



Planning and Zoning Board



ZON25-00966

Liv at Eastmark

Josh Grandlienard, Senior Planner

March 25, 2026



Request

- Site Plan Review
- 208-unit Multiple Residence

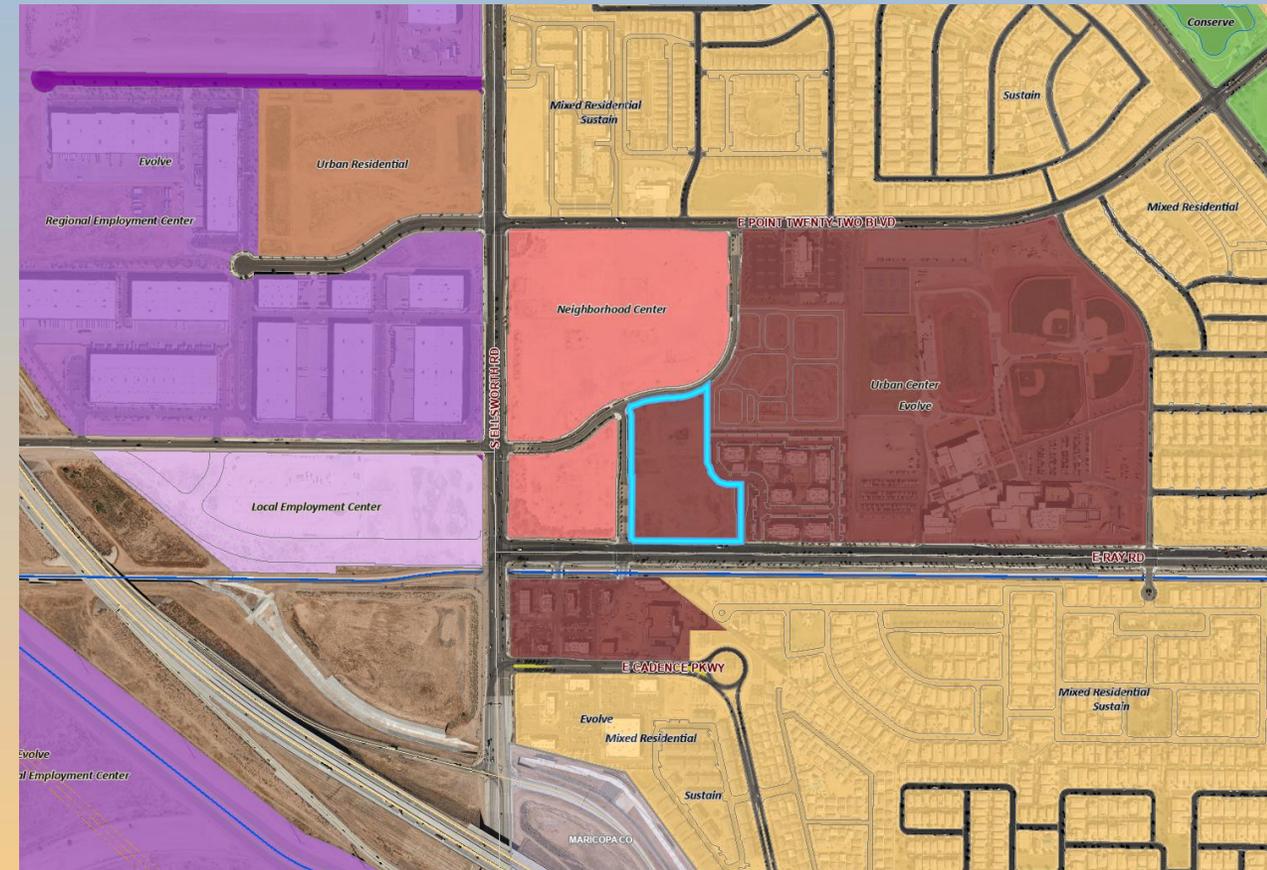




General Plan

Urban Center - Evolve

- Compact mixed-use areas where people live, work and play
- Multiple Residence is a Supporting Land Use
- Zoning districts: PC, RM, OC, NC, LC, GC, MX, LR, ID, PS





Site Photo

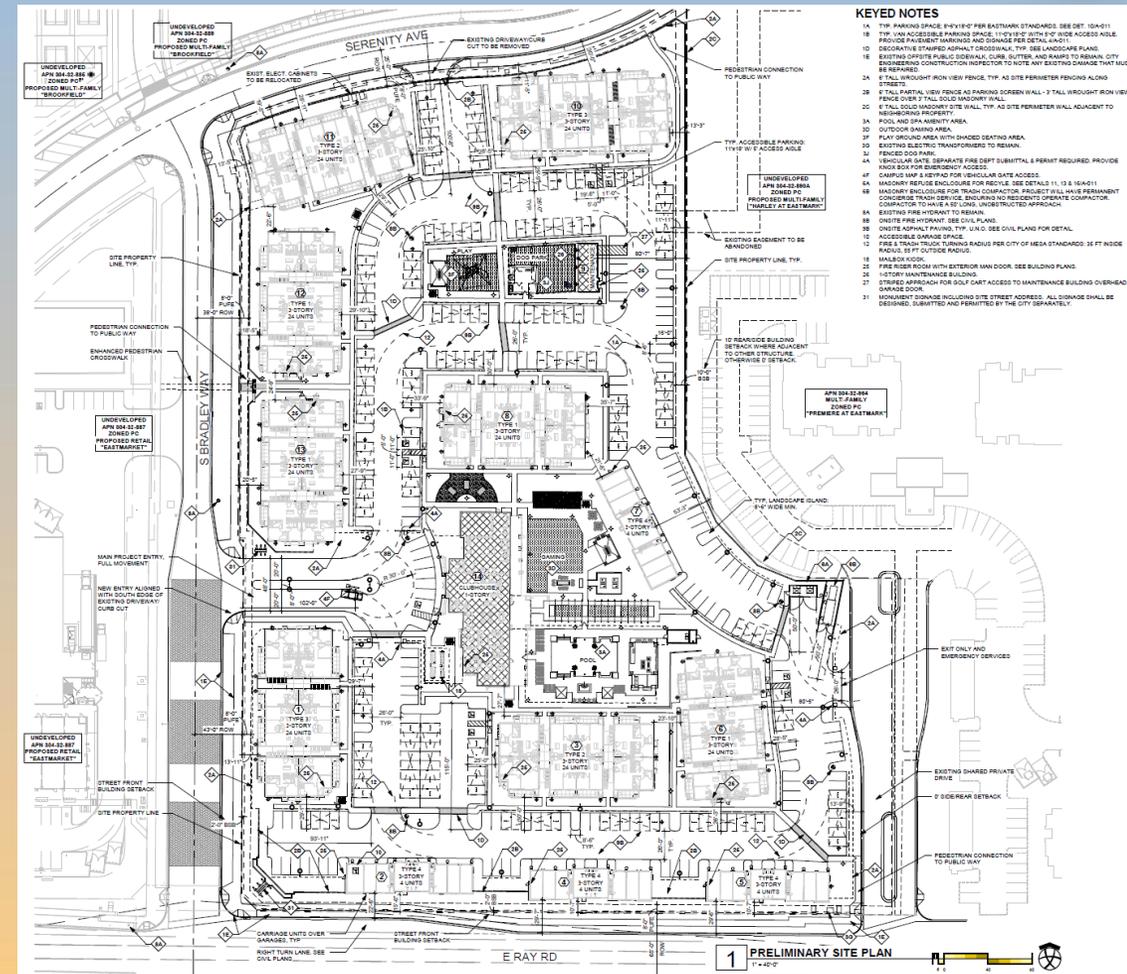


Looking northeast from the intersection of Ray Road and
Bradley Way



Site Plan

- Primary access from Bradley Way
- Emergency access off shared drive on the east side of the property
- 208 Units across 12 buildings, with additional Clubhouse and Maintenance buildings

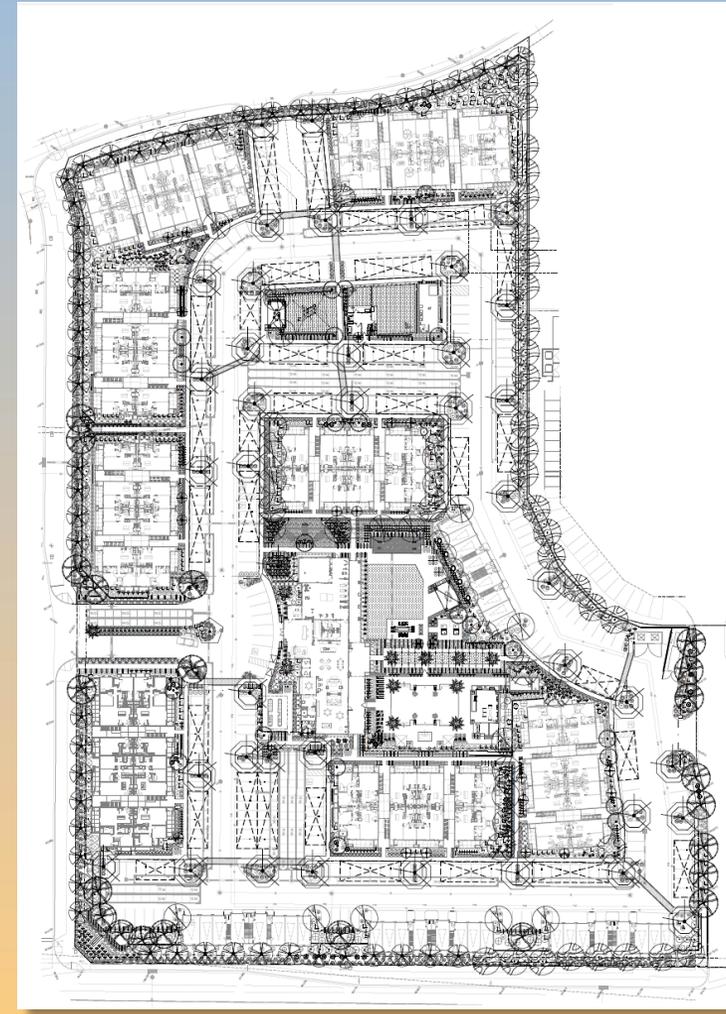




Landsccape Plan

LANDSCAPE MATERIAL SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY.	MATURE TREE CANOPY AREA
	<i>Callistemon viminalis</i> WEEPING BOTTLEBRUSH	24" Box	17	176 SF 2,902 TOTAL SF
	<i>Chilopsis linearis</i> 'Bubba Jones' BUBBA JONES DESERT WILLOW	24" Box	10	452 SF 4,520 TOTAL SF
	<i>Citrus sp.</i> NAVEL ORANGE	24" Box	4	254 SF 1,106 TOTAL SF
	<i>Oliveya toota</i> IRONWOOD	24" Box	1	358 SF 358 TOTAL SF
	<i>Rantunculia lylei</i> 'DESERT MUSEUM' PALO VERDE	24" Box LOW BREAKER	16	452 SF 7,760 TOTAL SF
	<i>Platanus chinensis</i> CHINESE PISTACHE	24" Box	29	452 SF 13,108 TOTAL SF
	<i>Platanus lentiginosa</i> MASTIC TREE	24" Box	18	63 SF 1,134 TOTAL SF
	<i>Prosopis hybrid</i> THORNLESS MESQUITE	24" Box	28	314 SF 8,792 TOTAL SF
	<i>Quercus virginiana</i> 'CATHEDRAL' OAK	24" Box	32	612 SF 19,584 TOTAL SF
	<i>Ulmus parviflora</i> 'ALLEE' ELM	24" Box	5	490 SF 2,450 TOTAL SF
	<i>Washingtonia filifera</i> CALIFORNIA FAN PALM - HYBRID	16"	13	150 SF 1,950 TOTAL SF



SHRUBS & ACCENTS

BOTANICAL / COMMON NAME
<i>Amorpha deltoidea</i> TRIANGLE LEAF BURSAIGE
<i>Bougainvillea</i> 'Flamenco'
<i>Bougainvillea</i>
<i>Casahuate pulcherrima</i> RED BIRD-OF-PARADISE
<i>Calliandra californica</i> RED FAIRY DUSTER
<i>Callistemon viminalis</i> 'Saber John'
<i>Callistemon viminalis</i> 'CUI' Slim
<i>Callistemon viminalis</i> 'Slim Dwarf'
<i>Cassia artemesoides</i> 'Silver'
SILVER CASSIA
<i>Dodonaea viscosa</i> GREEN HORNBUSH
<i>Ericameria laetifolia</i> TURPENTINE BUSH
<i>Hibiscus rosa-sinensis</i> 'diamond head'
DOUBLE RED HIBISCUS
<i>Justicia californica</i> RED CHAMPAROGA
<i>Larrea tridentata</i> CREOSOTE
<i>Leucophyllum frutescens</i> 'compact'
COMPACT TEXAS SAGE
<i>Leucophyllum argenteum</i> LITTLE LYNN PRAF
<i>Myrtus communis</i> 'compact'
DWARF MYRTLE
<i>Olea europaea</i> 'Little Ole'
LITTLE OLIVE
<i>Perovskia atriplicifolia</i> RUSSIAN SAGE
<i>Stemmadia chinensis</i> JOUJOBA
<i>Rubusia equisetiformis</i> CORAL FOUNTAIN
<i>Tecoma data</i> 'Orange Jubilee'
ORANGE JUBILEE
<i>Tecoma sp.</i> 'Sparky'
SPARKY TECOMA
<i>Tecoma x</i> 'Bells of Fire'
BELLS OF FIRE
<i>Yucca baccata</i> GOLDENEYE
<i>Xylocarpus congestus</i> 'Compactum'
DWARF SHINY XYLOCARP

GROUNDCOVERS

BOTANICAL / COMMON NAME
<i>Eriosema prostrata</i> OUTBACK SUNRISE
<i>Rosemarinus officinalis</i> TRAILING ROSEMARY

CACTI/ACCENTS

ITEM
<i>Agave americana</i> 'Marginal'
CENTURY PLANT
<i>Agave schottiana</i> SILVER AGAVE
<i>Agave weberi</i> WEBER'S AGAVE
<i>Aloe barbadensis</i> MEDICINAL ALOE
<i>Bouteloua gracilis</i> BLOND AMBITION
<i>Fouquieria columnaris</i> OCOTILLO
<i>Hesperaloe parviflora</i> 'STORLIGHTS' RED YUCCA
<i>Hesperaloe sp.</i> 'Pink Parade'
PINK PARADE HESPERALOE
<i>Opuntia santa rita</i> PURPLE PRICKLY PEAR
<i>Platycentrus marginatus</i> MEXICAN FENCE POST CACTUS
<i>Pediocactus mitchellianus</i> SLIPPER PLANT
<i>Sarcocaulis thurberi</i> ORGAN PIPE CACTUS
<i>Yucca pallida</i> PALE LEAF YUCCA
<i>Yucca rostrata</i> BEAKED YUCCA

INERTS

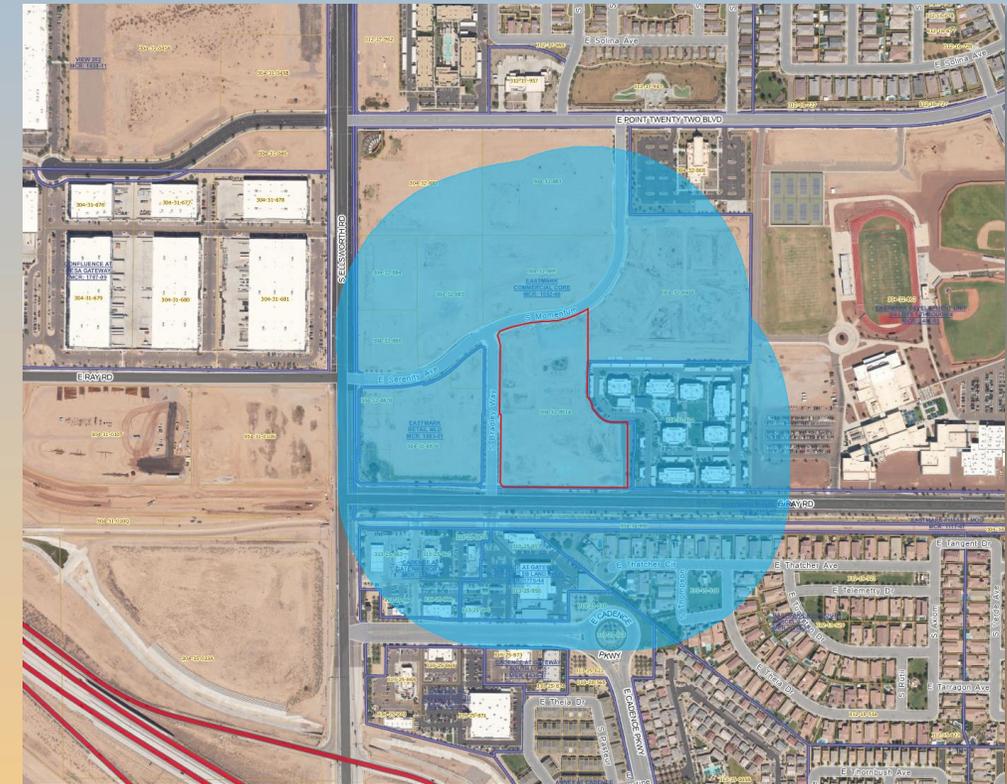
ITEM
DECOMPOSED GRANITE, 2" DEEP, 3/4"
SCREENED CARMEL - BY ROCK PROD
TURF-MID-IRON SOO
ARTIFICIAL TURF
CONCRETE HEADER





Citizen Participation

- Notified property owners within 750 feet, HOAs and registered neighborhoods
- No Comment received at time of staff report





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Section 6 of the Eastmark Community Plan for Site Plan Review

Staff recommends Approval with Conditions



Planning & Zoning Board



Renderings





Renderings





Renderings





Renderings





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