extending north and west of its original boundaries. This expansion of LUG D will allow for development of the area previously held for future study. Multi-family residential and retail uses are permitted in LUG D. The images below also show the proposed shift of the boundary of DU 5/6 S DUP to align with Rubidium Avenue. Rubidium Avenue did not exist when the original DUP was approved in 2017.



Original DU 5/6 S DUP



Proposed DU 5/6 S DUP

### Section 3.3 Transition Areas

This section describes the buffer between the employment/industrial uses in DU6n north of Rubidium and the single-family residential uses located west of the Safeway/”The Point” shopping center at the southwest corner of South Signal Butte Road and East Rubidium Avenue in DU 5/6 S DUP. The proposed amendments include this additional statement: “Use of linear open space corridors that also function as usable open space amenities and as part of the Eastmark Great Park, higher density residential, roadways and other such transitions will occur.”

### Section 4.1(B)(1) Standard Neighborhood Streets

A description of Rubidium Avenue is added.

### Section 5 DU Design Guidelines (“DUDG”)

Updates to this section include more detail about the last phase of the Eastmark Great Park, including its termination point in DU 5/6s and the anticipated completion of construction in 2026, as well as updated exhibits showing the Great Park and the 50-foot-wide open space connection with the existing park located west of the Safeway/"The Point" shopping center.

## **Staff Analysis**

Pursuant to Sections 4.1(B), 5.1, and 5.2(B) of the CP, DUP amendments shall be approved by the Board if the application and supporting materials are consistent with the CP, which requires DUPs to include sufficient detail to ensure the compatibility of future development in the DU, to ensure appropriate transitions between different developments, to ensure that development will not overburden the transportation system, utility infrastructure or community facilities, and to facilitate the implementation of the CP.

1. Shifting the boundary of the southeastern portion of the DUP north, to align with East Rubidium Avenue:

**This request to allow a minor shift in the boundary between DU 5/6 S and DU6n to adjust to the current configuration of the streets system as it has developed over time with development. Staff is supportive of this requested modification and finds it meets the requirements for a DUP amendment.**

2. Establishing new boundaries for the District Land Use Group, to expand it west:

**The applicant is requesting an expansion of the "District" LUG in an area originally to the east of the Great Park. The LUGs originally shown in this area were limited to LUG CS – Civic Space, and LUG OS – Open Space. Multi-family residential and retail uses are not permitted in the CS and OS LUGs. This request would allow for the multi-family residential and commercial uses proposed in the concurrent application: ZON25-00693. Staff is supportive of the requested modification and finds it meets the requirements for a DUP amendment.**

3. Updated details for the area shown as "transition area", located between the existing single-family residential neighborhoods and the area to the north that is developing with industrial uses:

**This 'transition area' was originally limited to the CS and OS LUGs; other types of development were on hold until the development pattern was established for the employment/industrial area anticipated for DU6n. Since the original DUP was approved in 2017, Rubidium Avenue has been constructed north of the original boundary of the DUP, and Site Plans for industrial uses have been approved north of Rubidium Avenue. Also, a Site Plan for the last phase of the Eastmark Great Park has been approved, and this new park will stretch between the single-family residential neighborhood and a portion of Rubidium Avenue. The remaining vacant piece is currently proposed for multi-family residential and commercial uses, and incorporates a minimum 50-foot-wide landscaped open space as a buffer between the adjacent five single-family residential lots and the proposed multi-family development. This 50-foot-wide landscaped open space will include a pedestrian connection between the Great Park**

**and an existing open space area. Staff is supportive of the proposed modification and finds it meets the requirements for a DUP amendment.**

## **Citizen Participation**

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The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, public schools and registered neighbors, in accordance with Section 5.3(B) of the CP.

### **Neighborhood Meetings:**

Thursday, April 16<sup>th</sup>, 2026, from 3:00 p.m. to 7:00 p.m.

The Classroom at the 'Mark Resident Community Center of Eastmark  
10100 East Ray Road, Mesa AZ 85212

- 25 individuals attended
- 7 comment cards were completed
  - Two of those comment cards expressed opposition to the apartments proposed north of the existing single-family homes, where a transition area had previously been shown. One comment card indicated support, and the remaining comment cards did not express support or opposition.
- Discussion at this meeting included the following questions/concerns:
  - Residential density
  - Traffic
  - Concern over the loss of the open space buffer that had previously been shown along the north side of the single-family residential neighborhood that is located west of the Safeway shopping center.
  - Appreciation for the greater open space buffer abutting the existing five residential lots

Wednesday, May 13, 2026, from 5:30 - 6:30 PM

The Classroom at the 'Mark Resident Community Center of Eastmark  
10100 East Ray Road, Mesa AZ 85212

- 8 individuals attended
- 3 comment cards were completed
- Discussion at this meeting included the following questions/concerns:
  - Concerns regarding the proposed use/layout of the apartments with some preferring no development
  - Support for the electric vehicle (EV) charging stations
  - Appreciation for the greater open space buffer abutting the existing five residential lots
  - Support for the amenities onsite for the future renters

### **Required Notification:**

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified by mail of the public hearing.
- Staff received one phone call from a neighbor who expressed opposition to the Proposed Major Amendment.

## **Conditions of Approval**

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Staff recommends **approval** of the Major Amendment to DU 5/6 S DUP, subject to the following conditions:

1. Compliance with the Proposed DU 5/6 S DUP as submitted.
2. Compliance with all applicable development agreements.
3. Compliance with all applicable City development codes and regulations.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Proposed DU 5/6 S DUP

Exhibit 4 – Proposed DU 5/6 S DUP with tracked changes

Exhibit 5 – Citizen Participation Plan

Exhibit 6 – Citizen Participation Report

Exhibit 7 – Citizen Comment (emails)

Exhibit 8 – Power Point Presentation