



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 24, 2021

CASE No.: **ZON20-00884**

PROJECT NAME: **Eastmark Development Unit 2**

Owner's Name:	DMB Mesa Proving Grounds, LLC
Applicant's Name:	Eric Tune, Brookfield Development
Location of Request:	Within the 4000 to 4400 blocks of South Ellsworth Road (east side) and within the 4000 to 4400 blocks of South Eastmark Parkway (west side) and within the 9200 to 9800 blocks of East Warner Road (north side) and within the 9200 to 9600 blocks of the East Mesquite Street alignment (south side). Located north of Warner Road and East of Ellsworth Road.
Parcel No(s):	304-31-035, 304-31-036, 304-31-039, 304-31-040
Request:	A modification to the Development Unit Plan (DUP) for Development Unit 2 (DUP 2) within the Eastmark Community Plan (CP), also known as the Mesa Proving Grounds Community Plan, to allow a large-scale campus type as one of the allowed uses in the DUP 2.
Existing Zoning District:	Planned Community District (PCD)
Council District:	6
Site Size:	181± acres
Proposed Use(s):	Development Unit Plan with the potential for development of 1) a large-scale employment use; 2) a mixed use development consisting of single residential, mid-density residential, multi-residential, and potential office and commercial uses.
Existing Use(s):	Vacant
Hearing Date(s):	March 24, 2020 / 4:00 p.m.
Staff Planner:	Tom Ellsworth
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 22, 2008**, the City Council approved a Major General Plan Amendment changing 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 Mixed Use Community (Case No. GPMajor08-001, Resolution No. 9353).

On **November 3, 2008**, the City Council approved annexation of the property (Ordinance No. 4891) and established City of Mesa Zoning Single Residential 43 (RS-43) (Case No. Z08-55, Ordinance No. 4892). The City Council approval also included a rezoning of the property from RS-43 to a Planned Community District (PCD) and established the Mesa Proving Grounds Community Plan (Case No. Z08-56, Ordinance No. 4893).

On **August 27, 2018**, the City Council approved a Major Amendment to the Community Plan to allow changes 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, modifications to the DU character descriptions, and the removal of the requirement for a non-potable water master plan (Case No. ZON18-00121, Ordinance No. 5464).

On **February 26, 2020**, the Planning and Zoning Board approved a Development Unit Plan (DUP) for Development Unit 2 of the Eastmark Community Plan. The approved DUP allowed for the development of single residential, mid-density residential and multi-residential uses as well as potential office and commercial uses and an extension of the Eastmark Great Park within the DU (Case No. ZON19-00592).

On **March 1, 2021**, the City Council approved a Major Amendment to the Community Plan to allow a large-scale campus type employment uses within Development Units 1 and 2 (Case No. ZON20-00861, Ordinance No. 5607).

PROJECT DESCRIPTION

Background

The subject request is a modification to the approved Development Unit Plan 2 (DUP2) within the Eastmark Community Plan. Specifically, the request is to allow a large-scale campus type employment use as an allowed use within the DU (i.e., DUP-2). Currently, the Development Unit Plan allows multiple uses including residential, offices and commercial uses. The proposed modifications will allow an option for the property to be developed for a large-scale campus type employment uses. Overall, the subject property is approximately 181 acres and located east of Ellsworth Road and south of Elliot Road. The entire Eastmark Community Plan is approximately 3200 acres in total.

Per Section 5 of the approved Community Plan, the Planning and Zoning Board’s approval is required for Development Unit Plans (DUP) within the Community Plan. This section of the Plan outlines review requirements and submittal documents for a Development Unit Plan. The requirements include a land use plan, design guidelines, and infrastructure plans. Per the requirements, the Planning and Zoning Board in approving a DUP request shall determine if the proposed DUP conforms to the approved Community Plan.

General Plan Character Area Designation and Goals

The General Plan character area designation on the property is “Mixed Use Community”. Per Chapter 7 of the General Plan, the purpose of the Mixed Use Community character area is to identify larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community. The proposed modifications to the existing Development Unit Plan conforms to the goals of the Mixed Use Community character area, as the proposed DUP will foster the development of uses to create a place where people can live, work and play. Development of a large-scale employment uses will also help support agglomeration of high level industries to promote achieving the goals of creating a strong mixed use community that consist of residential, commercial and industrial uses. The request is also consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Mesa Gateway Strategic Development Plan:

The property is also located within the Mixed Use Community District of the 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 that include low to high density residential, commercial, employment, civic and recreational uses. The proposed modification to Development Unit Plan 2 of the Community Plan conforms to the goals of the Gateway Strategic Development Plan by allowing a greater variety of employment uses, in addition to the residential and commercial uses within the community; thereby creating a complete community for people to live, work, and play.

Zoning:

The subject property is zoned Planned Community District (PCD) with an approved Community Plan (CP) for the Eastmark Community. The proposed modification to the Development Unit Plan is consistent with the CP and the purpose and intent of the PC district outlined in section 11-11-1 of the Mesa Zoning Ordinance (MZO). Per this section of the MZO, the goal of the PCD is to encourage and promote innovative and sustainable residential and non-residential land uses ensuring an appropriate mixture of land use and employment options.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no commercial or industrial use restrictions within the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no comments on the proposed development.

Development Unit Plan:

Per Section 8.4 of the approved Community Plan, the subject Development Unit (DU) is planned to be developed with the following allowed uses: 1) a large-scale employment use(s), 2) a higher intensity mixture of land uses including commercial, residential, and office, and 3) predominantly residential uses with traditional single family and commercial uses clustered along Ellsworth Road. The approved Development Unit Plan allows development of a strong mix of uses that includes single residence units, medium density residential units, and development of non-residential uses such as retail and employment uses to be located along Ellsworth Road. The proposed modifications to the DUP to also allow development of a large-scale employment uses

will further support the goals of the Community Plan to create an environment where people can live, work, and play.

Section 11-11-5(E) of the City of Mesa Zoning Ordinance (MZO) sets forth review criteria for Development Unit Plans. Per this section of the MZO, applications for a DUP within an adopted Planned Community District shall only be approved if the application and supporting materials are consistent with the approved Community Plan and any associated conditions of approval. Specifically, the DUP is required to be consistent with the approved Community Plan based on the following review criteria:

1. The land use budget for a development unit shall remain identical to, or within the range established by the approved Community Plan budget for that development unit.
2. Development Unit Plans shall be consistent with any major or minor amendments of the Community Plan.
3. All other relevant policies and guidelines, as outlined in the Community Plan, shall remain as adopted.

The proposed modifications to the DUP conform to the required review criteria. Per Section 4.9 of the CP, the land use budget for DU2 allows the development of the property as a large-scale employment type use and as a mix of land uses that create a transition from the single residence uses to the south to the more intense uses envisioned for DU 1 to the north. The proposed planned land uses within the DUP conforms to the approved Land Use Groups (LUGs) within the land use budget of the Community Plan. Overall, the subject request is consistent with the vision of the Community Plan including the approval requirements for DUPs within the Eastmark Community Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Ellsworth Road) LI-PAD& MX-PAD Undeveloped	North PCD (Eastmark DU1) Undeveloped	Northeast PCD (Eastmark DU5/6S) Undeveloped
West (Across Ellsworth Road) LI-PAD Undeveloped	Subject Property PCD (Eastmark DU 2) Undeveloped	East PCD (Eastmark DU 5/6) Approved Residential
Southwest (Across Ellsworth Road) LC-PAD Vacant	South PCD (Eastmark DU 3/4) Approved Residential	Southeast PCD (Eastmark DU 5/6) Approved Residential

Compatibility with Surrounding Land Uses:

The site is adjacent to Ellsworth Road to the west, Development Unit 1 located to the north within the Eastmark Community, and the approved residential development located to the east and south, also within the Eastmark Community. The properties to the west, across Ellsworth Road, and northeast of the property are planned to be developed for employment uses. The proposed request to modify the DUP to include development of large-scale employment uses is consistent

with the Community Plan and not out of character with existing and future planned developments of the surrounding area.

Neighborhood Participation Plan and Public Comments

Section 5.3 of the Eastmark Community Plan includes requirements for Citizen Participation procedures and standards. The Community Plan requires that the citizen participation plan be submitted with the DUP application showing a contact list, including property owners and homeowner associations adjacent to the boundary of the DUP, as well as any potentially affected school districts and other potentially affected citizen, how those on the contact list will be notified of a DUP, and a schedule for implementation of the DUP. In compliance with this requirement, the applicant mailed notification letters to property owners within 750' of the property. The applicant also held a neighborhood meeting on January 12, 2021 via a virtual platform. The citizen outreach for this request included information to the surrounding residents of development applications for another CP amendment within the Planned Community District and associated Development Unit Plans that are concurrently under review by the City of Mesa with the subject request.

As of writing this report, comments received on the subject request from neighboring property owners have focused on changes to Development Units 5 and 6 which will be scheduled and considered by the Board in a future date. Staff will provide the Board with any new information during the scheduled Study Session on March 24, 2021.

Staff Recommendations:

The subject request is consistent with the General Plan, the Gateway Strategic Development Plan, the criteria for approving a Development Unit Plan outlined in section 11-11-5(E) of the MZO and is consistent with the approved Eastmark Community Plan. Therefore, staff is recommending approval of the Development Unit Plan with the following conditions:

Conditions of Approval:

1. Compliance with the Eastmark Development Unit 2 Development Unit Plan dated March 1, 2021.
2. Compliance with the approved Eastmark Community Plan.
3. Prior to, or concurrently with, the submittal of the first site plan for DU2, the applicant shall submit the following for review and approval by the City Engineer and Transportation Engineer:
 - a. Revised Development Unit Utility and Transportation Master Plans for DU2, and
 - b. Updates to all Eastmark Community Plan Utility and Transportation Master Plans.
4. Compliance with all City development codes and regulations.
5. The Planning Director may approve grammatical, formatting, and other errors that do not affect or change the meaning of the substantive requirements or standards of the Development Unit Plan.