



**Eastmark North Area
Community Plan ("CP")
Project Narrative
(12.11.2020)**

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company ("Owner" and "Master Developer") is the owner/master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the "Property" or "Eastmark") as shown in **Figure A**. The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds). On November 3, 2008, the City of Mesa (the "City") approved among other items, a rezoning of the Property to Planned Community. As part of that request, a Community Plan (the "CP") was also approved that identified the vision for the development of the Property together with development standards and permitting processes.

**Figure A.
Eastmark Location**



Purpose of Request

This application is a request for a Major Amendment to the CP. The request includes amendments to Section 4.4A.5 (Airport and Neighborhood Compatibility Provisions) and to Section 8.4 (a, b and d) (Development Unit Character Themes). The proposed amendments are attached as **Exhibit A**. Concurrently with this request, several other requests to approve and/or modify existing Development Unit Plans ("DUPs") are also being submitted as outlined below. These requests impact the northern portions of the Eastmark Master Planned Community.

From an overall perspective, these requests involve multiple modifications which essentially will allow for development of large areas with large scale, non-residential use and to allow residential within areas that are not authorized within approved DUPs. To accomplish this, the request for a Major Amendment to the CP to modify character area descriptions for DU 1 and DU2 and to allow for detached single family residential use located north of the Mesquite alignment is necessary to set the stage for the subsequent approval of the DUP for DU 1 and modifications to DUPs for DU 2, DU 5 and 6. In addition to the Major Amendment to the CP (which is the subject of this application), the Master Developer intends to file the following additional requests:

- 1) **DU 1:** Submittal of a DUP for DU 1.
- 2) **DU 2:** Modification of the approved DUP for DU 2.
- 3) **DU 6 South:** Submittal of a new DUP (called DU 6 South) that would encompass approximately 62 acres and which would allow single family and mid-density residential use as well as multi-family.
- 4) **DU 5 North:** Submittal of new DUP (called DU 5 North) that would encompass approximately 322 acres a portion of which currently allows multifamily and single family attached residential uses. The request for DU 5 North includes the addition of single family detached uses to the existing approved uses within a portion of this new DUP. This new DU 5 North DUP comprises a portion of DU 5/6.
- 5) **Updates to conform the DUPs for DU 6 North and DU 5/6 South:** Revisions to conform existing DUPs to exclude the new DUP areas would also occur (similarly to what was done in DU 3/4).

Figure B
Proposed DUP Areas

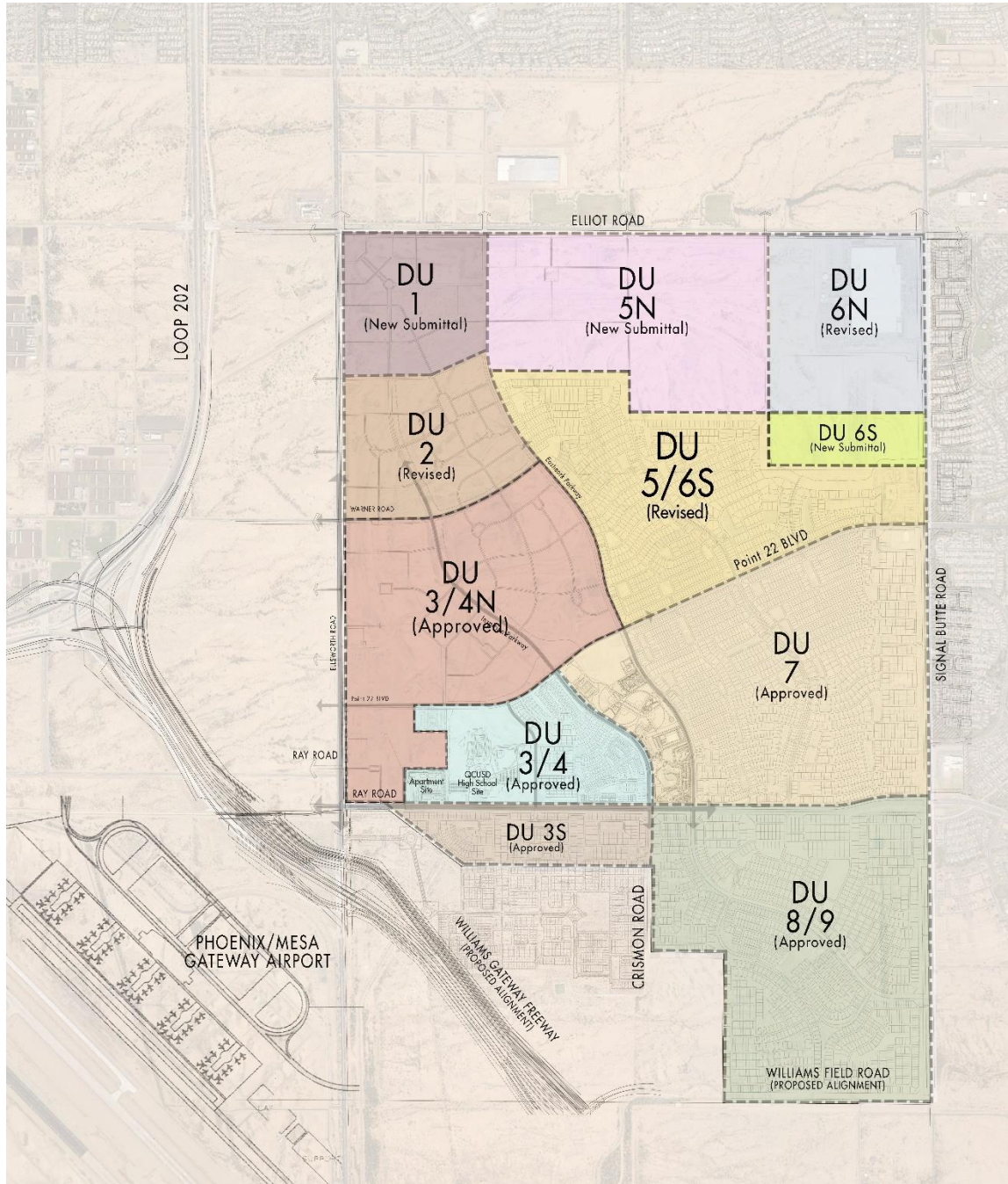
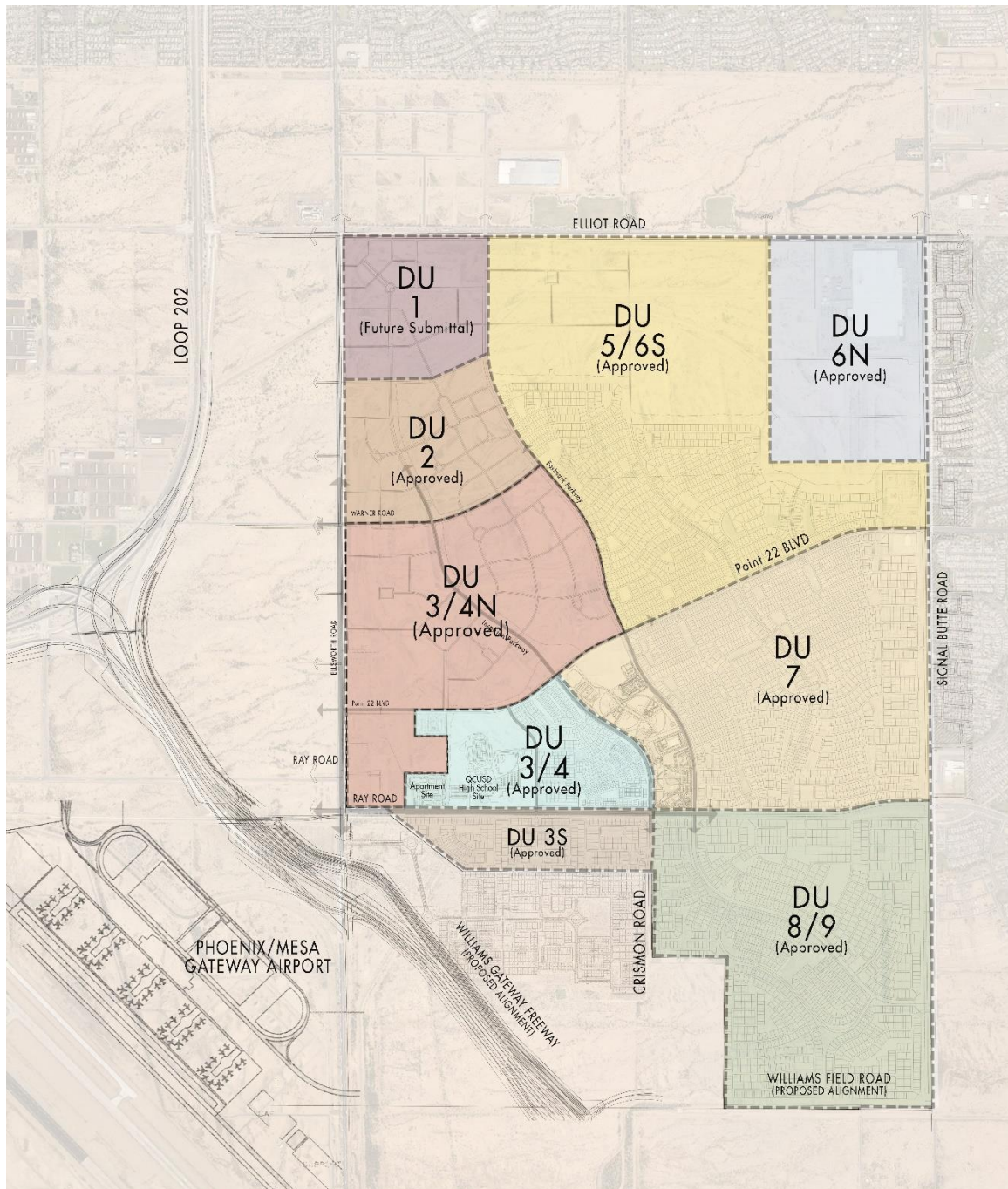


Figure C illustrates the locations of the approved DUPs. The only area that does not have an approved DUP is DU 1.

Figure C
Existing Development Unit Plan Areas



In accordance with Section 5.2 (B) of the CP, both new DUPs would need to be reviewed and considered by the Planning and Zoning Board. The Major Amendment to the CP will need to be approved by the City Council.

Proposed Major Amendment to CP

In order to achieve the proposed conceptual plan, it is necessary to amend several sections of the CP to allow for the development of single family detached residential within the area located 1/2 mile south of Elliot Road and to conform character area descriptions contained in Section 8. The proposed language modifications are included as **Exhibit A**. Modifications to Character Area Descriptions have been approved on multiple occasions and have served to further refine the development pattern within a particular DU. The proposed revisions to the Character Areas are important and necessary in order to be able to allow for the development of large-scale employment use as a potential development scenario. These changes will allow the Master Developer and the City the flexibility to be able to seize opportunities for employment use within the Elliot Road Corridor. Additionally, the changes to the CP will also allow for additional residential types (specifically single-family, detached) to be located in portions of the area located ½ mile south of Elliot Road.

Surrounding Development

Below is a summary of the surrounding zoning and existing development status for the area immediately surrounding the proposed modification area:

	Existing Zoning	Development Unit	Existing Use
Subject Property	PC MPG PC With approved CP	DU 1 DU 2 DU 6 North DU 5/6 South	Undeveloped
North (of Elliot)	Industrial (LI) and Limited Commercial (LC)	N/A	Undeveloped, City Park
East (of Signal Butte)	RS-6 PAD/RS-7 PAD	N/A	Single Family Residential,
South	PC	DU 5/6 S	Single Family, Mid density residential, Retail

	MPG PC with approved CP		at the corner of Ellsworth Road and Point Twenty- Two
West	Mixed Use (MX) and LI	N/A	Undeveloped ASLD land

Summary

The proposed Major Amendment to the CP will allow for additional opportunity for the development of significant employment and industrial uses along the Elliot Road corridor as well as along Ellsworth Road. The modifications will also allow for additional residential use in the northern areas. These changes in large part represent a “shifting” of locations of uses in order to facilitate development in the area that will not only benefit the Eastmark community but also further solidify the Elliot Road Tech Corridor as a significant employment area in the southeast Valley.