



Planning and Zoning Board



ZON25-00174

Eastmarket



Request

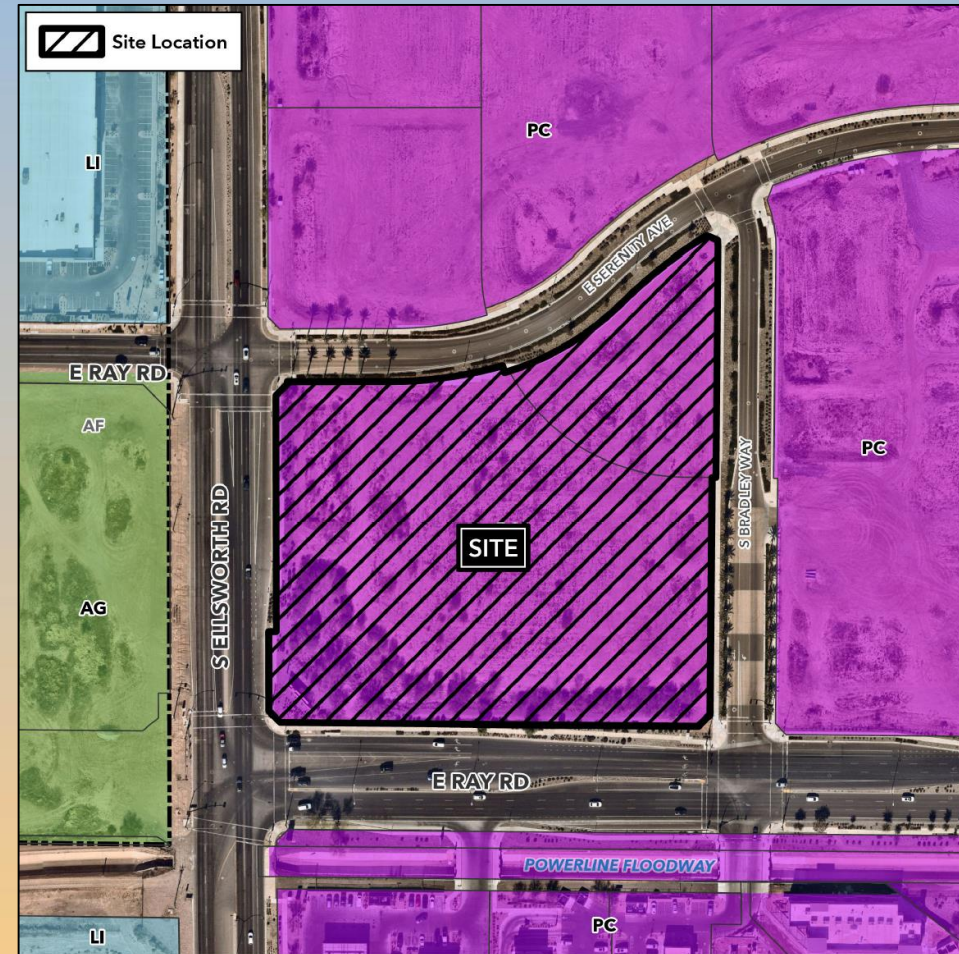
- Major Site Plan Review





Location

- Northeast corner of Ray Road and Ellsworth Road

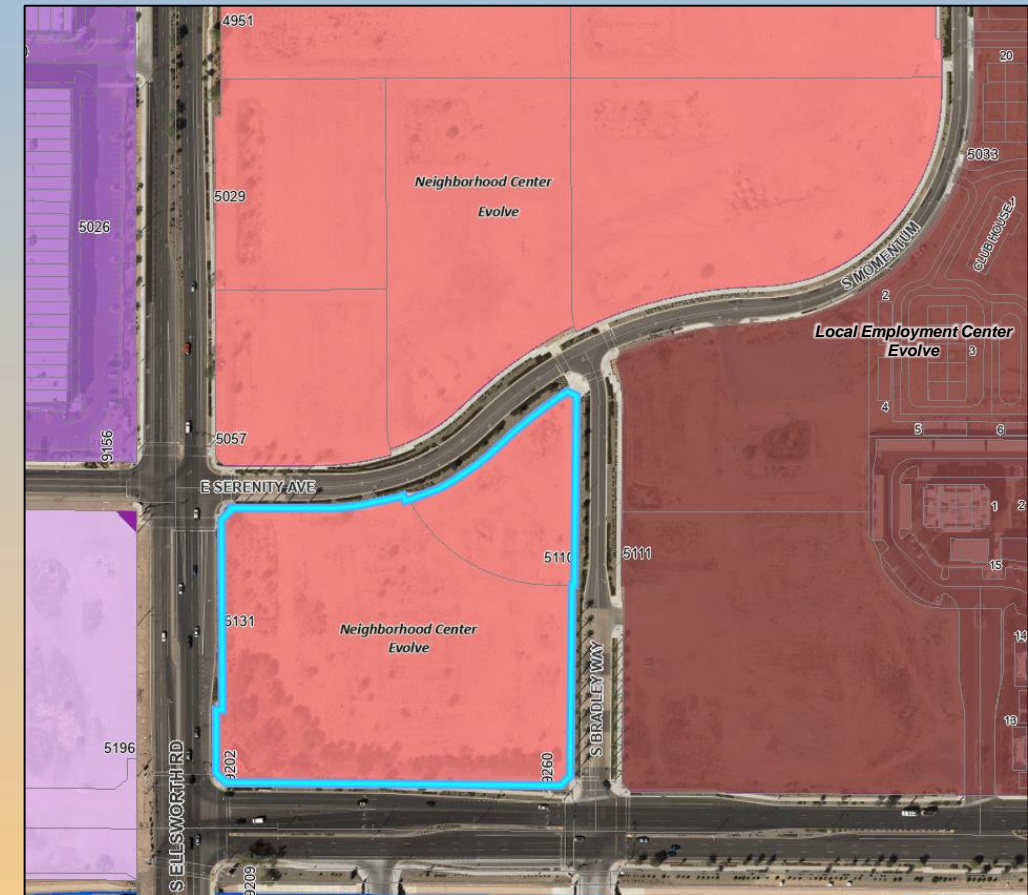




General Plan

Neighborhood Center - Evolve

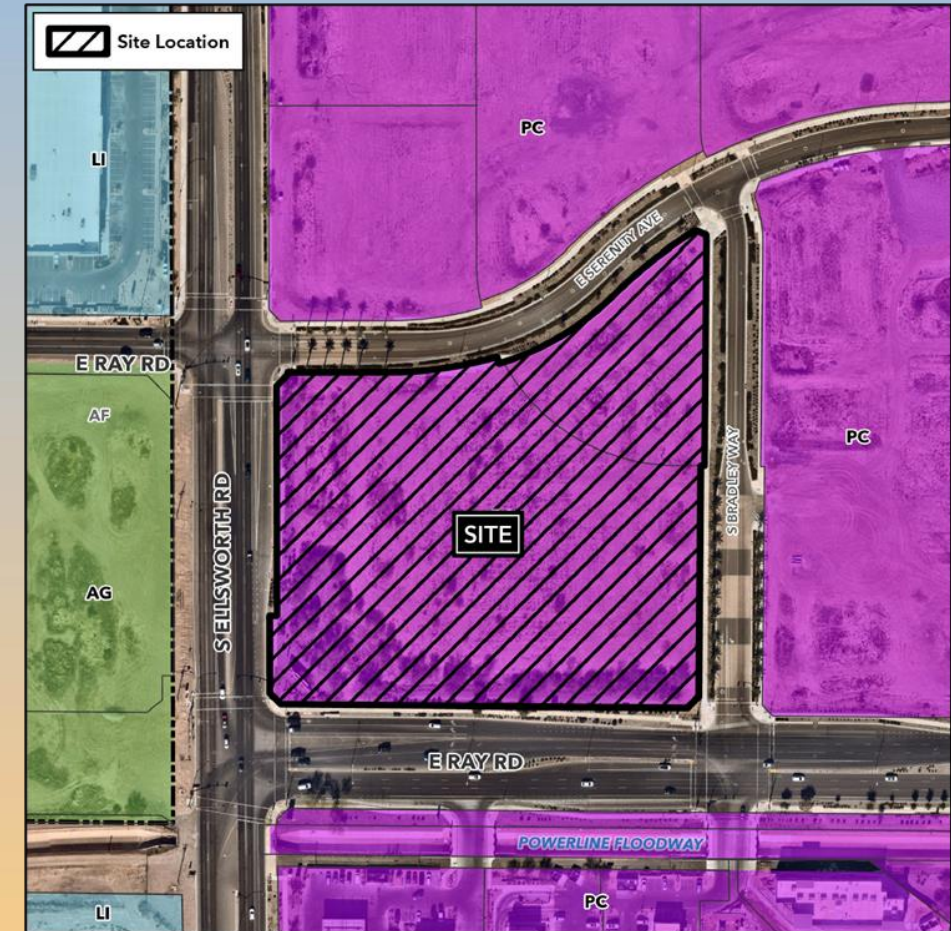
- Small, walkable, low-intensity commercial developments that provide residents convenient access to goods, services, and dining within a short, comfortable walk or convenient drive of their home
- Contain local serving commercial uses such as small-scale retail, personal services, business offices,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





Zoning

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





Site Photo



Looking north from Ray Road



Site Photo

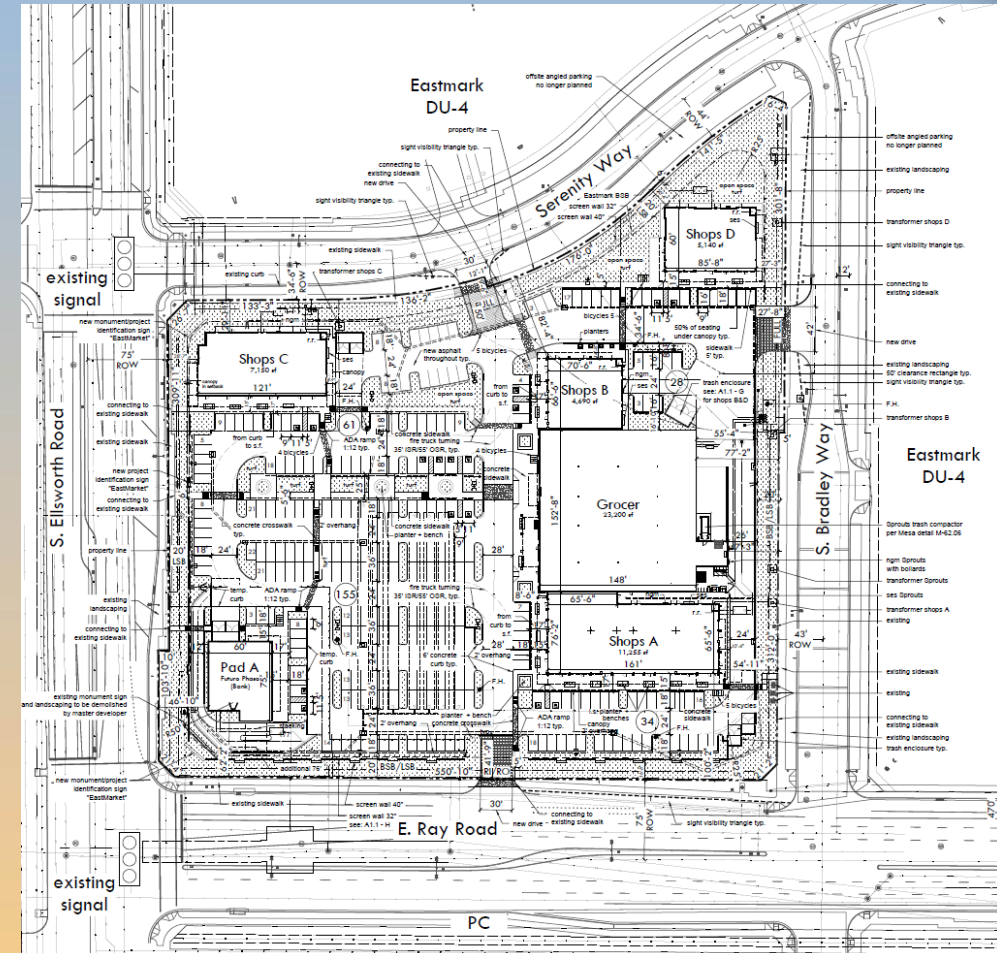


Looking east from Ellsworth Road



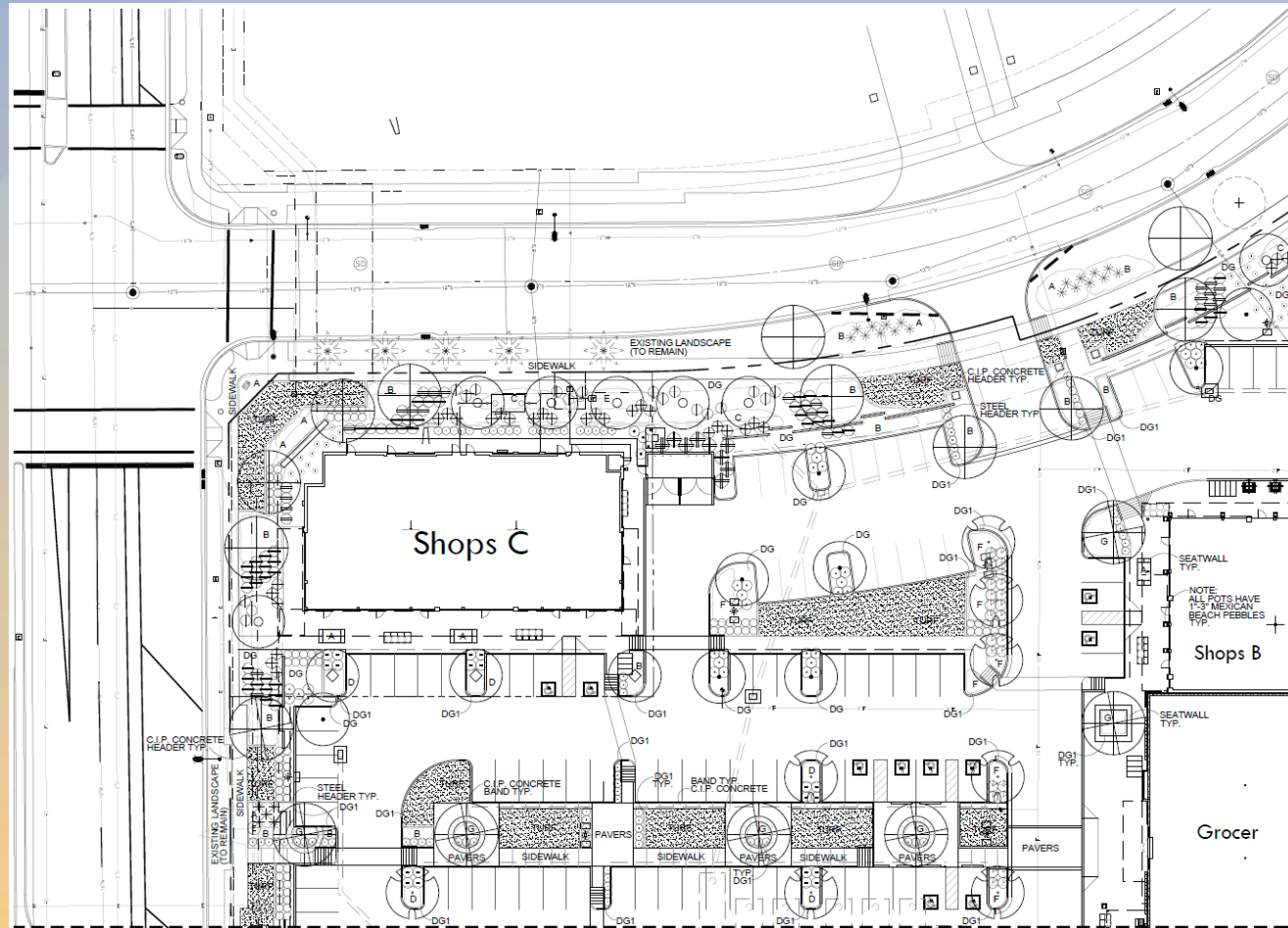
Site Plan

- 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





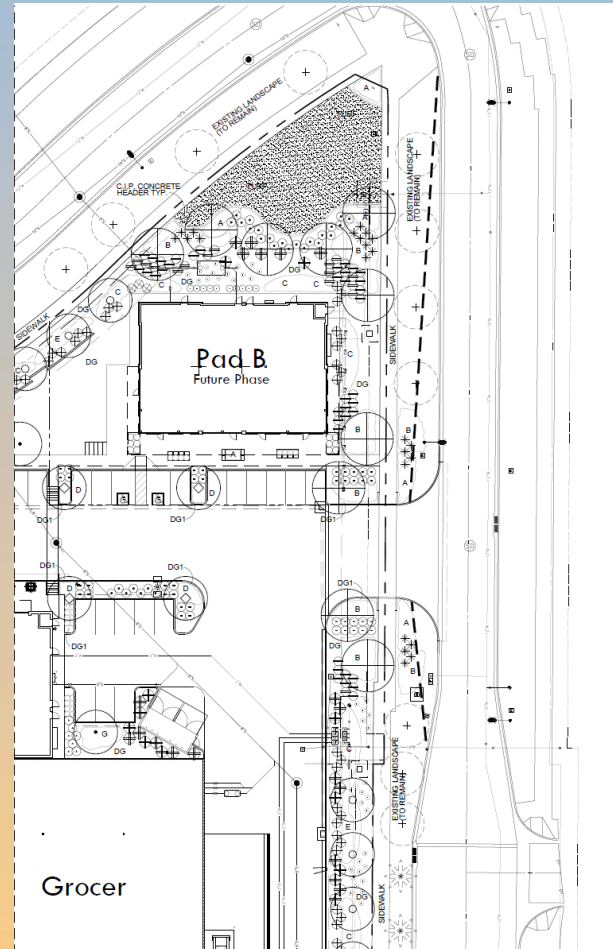
Landscape Plan



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
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GROUND COVER	
TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3" O.C. 270 QTY
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WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL @ 3" O.C. 447 QTY
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TURF AREA	4- 14,470 S.F.
DG	DECOMPOSED GRANITE TO MATCH EXISTING
DG1	1/2" SCREENED 2" DEPTH, TYP.
DG2	1/2" SCREENED 2" DEPTH, TYP.



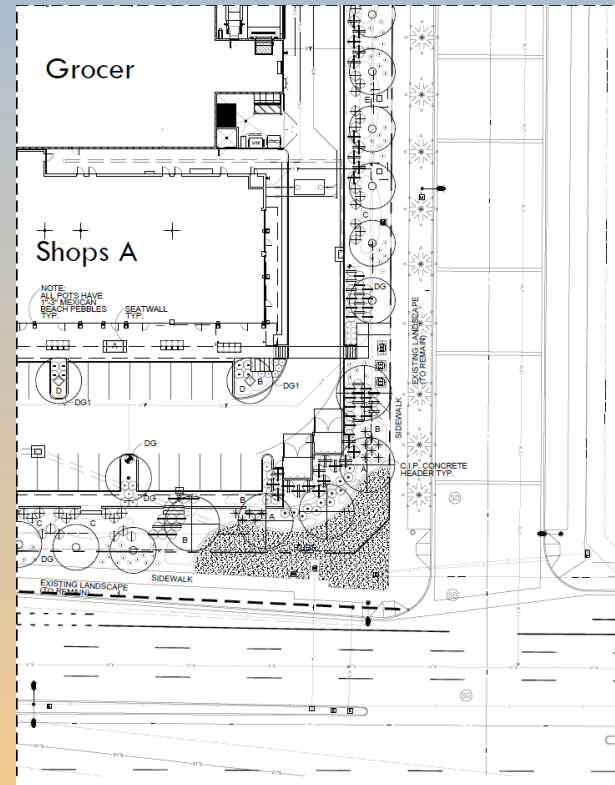
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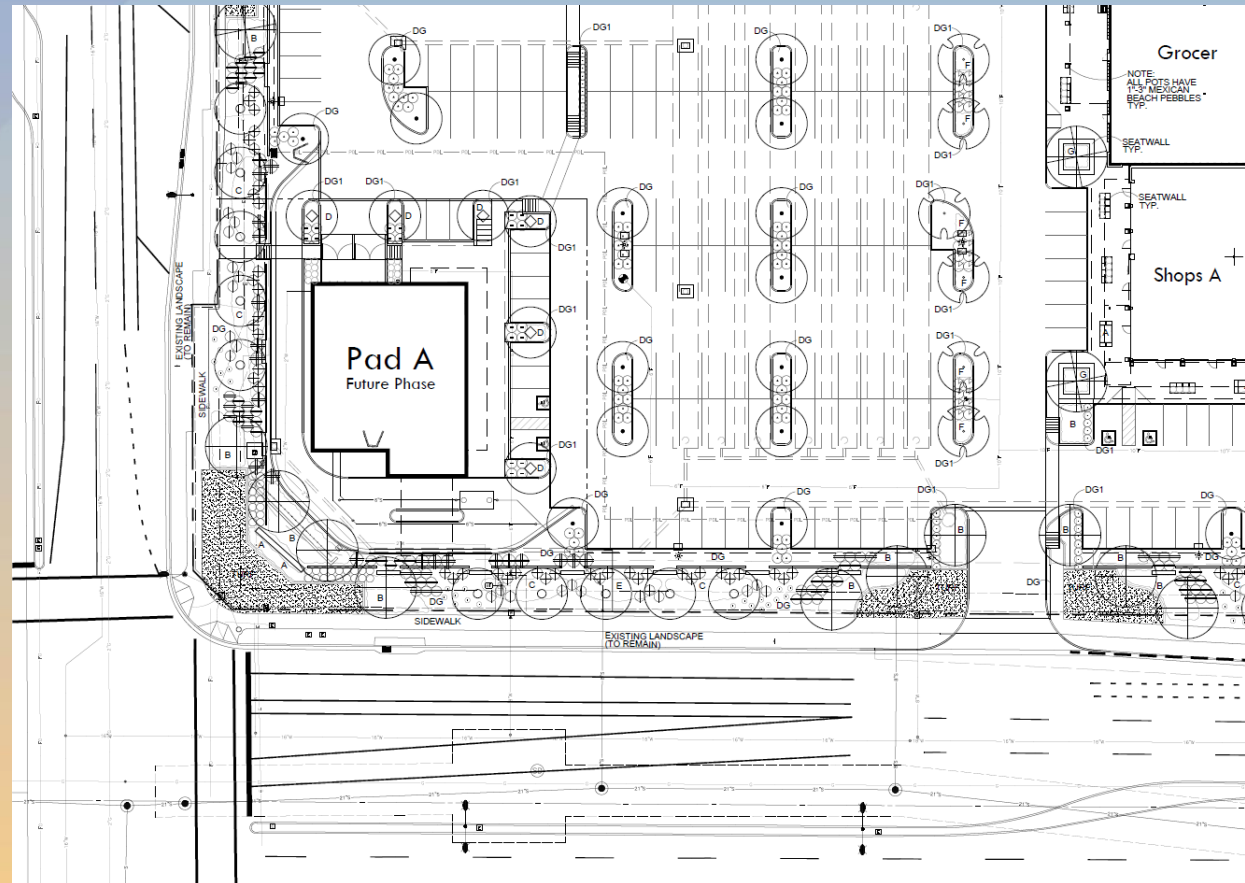
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Site Rendering





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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