



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

October 13, 2021

CASE No.: **ZON21-00589**

PROJECT NAME: **Eastmark 3.0**

Owner's Name:	Premiere Multi-Family at Eastmark II LLC.
Applicant's Name:	Drew Olson, PCS Development
Location of Request:	Within the 9300 to 9400 blocks of East Ray Road (north side), the 5000 to 5200 blocks of South Bradley Way (east side) and within the 9300 block of East Serenity Avenue (south side). Located east of Ellsworth Road and north of Ray Road.
Parcel No(s):	304-32-891 & 304-32-890
Request:	Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	9.12 ± acres
Proposed Use(s):	Multiple residence development
Existing Use(s):	Vacant
P&Z Hearing Date(s):	October 13, 2021 / 4:00 p.m.
Staff Planner:	Kellie Rorex
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 (Ord. No. 9353).

On **November 3, 2008**, the City Council approved an annexation of 3,136.58± acres (Case No. A08-008 and Ord. No. 4891), including the subject site, into the City of Mesa and established City of Mesa R1-43 zoning (Case No. Z08-55 and Ord. No. 4892). The City Council also approved

a rezoning of the property from R1-43 to Planned Community District (PCD) and established the Mesa Proving Grounds Community Plan (Case No. Z08-56 and Ord. No. 4893).

On **May 21, 2014**, the City Council approved a Development Unit Plan for Development Unit 3 and 4 (Case No. Z14-030).

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 originally approved with the Pre-Annexation and Development Agreement recorded on November 13, 2008 (Case No. Z0N18-00121, Development Agreement No. 2659).

On **October 17, 2018**, the City Council approved Development Unit Plan 3/4 North of the Mesa Proving Grounds Community Plan (Case No. ZON18-00286).

On **September 15, 2021**, the Planning Director approved a minor land use budget transfer of 35 residential units from Development Unit 2 to Development Unit 4, allowing for a maximum of 1,385 residential dwelling units within Development Unit 4 (Case No. ZON21-00675).

PROJECT DESCRIPTION

Background:

The subject site is 9.12± acres of undeveloped property within the Eastmark Planned Community District (PCD). The applicant is requesting approval of an Initial Site Plan to allow for a multiple residence development consisting of 208 units. Per Section 6 of the Community Plan (CP) approved with the PCD, City of Mesa Site Plan Review approval is required for all development projects consisting of 100 or more attached residential units within the PCD.

The proposed site plan shows 15 buildings containing one-bedroom units, two-bedroom units, and a clubhouse. Vehicular access to the site will be on the west and northern side of the property, specifically from Bradley Way and Serenity Avenue. The site plan also shows a system of pedestrian walkways connecting onsite buildings to each other, to public sidewalks along Ray Road, Bradley Way, and Serenity Avenue, and to various amenity areas such as a pool, spa area, ramadas, BBQ areas, a tot lot, and corn hole field.

General Plan Character Area Designation and Goals:

The property is located in a Mixed Use Community character area designation of the City’s General Plan. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses.

The subject request conforms to the goals of the Mixed Use Community character area and the development review criteria outlined in Chapter 15 of the General Plan by: (1) adding to the mix of uses and housing types envisioned for the Mix Use Community; (2) providing housing needs to attract new residents and helping support future commercial uses; and (3) help create complete and identifiable neighborhoods, as envisioned by the General Plan.

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 including low- to high-density residential, commercial, employment, civic and recreational uses. The subject request conforms to the goals of the Gateway Strategic Development Plan by providing higher density residential development to support the future commercial and office uses within the community.

Zoning District Designations:

The subject property is zoned a Planned Community (PC) district and located within the Development Unit Plan 3/4 North (DU 3/4N) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan 3/4N, includes a land use allocation plan that specifies the location and types of land use allowed to be established through the site plan review approval. Per the submitted site plan, the designated land use type for the subject property is Urban Core (UC). This designation is consistent with the standard of the Community Plan and Development Unit Plan, and multiple residence is a permitted use in the UC LUG.

The property is also located within the Airport Overflight Area Three (AOA 3), due of its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no restrictions for residential uses in the AOA 3. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development.

Site Plan and General Site Development Standards:

The applicant is proposing 208 multiple residence units on the property. The proposed site plan shows 15 buildings containing one-bedroom and two-bedroom units as well as a clubhouse. There are also several proposed amenities scattered throughout the site including a swimming pool, spa, BBQ areas, a tot lot, a corn hole field, and several open space grass areas.

The proposed site plan shows 380 parking spaces including a mixture of surface parking, covered parking, and garages. Using the parking calculation within the CP, the site is required to provide 386 parking spaces, however, due to the unique product type being proposed, including carriage houses with garages, the applicant is proposing to provide six less spaces on the site resulting in a parking ratio of 1.83 parking spaces per a unit.

Per Section 14.3(F) of the CP, a reduction to the minimum parking requirement may be approved by the Planning Director, for uses that do not typically utilize as much parking. The applicant provided a letter from the Eastmark Design Review Committee supporting the reduction, and a parking exhibit showing comparable multiple residence development in Eastmark with similar parking ratios. The applicant posits that the proposed ratio is more in

line with projects of similar size within the Eastmark Community and is more compatible with the General Character of the UC LUG. The requested parking reduction has been approved by the Planning Director.

In conclusion, the proposed site plan is consistent with the development standards set forth in the Urban Core (UC) Land Use Group (LUG) and with the review criteria for Site Plan Review outlined in Section 6.1 of the CP.

Design Review:

The Eastmark Design Review Committee conditionally approved the elevations and landscape plan for Eastmark 3.0 on June 21, 2021. Final approval by the Eastmark Design Review Committee is required prior to permitting.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PC Vacant	North PC Vacant	Northeast PC Proposed Multiple Residence
West PC Vacant	Subject Property PC Vacant	East PC Multiple Residence (under construction)
Southwest (Across Ray Road) PC Planned Commercial (Cadence Planned Community)	South (Across Ray Road) PC Planned Commercial and single family residential (Cadence Planned Community)	Southeast (Across Ray Road) PC Single family residential (Cadence Planned Community)

Compatibility with Surrounding Land Uses:

The site is located within the Eastmark Planned Community. Directly to the east of the site is a developing multiple residence development and, further east, Eastmark High School. To the northeast is a proposed multiple residence development and an existing church. To the north and west of the subject site is vacant undeveloped land and to the south is the Cadence Planned Community, being developed with commercial and containing existing single-family homes. The overall vision of the Eastmark community, per Section 3 of the CP, is to support the growth of the Phoenix-Mesa Gateway Airport and provide dynamic and synergistic development that includes great neighborhoods, parks, schools, neighborhood and regional commercial offices, retail, and employment uses. The proposed development is consistent with the Community Plan, the DU Plan for DU 3/4N of the PC, and it is compatible with the surrounding land uses.

School Impact Analysis:

City Staff sent the application to the Queen Creek School District for comment. The school district provided a document demonstrating that there was adequate capacity to serve the proposed multiple residence development.

Neighborhood Participation Plan and Public Comments:

The applicant submitted a Citizen Participation Plan that conforms to the requirements of the Community Plan and Mesa Zoning Ordinance (MZO) Chapter 11. The Citizen Participation Plan included notifications as identified in the CP, including sending notifications to all HOAs with one-half (1/2) mile, registered neighborhood associations within one (1) mile, and all property owners within 500-feet of the property boundary.

As of writing this report, neither the applicant nor staff have received any comments regarding the project. Staff will provide the Board with any new information during the scheduled Study Session on September 22, 2021.

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan, Eastmark Community Plan, the Development Unit Plan for Development Unit 3/4 North and meets the review criteria for Site Plan Review approval outlined in Section 6.1 of the Eastmark Community Plan; therefore, staff is recommending approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Final Eastmark Design Review approval is required prior to permitting.
3. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with the Eastmark Development Unit 3 /4 North Development Unit Plan dated October 17, 2018.
5. Compliance with all City development codes and regulations.
6. Prior to the issuance of a building permit, record a new subdivision plat for the subject parcels.
7. Compliance with all requirements of the Subdivision Regulations
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - b. Provide written notice to future property owners that the project is within 1 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.

- d. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report