

Project Overview

Request:

The applicant is requesting Site Plan approval for 11.7± acres for a three-story, 261-unit multi-family residential development, and a 10,840± square foot commercial development (Proposed Project).

Concurrent Applications:

- Major Amendment to the Development Unit 5/6 South Development Unit Plan (DUP): Planning and Zoning Board hearing is scheduled for June 24, 2026. This request is to modify the boundary of the DUP to align with East Rubidium Avenue and establish new boundaries for the District Land Use Group (LUG) (ZON26-00155).

Site Context

General Plan:

- The Placetype for the project site is Mixed Residential, and the Growth Strategy is Evolve.
- Multi-family residential and eating and drinking establishments are principal land uses, and retail is a supporting land use in the Mixed Residential Placetype. A complete community is created when these uses are integrated with high-quality open space and amenities and located near additional services.
- The Proposed Project is consistent with the Mixed Residential 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.
 - N5. Improve street and open space network connectivity within neighborhoods and to local serving amenities.
 - H1. Create more opportunities for housing options.
 - PO2. Integrate bicycle and pedestrian pathways into the City's parks and open space system.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.

Sub-Area Plan:

The Proposed Project is located within the Mixed Use Community District of the Mesa Gateway Strategic Plan. This District should contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial,

employment, civic, and recreational uses to provide a complete community experience. Residential use provides a balance within the Mesa Gateway area with employment, education, commercial and industrial uses surrounding the Gateway Airport. This request meets the intent of the Mesa Gateway Strategic Plan.

Zoning:

- The project site is zoned Planned Community (PC) and is located within the Development Unit 5/6 South DUP area in Eastmark.
- The DUP for DU 5/6 South includes a land use allocation plan that requires specific identification and location of land use types during the review and approval of a site plan. Land Use Group D (LUG-D), District, has been specified for this development.
- Residentially scaled multi-family, and convenience retail and dining along district or arterial streets, are permitted uses if the concurrent DUP Major Amendment is granted.
- The property is also located within the Airport Overflight Area Three (AOA 3), due to its proximity to the Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no restrictions for industrial uses in the AOA 3. Mesa Gateway Airport staff reviewed the proposed project and had no concerns.

Surrounding Zoning & Use Activity:

The proposed multi-family residential, retail and dining uses are compatible with surrounding land uses, which include industrial, single-family residential, and commercial uses.

Northwest (Across Rubidium Ave.) PC Industrial (in construction)	North (Across Rubidium Ave.) PC Industrial (in construction)	Northeast (Across Signal Butte Rd.) RS-7-PAD Single-Family Residential
West PC Great Park (in construction)	Project Site PC Vacant	East (Across Signal Butte Rd.) RS-7-PAD Single-Family Residential
Southwest LC Single-Family Residential	South LC Single-Family Residential and Commercial	Southeast (Across Signal Butte Rd.) RS-7-PAD Single-Family Residential

Site History:

- September 22, 2008: City Council approved a Major General Plan Amendment from Medium Density Residential, Community and Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business Park and Office to Mixed Use Community (MUC) for 3,611.1± acres, including the project site (Case No. GPMajor08-001; Resolution No. 9353).

- November 3, 2008: City Council voted to annex 3,136.6± acres into the City of Mesa, including the project site (Case No. A08-008; Ordinance No. 4891).
- November 3, 2008: City Council established municipal zoning of Single Residence-43 (RS-43) for 3,136.4± acres, including the project site (Case No. Z08-055; Ordinance No. 4892).
- November 3, 2008: City Council approved a rezoning from RS-43 to PCD for 3,136.4± acres, including the project site (Case No. Z08-056; Ordinance No. 4893).
- April 28, 2011: Planning and Zoning Board approved an amendment of exhibit 4.5 of the Mesa Proving Grounds Community Plan (3,200± acres), to include a budget transfer of non-residential gross floor area from Development Units 1 and 9 to Development Unit 6 (Case No. Z11-010).
- April 28, 2011: Planning and Zoning Board recommended approval of Development Unit 6 North for 280± acres, including the northern portion of the project site (Case No. Z11-011).
- May 5, 2014: City Council approved a Major Amendment to the Eastmark (Mesa Proving Grounds) Community Plan for 3,200± acres, including the project site, to modify the character theme and the addition of the Campus/Regional Center Land Use Group to DU5 (472± acres) (Case No. Z14-014; Ordinance No. 5214).
- May 17, 2017: Planning and Zoning Board approved a Development Unit Plan for DU 5/6 South (750± acres)(Case No. Z17-019).
- August 20, 2018: City Council approved a Major Amendment to the Eastmark Community Plan (3,200+ acres) to make changes that impact Development Units 1, 2, 3, and 4 related to Land Use Groups, the Land Use Budget, refinements to the DU character descriptions, and corresponding modifications to various sections of the Community Plan including the removal of the requirement for a non-potable water master plan (Case No. ZON18-00121; Ordinance No. 5464).
- March 7, 2022: City Council approved the final plat for Eastmark Development Units 5 and 6, which established the project site as Parcel 9 (Case No. SUB22-00058; Recording No. 20220302869).

Project/Request Details

Site Plan:

- The multi-family development is comprised of 11 buildings: nine three-story apartment buildings, a single-story 7,439-square-foot clubhouse, and a 406-square-foot maintenance building.
- The commercial portion includes two buildings: a 2,360 square-foot quick serve restaurant pad with a pick-up window, and an 8,480 square-foot retail / restaurant building.

- **Pedestrian Access:** Pedestrian access to the multi-family development is provided via sidewalk connections along Rubidium Avenue, as well as pedestrian paths from the Great Park to the west and from the neighborhood to the south. Pedestrian access to the new commercial area is provided off of the public rights-of-way. An important element of the Proposed Project is the internal pedestrian connection that is proposed between the multi-family residential and the commercial area.
- **Vehicular Access:** Two driveways off Rubidium Avenue serve the new multi-family residential and commercial development.
- **Parking:** Per Exhibit 14.3 of the Eastmark Community Plan (CP) and the submitted materials, the parking is as follows:
 - **Commercial Area**
 - Motor Vehicles: 59 required and 99 provided;
 - Bicycles: 5 required and 5 provided
 - **Multi-Family Residential Area**
 - Motor Vehicles: 488 required and 444 provided;
 - Bicycles: 185 required and 186 provided
- **Per Section 6.1(J) of the CP, Minor Modifications to General Development Standards,** the Zoning Administrator may grant site specific minor modifications to the General Development Standards based upon stated criteria. Reduced parking for the multi-family portion is requested, and the Zoning Administrator has found the requested reduction appropriate and as meeting the stated criteria in Section 6.1(J) as more fully explained below.
- **Landscaping:** The Landscape Plan shows native desert and desert-adapted low-water-use species of trees and shrubs, with six date palms marking the main entry to the multi-family residential portion of the development. A limited amount of live turf is proposed for the dog park, activity and game lawns. A public utility easement and SRP easement is located between the commercial buildings and South Signal Butte Road, which limits the landscape materials in those areas, but trees and shrubs are provided along all property lines. Aleppo Pines (12) are proposed along the south property line of the multi-family residential portion, and a condition of approval has been added to replace those with a low-water-use species.
- **Open Space:** An important element of the Proposed Project is its location adjacent to the Great Park. A seamless interface with the Great Park is part of the design, with pedestrian connections, vistas from within the development out into the Great Park, and no perimeter wall between the development and the Great Park.

Per Section 1.3 of the DU 5/6 South DUP, a transition area crosses the southern portion of this development. The intent of the transition area is to provide a continuous open space area including passive and active amenities for residents. The minimum 50-foot-wide landscaped area along the south property line includes a pedestrian path that connects with the Great

Park and with the existing open space located to the south. In addition to the shared open space areas, each unit is provided a minimum 54-square-foot balcony or patio.

- Land Use Budget: The proposed 261 dwelling units and 10,840 square foot commercial area within a District LUG are consistent with, and do not exceed, the remaining development capacity per the existing Eastmark Land Use Budget Tracker.

Site Plan Approval

Per Section 6.1(F) of the CP, the Planning Board shall review and consider Major Site Plans and grant approval based on a determination that the following criteria have been met:

- a. All provisions of the CP and all other applicable DUP provisions have been complied with as applicable.

The Proposed Project complies with the CP and with the amended DU 5/6 S DUP.

- b. The Site Plan is not detrimental to the general health of persons residing or working in the neighborhood.

The Proposed Project is for multi-family residential housing, and additional neighborhood commercial uses in an area already developed with residential and commercial uses. The Proposed Project is not detrimental to the general health of persons residing or working in the neighborhood.

- c. The Site Plan promotes a desirable relationship of structures to other structures, to open spaces and topography both on the site and in the adjacent development.

The Site Plan shows nine three-story multi-family residential buildings, with a single-story clubhouse centrally located in the development. A single-family residential neighborhood is located adjacent to the south of the project site. The shortest distance between any of the proposed three-story buildings and a single-family residential property is 87-feet, 9-inches. A minimum 50-foot wide landscaped open space is designed for the space between the single-family residential neighborhood and the multi-family structures. The Site Plan promotes a desirable relationship of structures to other structures, to open spaces and topography both on the site and in the adjacent development.

- d. The height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping are in compliance with the General Development Standards.

The Proposed Project is in compliance with the General Development Standards as listed in Exhibit 7.32 and described in the CP.

- e. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways are designed to promote safety and convenience and provide a high quality pedestrian environment.

The Proposed Project provides safe and convenient vehicular circulation throughout the site, as well as pedestrian connections with the Great Park to the west and the adjacent open space area to the south.

- f. The architectural character of the proposed structure(s) are in conformance with the architectural character adopted by any Development Unit Design Guidelines (DUDG) for any given area with intent to avoid excessive variety or monotonous repetition.

The architectural design was reviewed per Section 8.6(C) of the CP and per Section 5.5 of the DU 5/6 S DUP. Per the project narrative, the architectural theme for the multi-family residential development is a modern contemporary style of different sized layered volumes, materials, and strategically placed linear horizontal elements to blend with the surrounding architecture within Eastmark. Exterior materials include four colors of stucco, as well as tile and brick veneers and metal and stucco canopies. A decorative metal feature is applied at the ends of the buildings. To provide articulation, the applicant added foam bands around groupings of windows. To create more prominent and easily identifiable building entrances, the applicant enlarged the entries and faced those areas with tile veneer. Staff has worked with the applicant to incorporate the elements of the DUDG into the design.

The architectural character of the proposed commercial buildings is complementary to the existing commercial development located to the south, Exterior materials include E.I.F.S., stone veneer, CMU veneer and decorative metal. The commercial buildings are in conformance with the DUDG for the area.

The Eastmark Design Review Committee reviewed the elevations and landscape plan for the proposed development and provided preliminary approval. Final approval by the Eastmark Design Review Committee is required prior to permitting.

- g. All mechanical equipment, appurtenances and utilities, and their associated screening are integral to the building design.

The proposed SESs and other mechanical equipment is screened and/or integrated into the building design through the use of paint colors or walls/parapets.

- h. The architectural character of a development considers the unique climatological and other environmental factors of this region.

The architecture includes durable materials, shade canopies, and recessed patios in consideration of the intense sun and other environmental factors of the region.

- i. Within the LUGs GU and UC, building designs reflect the urban character and pedestrian orientation of the area.

The proposed LUG is D; this item is not applicable.

Minor Modifications to General Development Standards

The applicant requests two Minor Modifications to General Development Standards. Each of those is evaluated below, using the criteria provided in Section 6.1(J) of the CP:

Setback of Cross Drive Aisles: Per Section 11-32-4(A) of the Mesa Zoning Ordinance, parking spaces along main drive aisles connecting directly to a Street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the Street. The eastern driveway intersects a cross drive aisle 38.5 feet south of the property line abutting Rubidium Avenue, where a minimum of 50-feet is required per Section 11-32-4(A) of the Mesa Zoning Ordinance (MZO).

1. The minor modification is consistent with the application of design requirements designated in the CP; and

The minor modification is to the MZO; it is consistent with the application of design requirements of the CP.

2. The minor modification is consistent with the implementation of the CP and the DUP; and

The minor modification is consistent with the implementation of the CP and the DUP.

3. The minor modification will result in a project design that meets or exceeds the design goals and guidelines as expressed by the CP; and

The minor modification will allow quick access from Rubidium into the commercial portion of the development. The applicant is also proposing a stop sign to require drivers to stop before exiting the commercial parking area. The minor modification meets the goals of the CP regarding safety and convenience.

4. The minor modification results in a building of superior architectural design, as determined by building form and massing, use of materials and colors, and relationship of the building to the building site; and

The minor modification does not affect the architectural design of the development.

5. The minor modification is in accord with the Mesa Building Code and adopted Engineering Division requirements as amended by the CP, as may be applicable.

Staff from the City's Transportation Department have reviewed this request and have no concerns.

6. The minor modification is consistent with the vision of the CP.

The minor modification is to the MZO; it is consistent with the vision of the CP.

Parking Reduction: Per Exhibit 14.3 of the Eastmark Community Plan (CP), the multi-family portion of the development is required to provide a total of 488 parking spaces, based on the number of bedrooms provided. The applicant is proposing to provide a total of 444 parking spaces for the multi-family development. Based on the gross floor area of the commercial portion of the development, a total of 59 parking spaces are required. The site plan shows 99 parking spaces for the commercial component of the development:

- Commercial Area

- Motor Vehicles: 59 required and 99 provided;
- Bicycles: 5 required and 5 provided
- Multi-Family Residential Area
 - Motor Vehicles: 488 required and 444 provided;
 - Bicycles: 185 required and 186 provided

Reduced parking for the multi-family portion is requested per Section 6.1(J) of the CP: Minor Modifications to General Development Standards,

1. The minor modification is consistent with the application of design requirements designated in the CP; and

The minor modification is consistent with the application of design requirements of the CP.

2. The minor modification is consistent with the implementation of the CP and the DUP; and

The minor modification is consistent with the implementation of the CP and the DUP.

3. The minor modification will result in a project design that meets or exceeds the design goals and guidelines as expressed by the CP; and

The minor modification will result in a reduction of asphalt, and reduction of the overall impact of the car, while providing appropriate levels of parking per the project narrative, and in this way meets the design goals of the CP. Although the applicant is requesting a parking reduction for the multi-family component of the project, the commercial portion of the project is providing 40 additional parking spaces, which will accommodate any potential overflow parking from the residential development.

4. The minor modification results in a building of superior architectural design, as determined by building form and massing, use of materials and colors, and relationship of the building to the building site; and

The minor modification does not affect the architectural design of the development.

5. The minor modification is in accord with the Mesa Building Code and adopted Engineering Division requirements as amended by the CP, as may be applicable.

City staff have reviewed this request and have no concerns. Additional reviews are required prior to issuance of building permits.

6. The minor modification is consistent with the vision of the CP.

The minor modification is consistent with the vision of the CP.

Impact Analyses

School Impact:

The Queen Creek Unified School District reviewed the project and found that the District currently has the capacity to serve future residents of the development with surrounding three elementary schools and one comprehensive 7-12 secondary campus.

Citizen Participation

The applicant conducted a Citizen Participation process per Section 6.1 of the CP, notifying surrounding property owners, HOAs, and registered neighbors, and holding four open house neighborhood meetings.

Neighborhood Meetings:

Wednesday, December 17, 2025, at 5:30 p.m.

Fire Station 221, Eastmark – Meeting Room
9320 East Point Twenty-Two Blvd., Mesa AZ 85212

- 10 individuals attended
- Discussion at this meeting included the following questions/concerns:
 - Number of proposed residential units
 - Traffic
 - Proximity of buildings to existing homes
 - Cross-access from neighborhood to the south

Thursday, March 12, 2026, from 6:00 p.m. to 7:30 p.m.

Sequoia Pathfinder Academy at Eastmark, Classroom 103
4816 South Eastmark Parkway, Mesa, AZ 85212

- 4 individuals attended
- Discussion at this meeting included the following questions/concerns:
 - Support for the overall design of the multi-family residential
 - Preference for no connectivity with small neighborhood park (to the south) and the future Great Park
 - Preference for no yellow flowering trees or palo verde trees
 - Request for more landscaping (trees), buffer setback along the abutting wall of the existing homes to the south

Thursday, April 16th, 2026, from 3:00 p.m. to 7:00 p.m.

The Classroom at the 'Mark Resident Community Center of Eastmark
10100 East Ray Road, Mesa AZ 85212

- 25 individuals attended
- 7 comment cards were completed
 - Two of those comment cards expressed opposition to the apartments proposed north of the existing single-family homes, where a transition area had previously

been shown. One comment card indicated support, and the remaining comment cards did not express support or opposition.

- Discussion at this meeting included the following questions/concerns:
 - Residential density
 - Traffic
 - Concern over the loss of the open space buffer that had previously been shown along the north side of the single-family residential neighborhood that is located west of the Safeway shopping center.
 - Appreciation for the greater open space buffer abutting the existing five residential lots

Wednesday, May 13, 2026, from 5:30 - 6:30 PM

The Classroom at the 'Mark Resident Community Center of Eastmark
10100 East Ray Road, Mesa AZ 85212

- 8 individuals attended
- 3 comment cards were completed
- Discussion at this meeting included the following questions/concerns:
 - Concerns regarding the proposed use/layout of the apartments with some preferring no development
 - Support for the electric vehicle (EV) charging stations
 - Appreciation for the greater open space buffer abutting the existing five residential lots
 - Support for the amenities onsite for the future renters

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the project site were notified by mail of the public hearing.
- Staff received one phone call from a neighbor who expressed opposition to the Proposed Project.
- Staff has received 16 emails from neighbors expressing opposition to the Proposed Project, and three emails from neighbors expressing support for the Proposed Project.

Conditions of Approval

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

1. Compliance with the final site plan as submitted.
2. Prior to submitting any application for a building permit, remove the Aleppo Pines from the Landscape Plan and replace with a low-water-use tree per the Phoenix Active Management Area 5th Management Plan Low Water Use Plant List. If the selected replacement tree is flowering, it shall not produce yellow flowers.

3. Construction of three minimum 3-ft-wide sidewalks connecting this development with the park to the west, as shown on the site plan and constructed per City standards.
4. Any landscaping or other park facilities disturbed during construction of the sidewalks on the park property must be restored.
5. Prior to issuance of any certificate of occupancy, provide at the entries to the Great Park pet waste stations on the project site, and signage indicating that the path leads to a public park and users must follow the rules of the public park.
6. Provide valet trash service daily for every unit in the development.
7. Compliance with all applicable City development codes and regulations.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Final Site Plans and Wall Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage and Utility Plan

Exhibit 6 – Elevations - Commercial

Exhibit 7 – Elevations – Multi-Family Residential

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report

Exhibit 10 – Citizen Comment (emails)

Exhibit 11 – Design Review Committee Approval Letter

Exhibit 12 – Power Point Presentation