

Planning and Zoning Board



ZON25-00174 Eastmarket

Josh Grandlienard, Senior Planner

May 14, 2025





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 smallscale 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





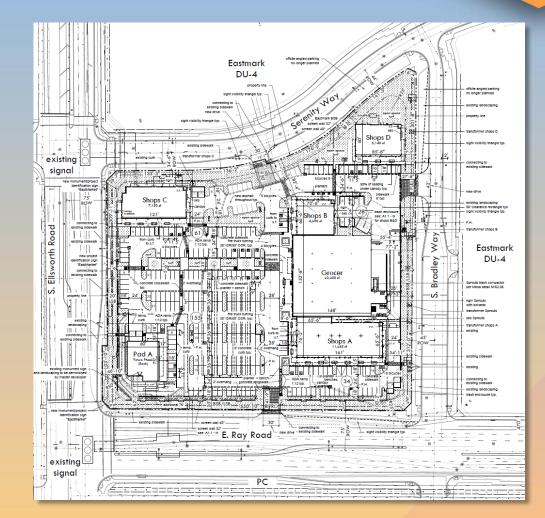


Looking east from Ellsworth Road



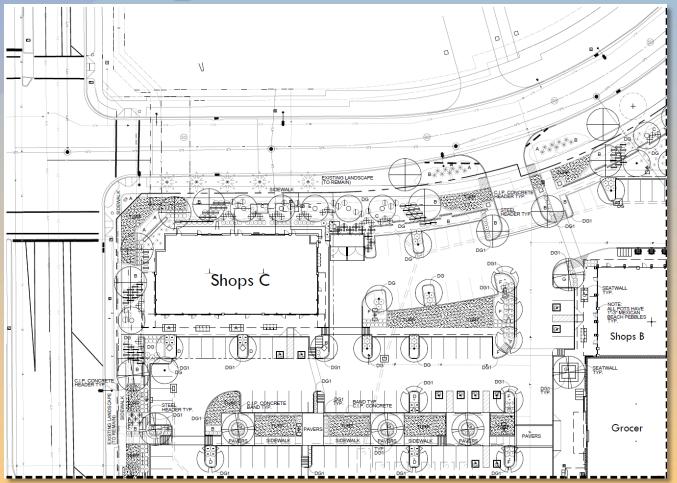
Site Plan

- 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





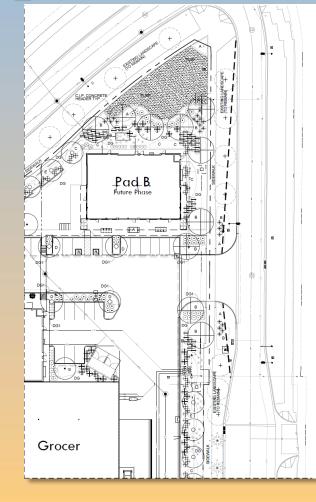




PROPOSED PLANT PALETTE		
$\langle \cdot, \cdot \rangle$		SIZE / QUANTITY 12 QTY
(+)	EXISTING TREE (TO REMAIN) PROTECT IN PLACE	12 QTY
	EXISTING PALM (TO REMAIN) PROTECT IN PLACE	16 QTY
Ð	JOAN LIONETTI LIVE OAK QUERCUS JOAN LIONETTI	48" BOX / 10 QTY LOW-BREAKER
\diamond	JOAN LIONETTI LIVE OAK QUERCUS 'JOAN LIONETTI'	24" BOX / 15 QTY LOW-BREAKER
\oplus	SEEDLESS OLIVE OLEA EUROPAEA WILSONII'	36" BOX / 35 QTY MULTI-TRUNK
$\tilde{\mathbf{G}}$	COMPACT LAUREL FIG FICUS MICROCARPA 'NITIDA'	36" BOX / 14 QTY LOW-BREAKER
(\cdot)	EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / 26 QTY STANDARD -TRUNK
(\circ)	RED PUSH PISTACHE PISTACIA CHINENSIS	24" BOX / 32 QTY LOW-BREAKER
· ·	DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 134 QTY
0	OLEA 'LITTLE OLLIE' TUTTLE NATAL PLUM CARISSA GRANDIFLORA	5 GAL / 128 QTY
•	CARISSA GRANDIFLORA COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL / 88 QTY
	MYRTÜS COMMÜNIS 'COMPACTA' LITTLE JOHN CALLISTEMON 'LITTLE JOHN'	5 GAL / 50 QTY
Ċ	CALLISTEMON 'LITTLE JOHN' BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 248 QTY
⊖ ⊙		5 GAL / 45 QTY
•	DWARF OLIVE OLEA 'LITTLE OLLIE' SALMON DWARF OLEANDER	5 GAL / 135 QTY
• •	SALMON DWARF OLEANDER NERIUM 'PETITE SALMON' LITTLE LYNN SAGE LEUCOPHYLLUM 'LITTLE LYNN'	5 GAL / 125 QTY
	COMPACT TECOMA/OPTION: JOJOBA TECOMA / SIMMONDSIA	
0		15 GAL / 88 QTY
\oplus	SOUR ORANGE CITRUS SPP.	15 GAL / 32 QTY
-	CORAL VINE ANTIGONON LEPTOPUS	15 GAL / 52 QTY
*	RED YUCCA HESPERALOE PARVIFLORA	5 GAL / 148 QTY
	NASHVILLE GRASS MUHLENBERGIA RIGIDA	5 GAL/ 148 Q11
	GROUNDCOVER	1641@2000
A	TRAILING YELLOW LANTANA LANTANA 'NEW GOLD'	1 GAL@ 3' O.C. 270 QTY
В	OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL@ 3' O.C. 967 GTY
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 1 GAL@ 4" O.C.
E	DESERT CARPET TRAILING ACACIA ACACIA REDOLENS	1 GAL@ 4" O.C. 81 QTY 1 GAL@ 2' O.C.
F	DAMIANITA CHRYSACTINIA MEXICANA CHUPAROSA	1 GAL@ 3' O.C. 104 QTY
G	CHUPAROSA JUSTICIA CALIFORNICA	5 GAL@ 3' O.C. 102 QTY
8888	GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL@ 2.5' O.C. 104 QTY
	TURF AREA	+/- 14,470 S.F.
DG DG1	DECOMPOSED GRANITE TO MATCH EXISTING	1/2" SCREENED 2" DEPTH, TYP,
001	DECOMPOSED GRANITE BROWN COLOR AS SELECTED	1/2" SCREENED 2" DEPTH, TYP.



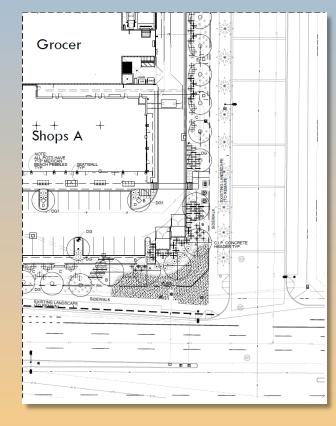




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(\Box)	JOAN LIONETTI LIVE OAK	48" BOX / 10 QTY LOW-BREAKER
\square	QUERCUS 'JOAN LIONETTI'	LOW-BREAKER
\searrow		
(\land)	JOAN LIONETTI LIVE OAK QUERCUS 'JOAN LIONETTI'	24" BOX / 15 QTY LOW-BREAKER
(°)	QUERCUS 'JOAN LIONETTI'	LOW-BREAKER
\bigwedge		
(\rightarrow)	SEEDLESS OLIVE OLEA EUROPAEA WILSONII'	36" BOX / 35 QTY MULTI-TRUNK
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52		
$(\cdot \cdot)$	COMPACT LAUREL FIG FICUS MICROCARPA 'NITIDA'	36" BOX / 14 QTY LOW-BREAKER
N		
\bigcap		24" BOX / 26 OTY
(\cdot)	EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / 26 QTY STANDARD -TRUNK
\times		
(\circ)	RED PUSH PISTACHE PISTACIA CHINENSIS	24" BOX / 32 QTY LOW-BREAKER
\bigcirc		COMPRESENT
	DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 134 QTY
0	TUTTLE NATAL PLUM CARISSA GRANDIFLORA	5 GAL / 128 QTY
•	CARISSA GRANDIFLORA COMPACT MYRTLE MYRTUS COMMUNIS 'COMPACTA'	5 GAL / 88 QTY
_		5 GAL / 50 QTY
Ċ	CALLISTEMON 'LITTLE JOHN'	5 GAL / 248 QTY
0	BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL/45 QTY
•	DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 135 QTY
+ -	SALMON DWARF OLEANDER NERIUM 'PETITE SALMON'	
\odot	LITTLE LYNN SAGE LEUCOPHYLLUM 'LITTLE LYNN'	5 GAL / 125 QTY
Ф	COMPACT TECOMA/OPTION: JOJOBA TECOMA / SIMMONDSIA	5 GAL / 51 QTY
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	NASHVILLE GRASS MUHLENBERGIA RIGIDA	5 GAL / 148 QTY
	GROUNDCOVER	
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B	OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL@ 3' O.C. 967 QTY
C	WINTER BLAZE EMU EREMOPHILA CARNOSA	1 GAL@ 3' O.C. 447 QTY
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F	DESERT CARPET TRAILING ACACIA ACACIA REDOLENS	1 GAL@ 4" O.C. 81 QTY
E		81 QTY 1 GAL@ 3' O.C. 104 QTY
G	DAMIANITA CHRYSACTINIA MEXICANA CHUPAROSA JUSTICIA CALIFORNICA	104 QTY 5 GAL@ 3' O.C. 102 QTY
8888	GREEN CARPET NATAL PLUM CARISSA 'GREEN CARPET'	5 GAL@ 2.5' O.C. 104 QTY
	TURF AREA	+/- 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.

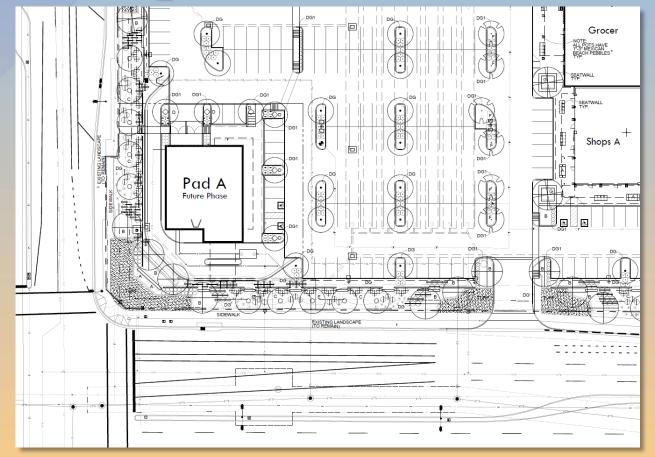






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G CHUPAROSA 5 GAL@ 3' O.C. JUSTICIA CALIFORNICA 102 GTY	
GREEN CARPET NATAL PLUM 5 GAL@ 2.5' O.C. CARISSA 'GREEN CARPET' 104 OTY	
TURF AREA +/- 14,470 S.F.	
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	QUERCUS 'JOAN LIONETTI'	LOW-BREAKER	
V			
$\langle \rangle$	IOAN LIONETTI LIVE OAK	241 BOX / 15 OTV	
(\circ)	JOAN LIONETTI LIVE OAK QUERCUS 'JOAN LIONETTI'	24" BOX / 15 QTY LOW-BREAKER	
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$\langle \rangle$		36" BOX / 35 QTY	
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$\langle \rangle$	DED BURN DISTACHE	241 BOX (22 OT)	
(\circ)	RED PUSH PISTACHE PISTACIA CHINENSIS	24" BOX / 32 QTY LOW-BREAKER	
\smile	SHRUBS		
0	DWARF OLIVE OLEA 'LITTLE OLLIE'	5 GAL / 134 QTY	
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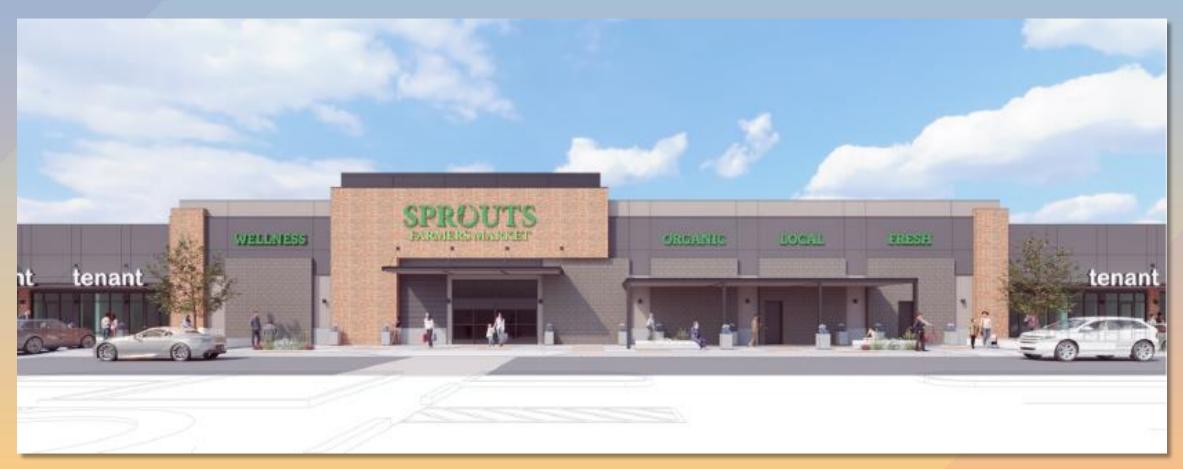


Site Rendering













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