



Planning and Zoning Board

Case Information

CASE NUMBER: ZON18-00435
LOCATION/ADDRESS: The 9200 to 9700 blocks of East Ray Road (north side) and the 4900 to 5100 blocks of South Ellsworth Road (east side).
GENERAL VICINITY: Located on the northeast corner of Ellsworth and Ray Roads.
REQUEST: Preliminary Plat
PURPOSE: This request will allow for the subdivision of approximately 130 acres within the Eastmark Community into 4 lots
COUNCIL DISTRICT: District 6
OWNERS: DMB Mesa Proving Grounds, LLC
Queen Creek Unified School District
Eastmark Multi-Family, LLC
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints
APPLICANT: Eric Tune, Brookfield DMB
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 304-32-860A, 304-32-859, 304-32-858, 304-32-857, 304-32-862 and 304-32-861A
PARCEL SIZE: 130± acres
EXISTING ZONING: Planned Community District (PCD)
LAND USE GROUP: Lot 1: Civic (C) LUG
Lot 2: Urban Core (UC) LUG
Lot 3: To be determined at Site Plan Review
Lot 4: To be determined at Site Plan Review
GENERAL PLAN DESIGNATION: Mixed Use Community (MUC)

SITE CONTEXT

NORTH: (across Point Twenty-Two Boulevard) Development Unit 3/4 North of Eastmark (undeveloped) – zoned PCD
EAST: (across Copernicus) DU 3/4 of Eastmark - Single-Residential Subdivision – zoned PCD
SOUTH: (Ray Road) Development Unit 3 of Eastmark– Single-Residential Subdivision – zoned PCD
WEST: (Across Ellsworth Road) Vacant land – zoned AG and LI

STAFF RECOMMENDATION: Approval with Conditions

HISTORY/RELATED CASES

September 22, 2008: Approval of a Major General Plan Amendment changing the land use designation to Mixed Use Community.

November 3, 2008: a) Annexed to City (Ord. #4891).
b) Establish City of Mesa Zoning R1-43 (Z08-55)
c) Rezone to PCD to establish the Mesa Proving Grounds Community Plan (Z08-56)

May 21, 2014: Approval of DU 3/4 of the Eastmark Community Plan (Z14-030)

December 20, 2017: Site Plan Review to allow the development of a 216 unit apartment complex (ZON17-00337)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat entitled "Eastmark Commercial", which is located on the northeast corner of Ray and Ellsworth Roads. The proposed preliminary plat is for the subdivision of approximately 130 acres of DU 3/4 within the Eastmark Community Plan into 4 lots to accommodate a high school on lot 1, which is designated as a Civic (C) LUG, future commercial development on lot 2 designated Urban Core (UC) LUG, apartments on lot 3 and a church Seminary building on lot 4 the LUGs for these lots will be designated at the time of site plan review. The apartments, school and Seminary building are all currently under construction.

CONFORMANCE WITH THE GENERAL PLAN, COMMUNITY PLAN AND DEVELOPMENT UNIT PLAN

The General Plan character area for this site is "Mixed-Use Community". The approved Development Unit Plan (DU) for Units 3/4, which was approved in May of 2014, identifies this area as part of the Ellsworth Commercial Corridor. Lot 2 of the plat, which is intended for commercial development falls within that area. The remainder of the lots fall within the eastern portion of the proposed plat, which places them in an area identified for neighborhoods. The high school, Seminary building and apartments fall within the area designated as neighborhoods, which are all appropriate uses within that designation. The proposed Preliminary Plat is consistent with the General Plan as well as the approved Community Plan and Development Unit Plan.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Eastmark Commercial" and has determined that the plat is consistent with the requirements of the Mesa Proving Grounds Community Plan for the Eastmark Development, the Mesa 2040 General Plan as well as the site plan approval dated September 13, 2017 for the apartments on Lot 3.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration and could result

in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat submitted (without guarantee of lot yield).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all requirements of the approved Site Plan for Lot 3. (ZON17-00337)
5. Future site plan review for lot 2 as required by the Mesa Proving Grounds Community Plan.
6. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 3/4 (DU3/4) of the Mesa Proving Grounds Community Plan.