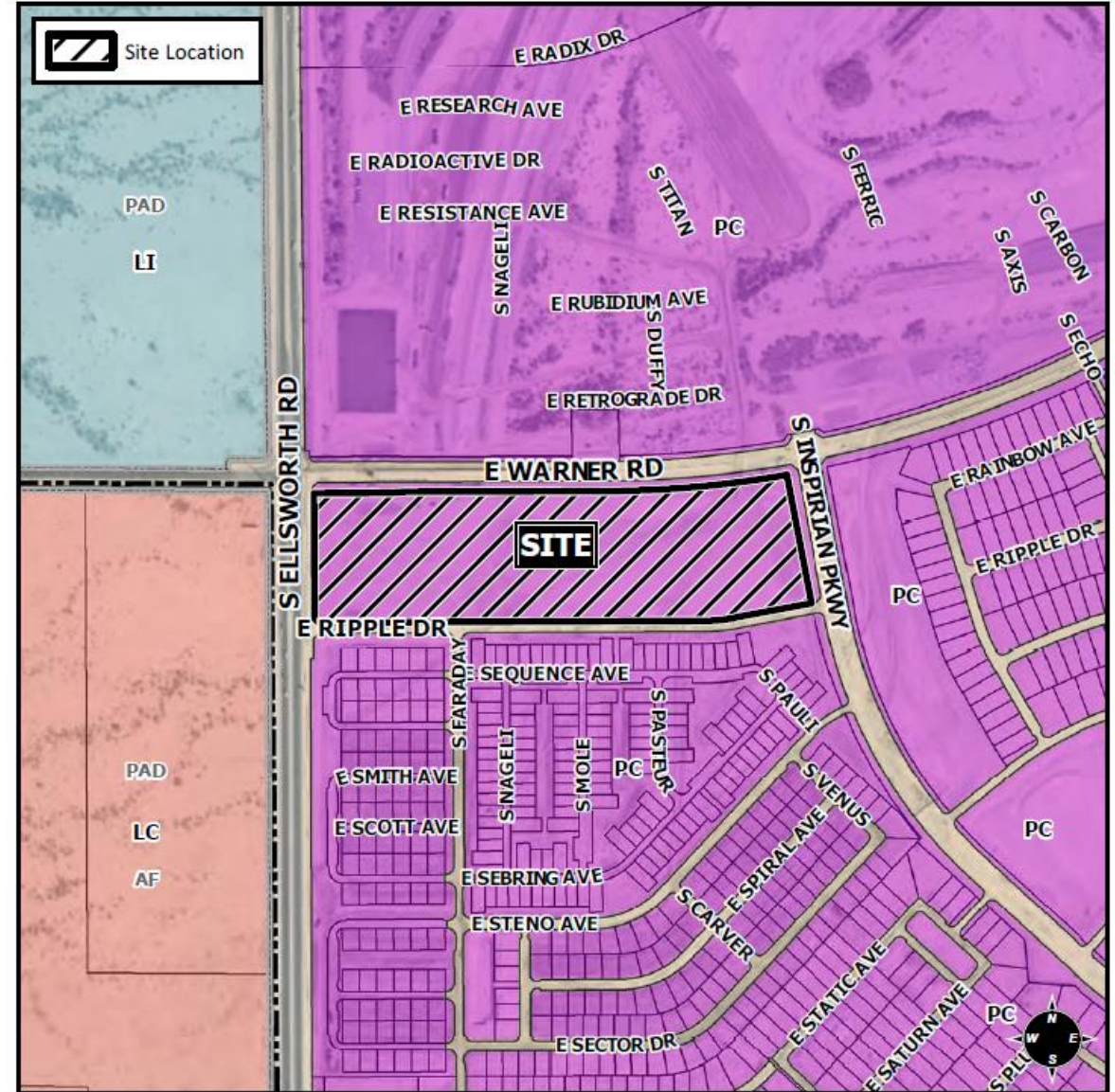


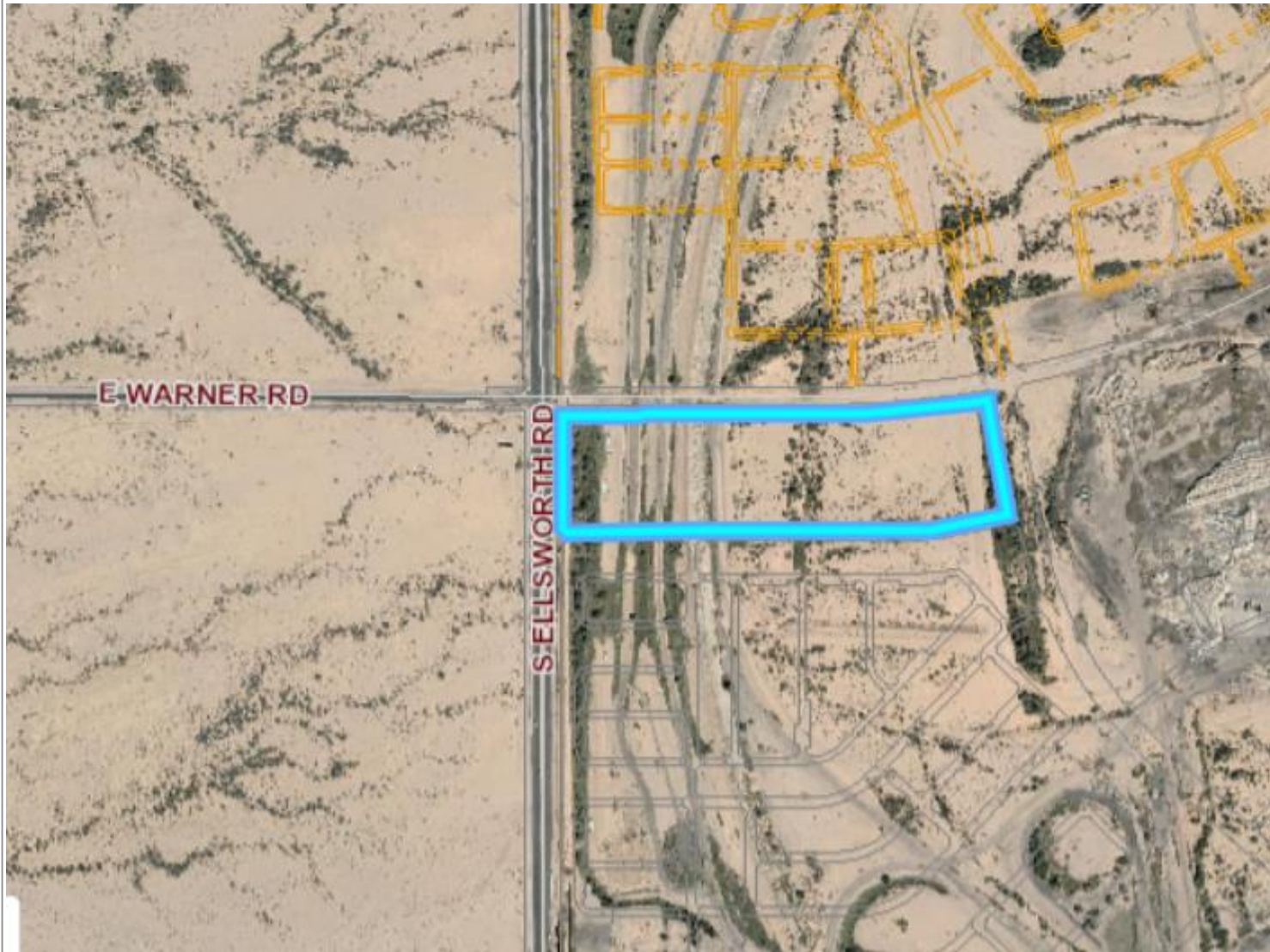


**ZON20-00627**

# Location

- East of Ellsworth Road
- South of Warner Road
- West of Inspirian Parkway
- Within Eastmark Community





## Request

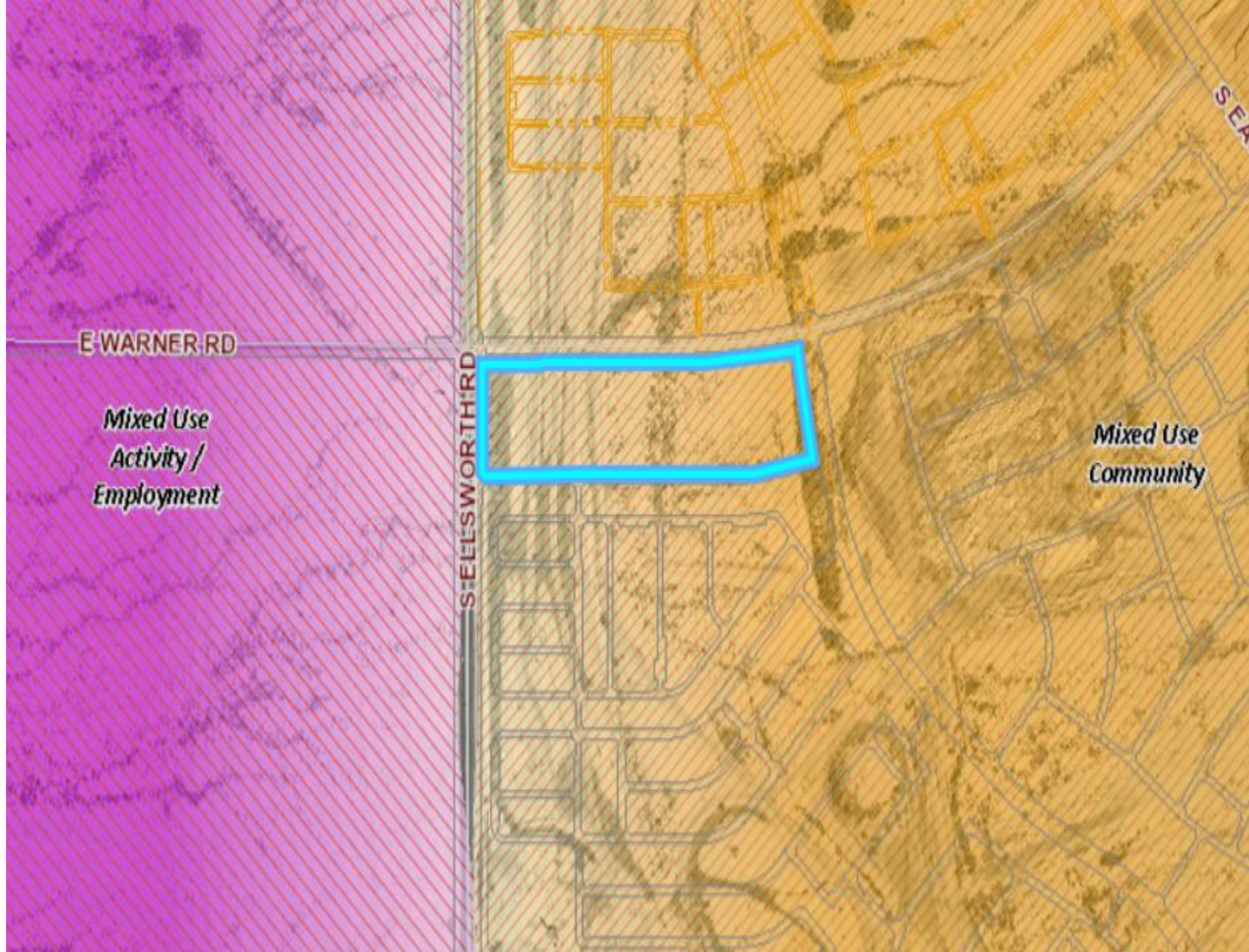
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- Site Plan Review

## Purpose

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- Allow for a multiple residence development



# General Plan

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## Mixed-Use Community

- Creation of live/work/play community
- Variety of land uses (low to high density residential, commercial, employment, etc.)

# Zoning

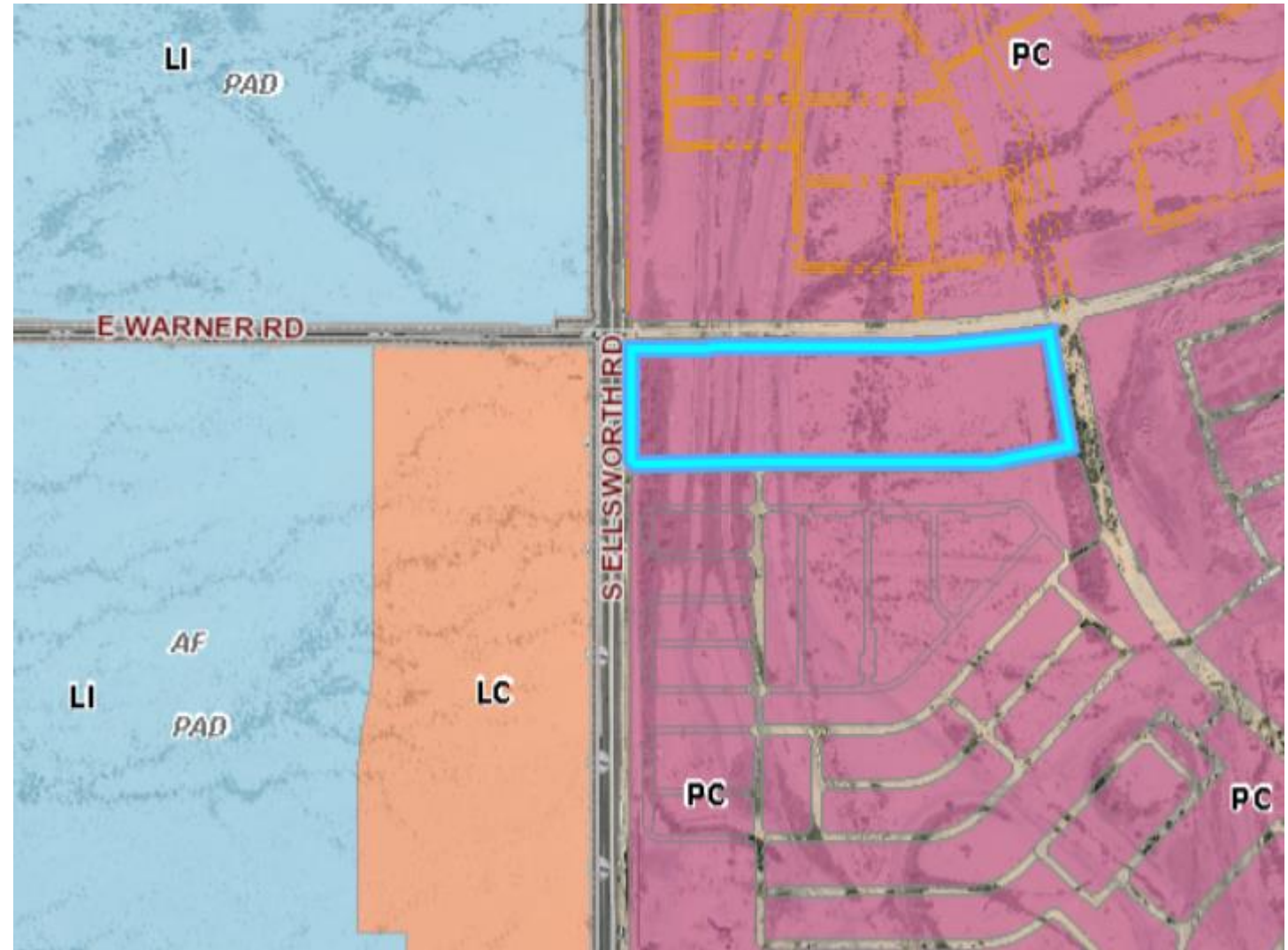
## Planned Community (PC)

- Eastmark

## Development Unit 3/4

## North

- Land Use Group (LUG)
  - General Urban

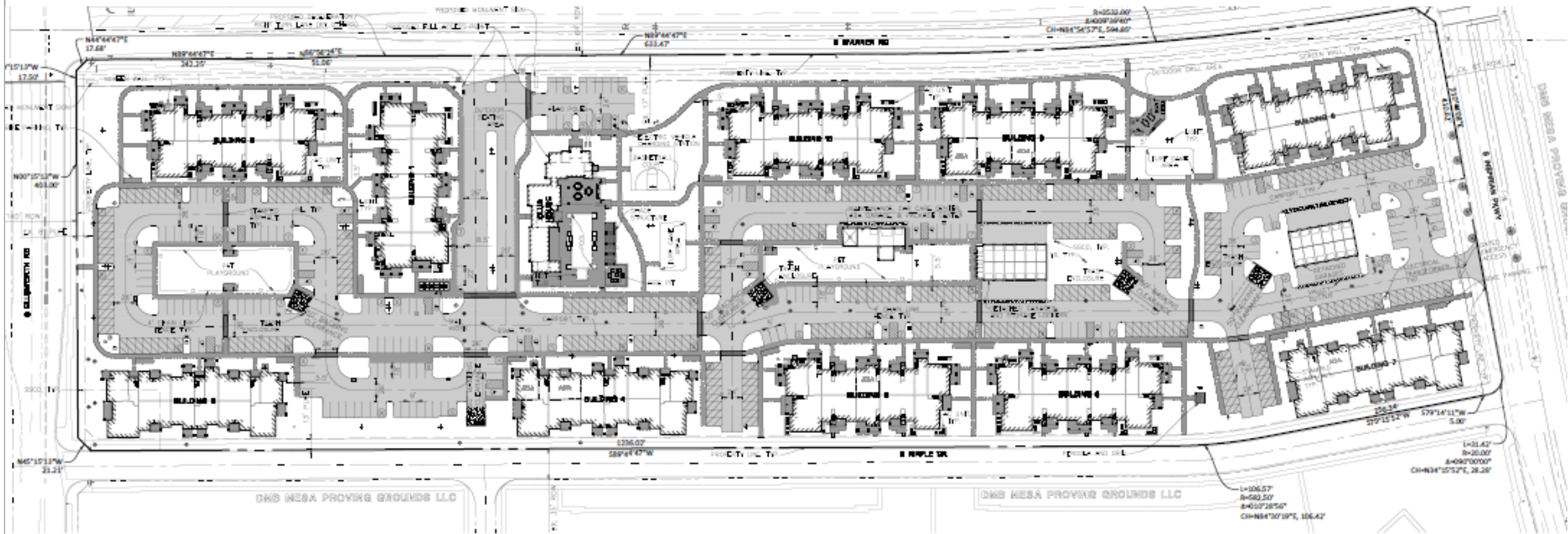


# Street View



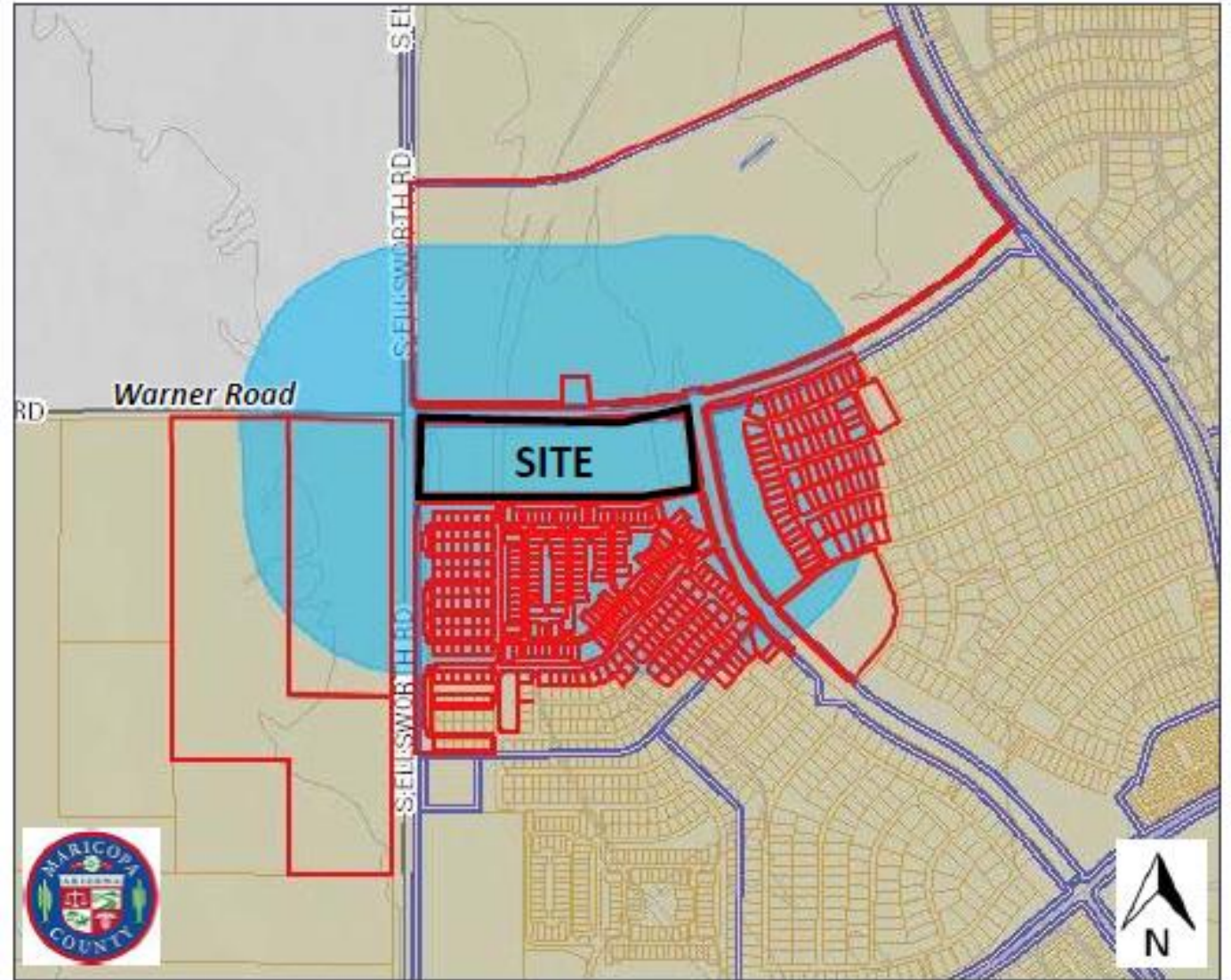
Looking east from Ellsworth Road

# Site Plan



## Citizen Participation

- Mailed letters to property owners within 1000' of the property
- HOA's within .5 mile of the site
- Staff has not received any neighborhood feedback.







**Front Elevation**  
SCALE: 1/8"=1'-0"



**Front Elevation**  
SCALE: 1/8"=1'-0"



**Front Elevation**  
SCALE: 1/8"=1'-0"

# Elevations

- Eastmark Design Review Committee

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan (CP)
- ✓ Complies with the Development Unit Plan for DU 3/4 North
- ✓ Meets the review criteria for Site Plan Review (Eastmark CP - Section 6.1)

## Staff Recommendation

Approval with Conditions