



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**March 24, 2021**

CASE No.: **ZON20-00888**

PROJECT NAME: **Eastmark Development Unit 1**

Owner's Name:	DMB Mesa Proving Grounds, LLC
Applicant's Name:	Eric Tune, Brookfield Development
Location of Request:	Within the 9200 to 9600 blocks of East Elliot Road (south side) and within the 9200 to 9600 blocks of the East Mesquite Street alignment (north side) and within the 3600 to 4000 blocks of South Ellsworth Road (east side) and within the 3600 to 4000 blocks of the South Eastmark Parkway alignment (west side). Located south of Elliot Road and east of Ellsworth Road.
Parcel No(s):	304-31-002L
Request:	This request is for the approval of the Development Unit Plan for Development Unit 1 within the Eastmark Community Plan, also known as the Mesa Proving Grounds Community Plan.
Existing Zoning District:	Planned Community District (PCD)
Council District:	6
Site Size:	145± acres
Proposed Use(s):	Development Unit Plan with the potential for development of large-scale campus type employment uses or a high intensity mixed use development that includes residential and non-residential uses.
Existing Use(s):	Vacant
Hearing Date(s):	<b>March 24, 2020 / 4:00 p.m.</b>
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 **March 1, 2021**, the City Council approved a Major Amendment to the Community Plan to allow large-scale campus type employment uses within the Development Units 1 and 2 (Case No. ZON20-00861, Ordinance No. 5607).

## **PROJECT DESCRIPTION**

### **Background**

The subject request is for the approval of a Development Unit Plan (DUP) for Development Unit 1 (DU1) within the Eastmark Community Plan. The proposed DUP will allow the property to develop with both large-scale, campus type employment uses and high intensity mixed-use development that includes residential and non-residential uses. Overall, the subject property is approximately 145 acres and specifically located on the east side of Ellsworth Road and the south side 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 Eastmark 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 Development Unit Plan conforms to the goals of the Mixed Use Community character area, as the DUP will foster development 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 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 request conforms to the goals of the Gateway Strategic Development Plan by allowing for 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 as a Planned Community District (PCD) with an approved Community Plan (CP) for the Eastmark Community. The proposed Development Unit Plan is consistent with the CP as well as the purpose and intent of the PC district found 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 and 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 large-scale, campus type employment uses and high intensity mixed use development that includes residential and non-residential uses.

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 DUP conforms to the required review criteria. Per Section 4.9 of the CP, the land use budget for DU1 allows for the development of the property with both large-scale

employment type uses, and a mix of land uses that create a high intensity activity area consisting of commercial and higher-density residential uses. The proposed planned land uses within the DUP conform 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:**

<b>Northwest</b> (Across Elliot & Ellsworth Roads) LI-PAD Hospital	<b>North</b> (Across Elliot Road) LC & LI PAD Undeveloped	<b>Northeast</b> (Across Elliot Road) LI PAD Undeveloped
<b>West</b> (Across Ellsworth Road) LI-PAD& MX-PAD Undeveloped	<b>Subject Property</b> PCD (Eastmark DU 1) Undeveloped	<b>East</b> PCD (Eastmark DU 5/6) Undeveloped
<b>Southwest</b> (Across Ellsworth Road) LI-PAD Vacant	<b>South</b> PCD (Eastmark DU 2) Undeveloped	<b>Southeast</b> PCD (Eastmark DU 5/6) Approved Residential

**Compatibility with Surrounding Land Uses:**

The property is located at the northwest corner of the Eastmark Community and is surrounded on the west (across Ellsworth Road) and north (across Elliot Road) by mostly undeveloped parcels zoned for industrial and commercial uses. These properties are located within the City's Elliot Road Technology Corridor (ERTC) to the north and the employment areas of the recently approved Hawes Crossing PAD to the west. Both the ERTC and the Hawes Crossing PAD are both planned to be developed with higher intensity employment uses. The Dignity Health Hospital is located to the northwest of the site, specifically at the corner of Elliot and Ellsworth Roads. Also, the properties to the east of the subject site are all planned to be developed for employment uses. Overall, the proposed Development Unit Plan will not be out of character with developed or planned areas within the immediate vicinity.

**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 currently under review by the City of Mesa with the subject request.

As of writing this report, comments received 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 1 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 DU1, the applicant shall submit the following for review and approval by the City Engineer and Transportation Engineer:
  - a. All Development Unit Utility and Transportation Master Plans for DU1, 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.