



Planning and Zoning Board



ZON25-00174

Eastmarket



Request

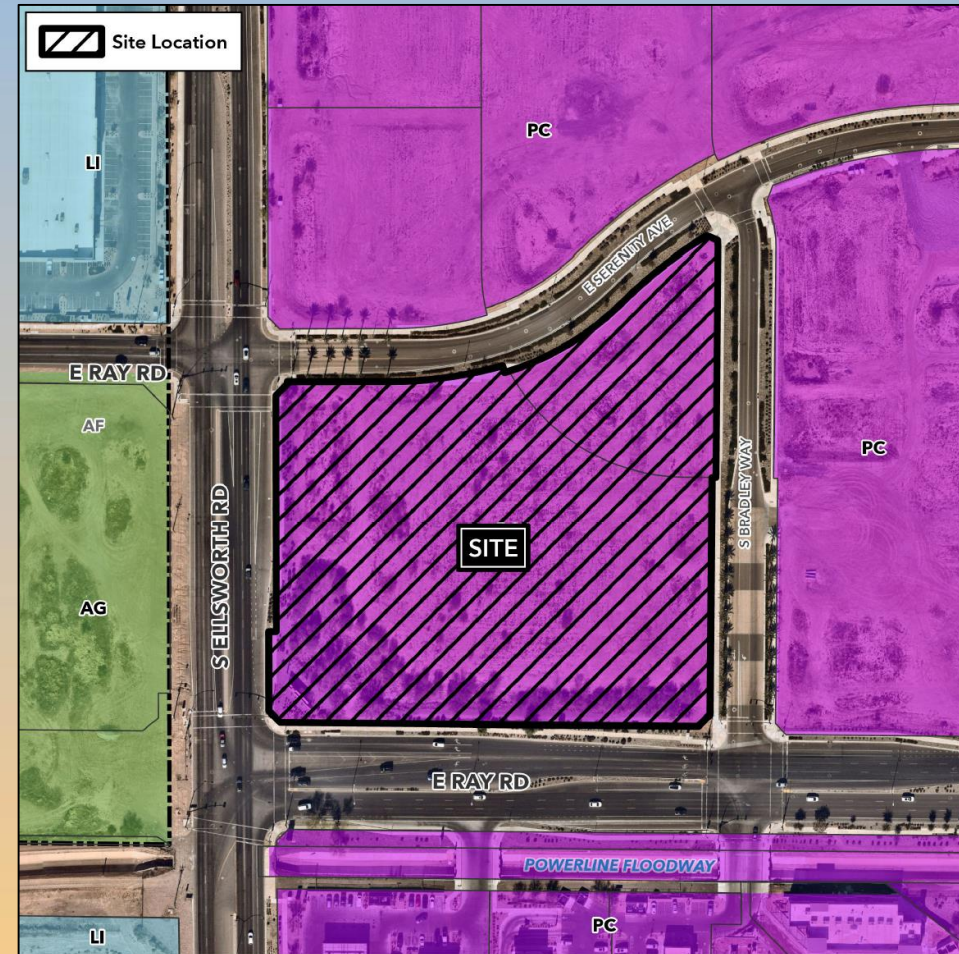
- Major Site Plan Review





Location

- Northeast corner of Ray Road and Ellsworth Road

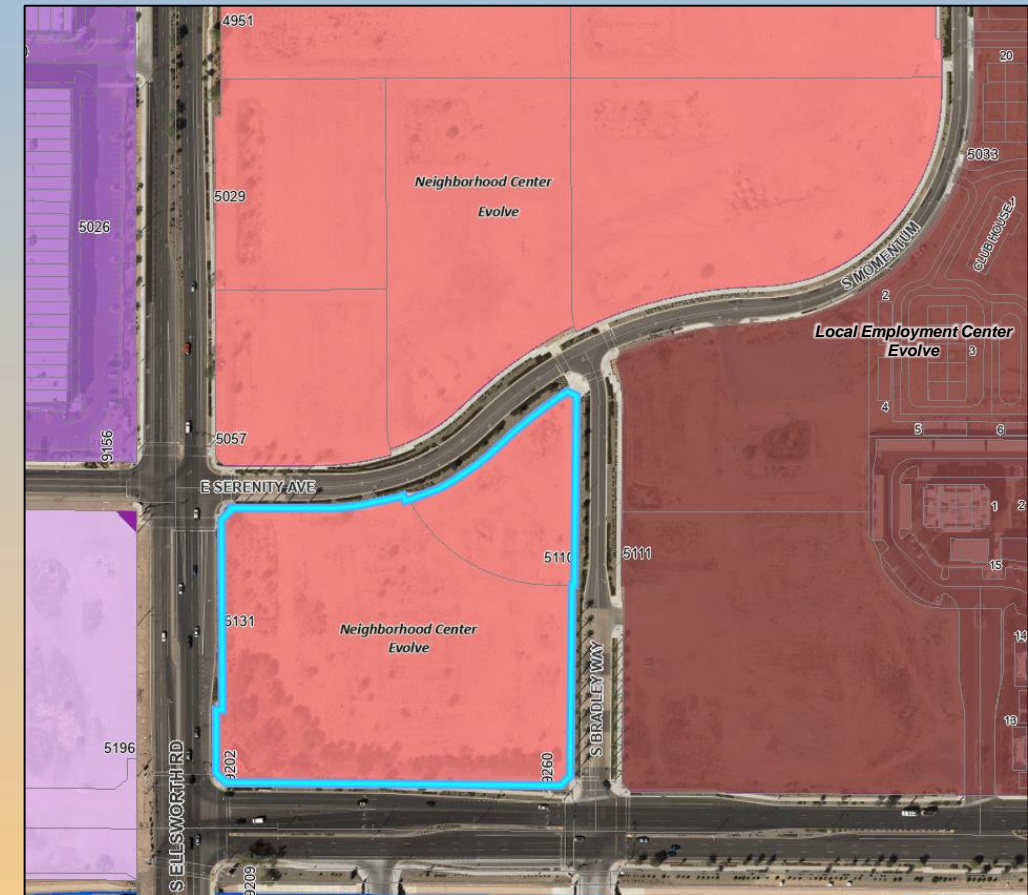




General Plan

Neighborhood Center - Evolve

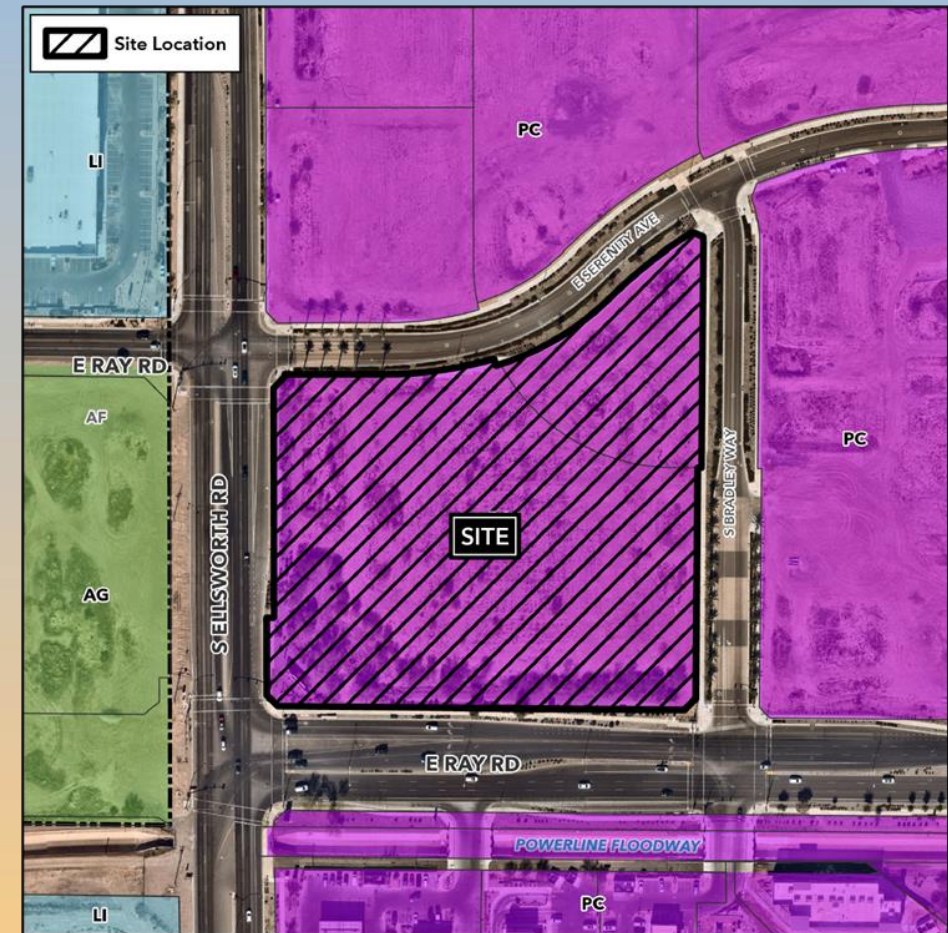
- Small, walkable, low-intensity commercial developments that provide residents convenient access to goods, services, and dining within a short, comfortable walk or convenient drive of their home
- Contain local serving commercial uses such as small-scale retail, personal services, business offices, and eating





Zoning

- Existing: Planned Community – Eastmark, Land Use Group Campus/Regional Center





Site Photo



Looking north from Ray Road



Site Photo

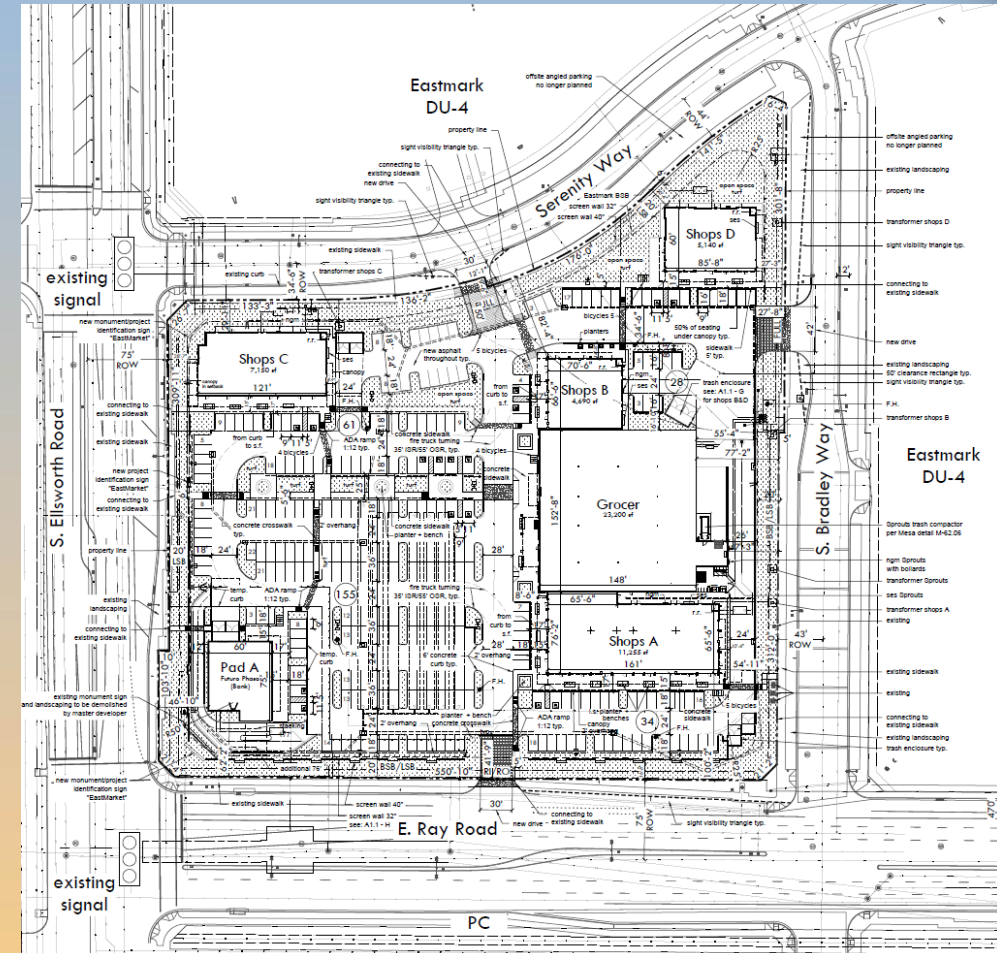


Looking east from Ellsworth Road



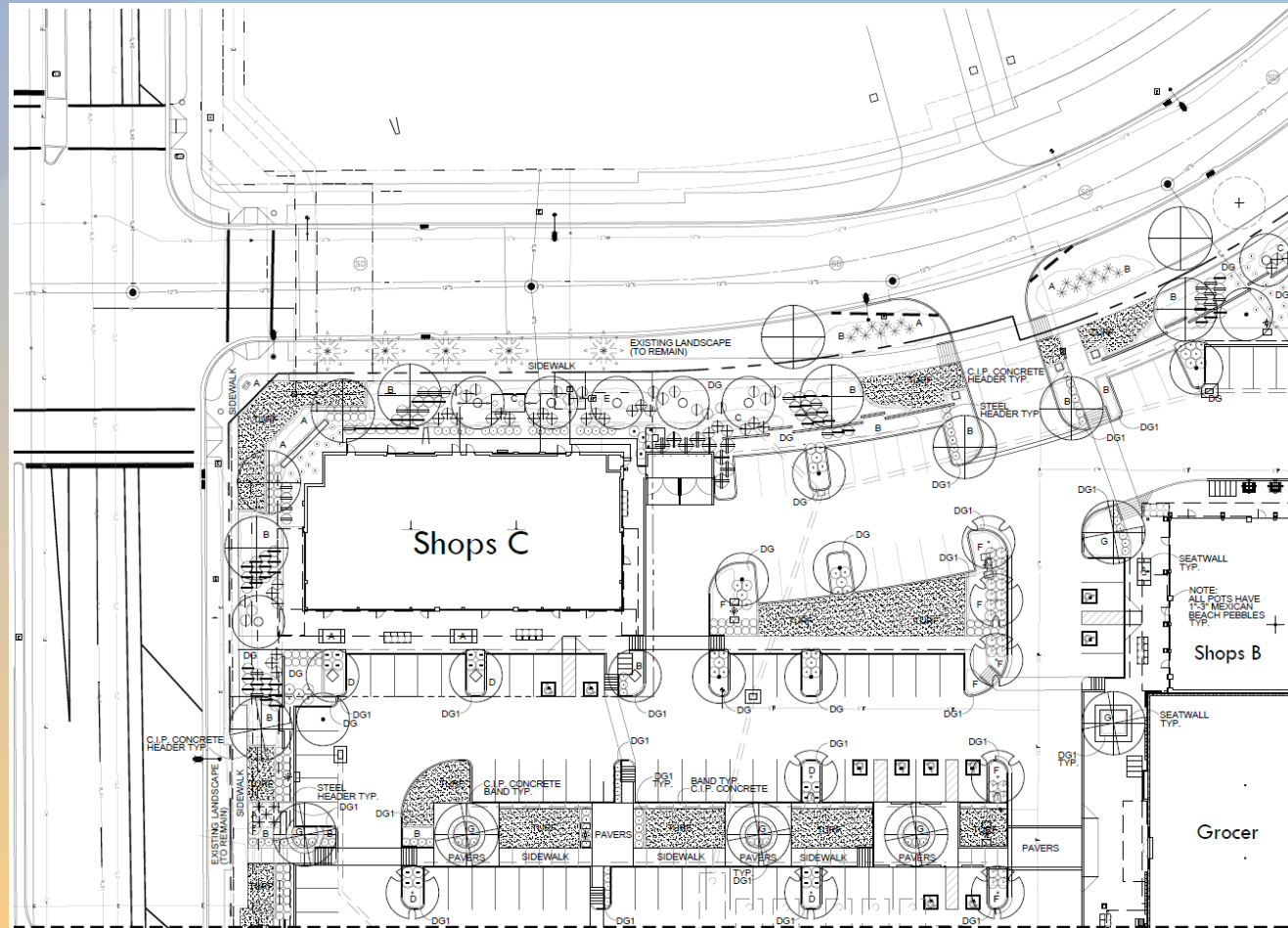
Site Plan

- 55,630 Square feet for retail and commercial Space
- 23,200 square foot Grocer proposed
- 3 Ingress and Egress Points, one on Bradley way, Serenity Way, and Ray Road
- 278 parking spots on site, where 202 spaces are required





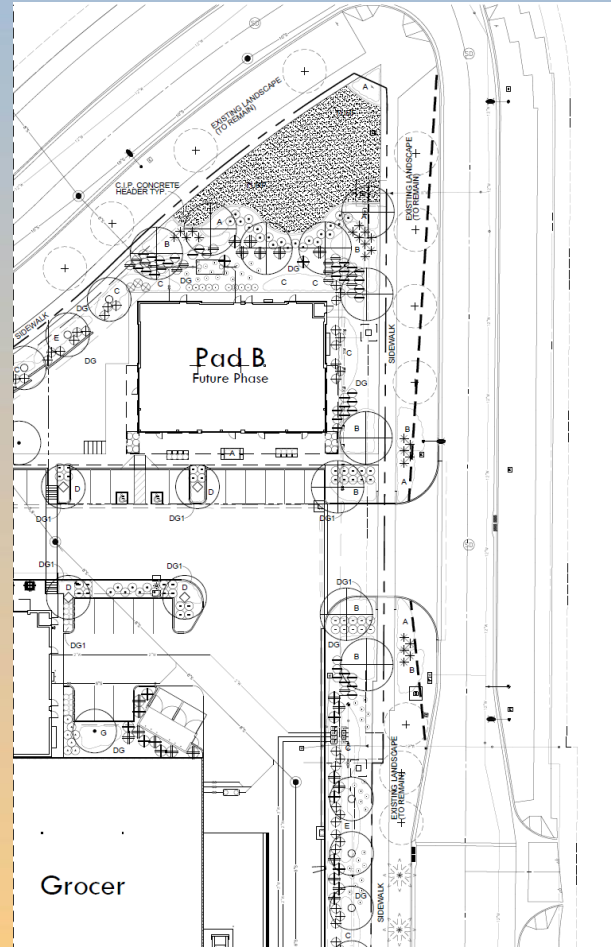
Landscape Plan



PROPOSED PLANT PALETTE		
TREES	SIZE / QUANTITY	
EXISTING TREE (TO REMAIN) PROTECT IN PLACE	12 QTY	
EXISTING PALM (TO REMAIN) PROTECT IN PLACE	16 QTY	
JOAN LIONETTI LIVE OAK QUERCUS JOAN LIONETTI	48" BOX / 10 QTY LOW-BREAKER	
JOAN LIONETTI LIVE OAK QUERCUS JOAN LIONETTI	24" BOX / 15 QTY LOW-BREAKER	
SEEDLESS OLIVE OLEA EUROPAEA WILSONII	30" BOX / 35 QTY MULTI-TRUNK	
COMPACT LAUREL FIG FICUS MICROCARPA NITIDA	36" BOX / 14 QTY LOW-BREAKER	
EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / 26 QTY STANDARD-TRUNK	
RED PINE PISTACHE PISTACIA CHINENSIS	24" BOX / 32 QTY LOW-BREAKER	
SHRUBS		
DWARF OLIVE OLEA LITTLE OLLIE	5 GAL / 134 QTY	
LITTLE NATAL PLUM CARISSA GRANDIFLORA	5 GAL / 126 QTY	
COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL / 88 QTY	
LITTLE JOHN CALLISTEMON 'LITTLE JOHN'	5 GAL / 50 QTY	
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 246 QTY	
DWARF OLIVE OLEA LITTLE OLLIE	5 GAL / 45 QTY	
SALMON DWARF OLEANDER NERIUM PETITAE SALMON	5 GAL / 135 QTY	
LITTLE LYNN SAGE LEUCOPHYLLUM 'LITTLE LYNN'	5 GAL / 125 QTY	
COMPACT TECOMA/OPTION JOJOBA TECOMA / SIMMONDSIA	5 GAL / 51 QTY	
SOUR ORANGE CITRUS SP.	15 GAL / 88 QTY	
CORAL VINE ANTICORNION LEPTOPUS	15 GAL / 32 QTY	
RED YUCCA HESPERALOE PARVIFLORA	15 GAL / 56 QTY	
NASHVILLE GRASS MULLENBERGIA RIGIDA	5 GAL / 148 QTY	
GROUND COVER		
A TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C. 270 QTY	
B OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 3' O.C. 467 QTY	
C WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL @ 3' O.C. 447 QTY	
D TRAILING ROSEMARY ROSMARINUS 'PROSTRATUS'	1 GAL @ 3' O.C. 111 QTY	
E DESERT CARPET TRAILING ACACIA ACACIA REDALENS	1 GAL @ 4" O.C. 81 QTY	
F DAMIANITA CHRYSAECTHIA MEXICANA	1 GAL @ 3' O.C. 104 QTY	
G CHILIPAROSA JUSTICIA CALIFORNICA	5 GAL @ 3' O.C. 102 QTY	
GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL @ 2.5' O.C. 104 QTY	
TURF AREA	47- 14,470 S.F.	
DG DECOMPOSED GRANITE TO MATCH EXISTING	1/2" SCREENED 2" DEPTH, TYP.	
DG1 DECOMPOSED GRANITE BROWN COLOR AS SELECTED	1/2" SCREENED 2" DEPTH, TYP.	



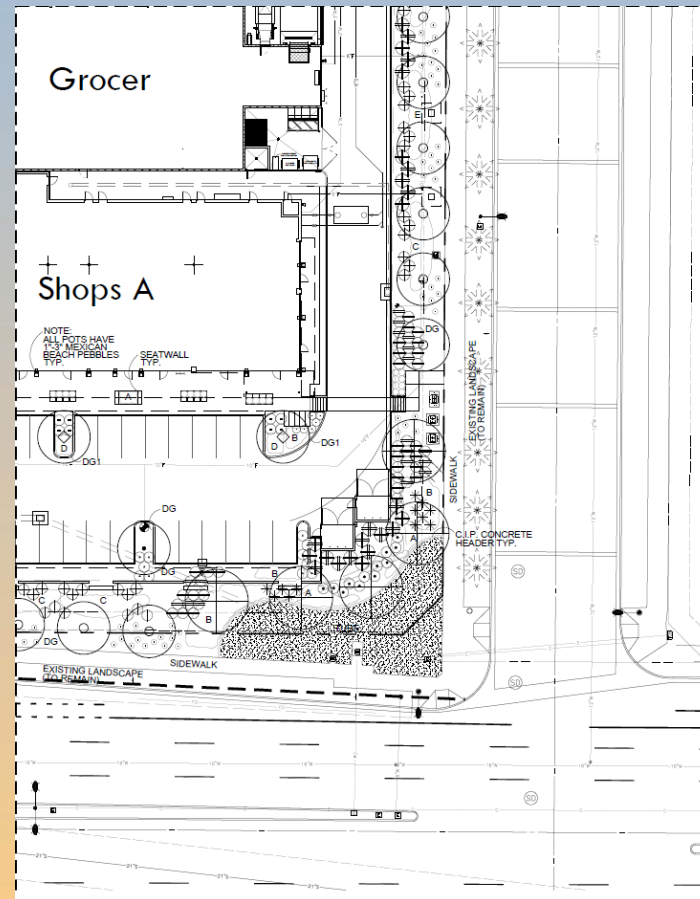
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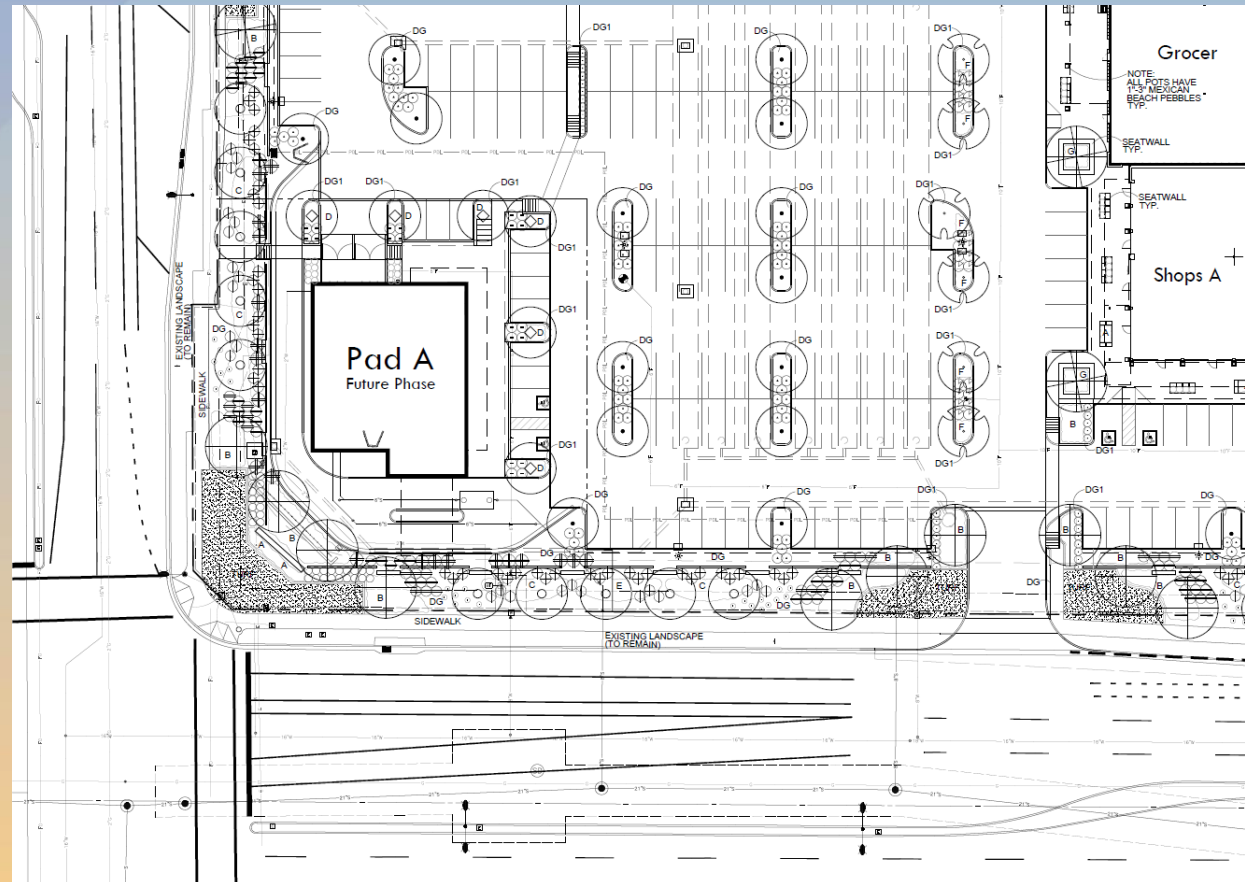
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DG1	DECOMPOSED GRANITE BROWN COLOR AS SELECTED



Site Rendering





Site Rendering





Site Rendering





Site Rendering





Site Rendering





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board