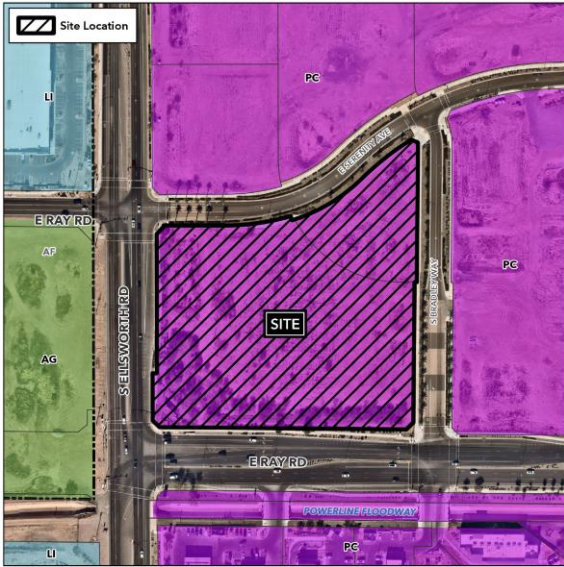




**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**Planning & Zoning Board Staff Report
2025**

May 28,

Case No.	ZON25-00174		
Project Name	Eastmarket		
Request	<ul style="list-style-type: none">Major Site Plan Review for a commercial development		
Project Location	Located at the northeast corner of South Ellsworth Road and East Ray Road.		
Parcel No(s)	304-32-887 304-32-888		
Project Area	6.6± acres		
Council District	District 6		
Existing Zoning	Planned Community		
General Plan Designation	Neighborhood Center		
Applicant	Christian Orr, Brookfield Development		
Owner	DMB Mesa Proving Grounds LLC		
Staff Planner	Josh Grandlienard, AICP, Senior Planner		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for Site Plan Review outlined in the Eastmark Community Plan Section 6(F). Staff has reviewed the project based on the criteria in Section 8 of the Eastmark Community Plan and finds the project generally complies with the Design Guidelines of the Eastmark Community Plan.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan to develop a six building commercial center, with a total of 55,630± square foot of commercial gross floor area on a vacant site (Proposed Project).

Concurrent Applications:

- **Design Review Committee:** The Eastmark Design Review committee reviewed the proposed site plan and elevations and provided preliminary design approval for this case.

Site Context

General Plan:

- The Placetype for the project site is Neighborhood Center and the Growth Strategy is Evolve.
- Retail, Personal Services and Eating and Drinking Establishments are primary land uses, within this Placetype.
- The Proposed Project is consistent with the Neighborhood Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - LU2. Create Opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
 - This project supports the 2050 General Plan by providing a neighborhood grocer to help create a complete community by providing opportunities for commercial uses and creating a sense of place

Sub-Area Plan:

This Proposed Project is located within the Mixed Use Community District of the Mesa Gateway Strategic Development Plan and is consistent with the goals of the Mixed Use Community District and the Gateway Strategic Development Plan. The intent of this area is to provide an integrated mixed use community where this project will help to provide a walkable commercial area to help support the existing residential uses.

Zoning:

- The project site is zoned Planned Community (PC).
- The Land Use Group (LUG) assigned to the project site is Regional Center/Campus Land Use Group
- Commercial uses are permitted within this PC District and the Regional Center / Campus Land Use Groups in this location.

Surrounding Zoning & Use Activity:

The proposed Commercial Development is compatible with surrounding land uses, which include places of industrial uses, general retail, and vacant land.

Northwest (Across Ellsworth Road) LI Industrial	North (Across Serenity Avenue) PC Vacant	Northeast (Across Serenity Avenue) PC Vacant
West (Across Ellsworth Road) AG Vacant	Project Site PC Vacant	East (Across Bradley Way) PC Vacant
Southwest (Across Ellsworth Road) LI Vacant	South (Across Ray Road) PC Various Commercial Uses	Southeast (Across Ray Road) PC Various Commercial Uses

Site History:

- **November 3, 2008:** City Council annexed 3,136.6+ acres, including the project site, into the City of Mesa and established Single Residence 43 (RS-43) zoning (Case No. Z08-055; Ordinance No. 4892).
- **November 3, 2008:** City Council rezoned 3,136.6± acres, including the project site, from RS-43 to Planned Community (PC) for development of a Mixed Use Community, known as Eastmark, and established the project site within Development unit 3 (Case No. Z08-056; Ordinance No. 4893).
- **October 17, 2018:** Planning and Zoning Board approved a modification to the previously established Development Units 3 and 4 to modify the area within the development units and to establish the Development Unit 3/4 North including the creation of the Development Unit Plan for DU 3/4N for an area of 597± acres. (Case No. ZON18-00286)

Project/Request Details

Site Plan:

- **Building Design:** The site plan shows a total of six buildings on site for a total of 55,630 square feet of commercial space. The buildings range in size from 23,200 square feet for the anchor tenant to 4,200 square feet for a proposed bank with drive-up ATM in the southwest corner of the site.
- **Site Design:** The site plan includes a large pedestrian walkway through the middle of the site from Ellsworth Road to the main entrance of the grocer to create a sense of arrival. This primary walkway is landscaped and incorporates seating to allow for places to meet and gather. Additional pedestrian connections are included between all of the buildings shown on the proposed site plan.
- **Access:** The site is surrounded on four sides by public roadways. Three points of access are shown on the proposed site plan with one access on Serenity, with 3 total ingress and egress points on Serenity Avenue, Bradley Way and Ray Road.
- **Parking:** Per Exhibit 14.3 of the Eastmark Community Plan, 202 parking spaces are required for the proposed development, with 278 parking stalls shown on the site plan. The Eastmark Community Plan does not have a maximum number of parking and, according to the applicant, the parking proposed is consistent with the requirements of the proposed tenants.
- **Landscaping:** The landscape plan shows that the proposed site is meeting the required street and on-site planting requirements per the Eastmark Community Plan. The landscape plan also includes enhanced landscaping at the corner of Ellsworth Road and Ray Road to create a sense of arrival.

Development Agreement

The City is working with the applicant and property owner to establish a development agreement to prohibit and restrict certain land uses on the project site to ensure compatibility with the surrounding community and to advance the goals of the Community Plan and DUP.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighborhoods.

Required Notification:

- Property owners within 750 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any comments for this Proposed Project at time of writing this report.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan, subject to the following conditions:

1. Compliance with the final site plan as submitted, except for the proposed locations of the solid waste enclosure, which will require final approval of their locations by time of Building Permit Issuance.
2. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
3. Compliance with Eastmark Development Unit 3/4 North Development Unit Plan dated October 17, 2018.
4. Compliance with any development agreement recorded on the property, and any future amendments.
5. Compliance with the design guidelines in Section 8 of the Eastmark Community Plan.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. Coordinate with the City of Mesa Transportation Department on the design and installation of an enhanced pedestrian connection across South Bradley Way.
8. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2 miles of Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
10. Compliance with all City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation