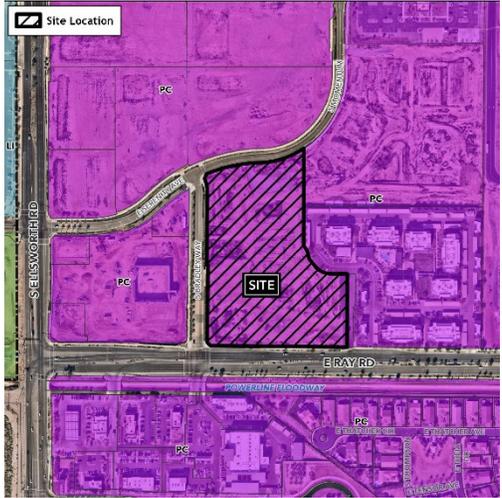


Planning and Zoning Report

Date	March 25, 2026	
Case No.	ZON25-00966	
Project Name	Liv at Eastmark	
Request	<ul style="list-style-type: none"> Site Plan Review for a 208-unit multiple residence development 	
Project Location	Located approximately 725± feet east of the northeast corner of South Ellsworth Road and East Ray Road	
Parcel No(s)	304-32-891A	
Project Area	8.5± acres	
Council District	District 6	
Existing Zoning	Planned Community	
General Plan Designation	Urban Center	
Applicant	Jon Hanna, TriARC Design	
Owner	LIV MESA GATEWAY 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 based on Section 6(F) of the Eastmark Community Plan. 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 four-story, 208-unit Multiple Residence (Proposed Project).

Concurrent Applications:

- Design Review: 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 Urban Center and the Growth Strategy is Evolve.
- Multi-family Residential is a supporting land use, that when integrated alongside a variety of housing types and densities, help create a complete community. Multi-family residential may be integrated into Urban Centers to support the vibrancy and economics of the surrounding area. Additionally, medium- to low-density residential may serve as appropriate transitions from higher intensity uses, such as commercial development, to surrounding neighborhoods. Planned Community is permitted zoning district for Urban Center Placetype.
- The Proposed Project is consistent with the Urban 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.

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. This project will provide a direct pedestrian connection to the commercial development currently under construction on the west side of Bradley Way and is in close proximity to the existing commercial development on the south side of Ray Road.

Zoning:

- The project site is zoned Planned Community (PC).

- The Land Use Group (LUG) assigned to the project site is General Urban Land Use Group
- Commercial uses are permitted within this PC District and the General Urban Land Use Group in this location.

Surrounding Zoning & Use Activity:

The proposed multiple residence development is compatible with surrounding land uses, which include existing residential and commercial development as well as commercial development currently under construction and vacant land.

<p>Northwest (Across Momentum) PC Vacant</p>	<p>North (Across Momentum) PC Vacant</p>	<p>Northeast (Across Momentum) PC Vacant</p>
<p>West (Across Bradley Way) PC Commercial under development</p>	<p>Project Site PC Vacant</p>	<p>East PC Multiple Residence</p>
<p>Southwest (Across Ray Road) PC Commercial</p>	<p>South (Across Ray Road) PC Commercial</p>	<p>Southeast (Across Ray Road) PC Commercial</p>

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 12 three-story apartment buildings in addition to a single story clubhouse and a single-story maintenance building. Four of the proposed buildings include ground floor garages and are accessed internally, similar to a townhouse design style.

- **Site Design:** The site plan includes a large entry located on the west side of the property off Bradley Way, which terminates at the clubhouse and leasing office, creating a sense of arrival for the development. The site also includes multiple amenities such as a children's play area, gaming lawn, outdoor BBQ area, and a dog park located centrally to the site. Pedestrian connections throughout the site ensure that all units are connected to the amenity areas and surrounding neighborhood.
- **Access:** The site plan shows a single primary ingress/egress point off of Bradey Way with an emergency and resident only egress point provided on the eastern side of the site. Additionally, the applicant will work with the commercial development on the west side of Bradley Way to install an enhanced pedestrian connection between the two developments.
- **Parking:** Per Exhibit 14.3 of the Eastmark Community Plan, 373 parking spaces are required for the proposed development. The proposed site plan includes 374 parking stalls. The 16 proposed garage units include Level 2 EV chargers with an additional 30 EV ready parking spaces located throughout the development.
- **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 Bradley Way and Ray Road to create a sense of arrival.

Citizen Participation

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

Neighborhood Meeting:

A neighborhood meeting was held on May 1, 2025, where no attendees from the public attended the meeting.

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.
- No opposition was expressed.

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.
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 the design guidelines in Section 8 of the Eastmark Community Plan.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. Coordinate with the City of Mesa Transportation Department on the design and installation of an enhanced pedestrian connection across South Bradley Way.
7. 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.
8. 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."
9. 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 – Grading and Drainage Plan
- Exhibit 6 – Elevations
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Eastmark Land Use Budget Tracker DU4

Exhibit 10 – Power Point Presentation