



# Planning & Zoning Board



# ZON25-00054

## EdgeCore Condo Plat – Preliminary Plat

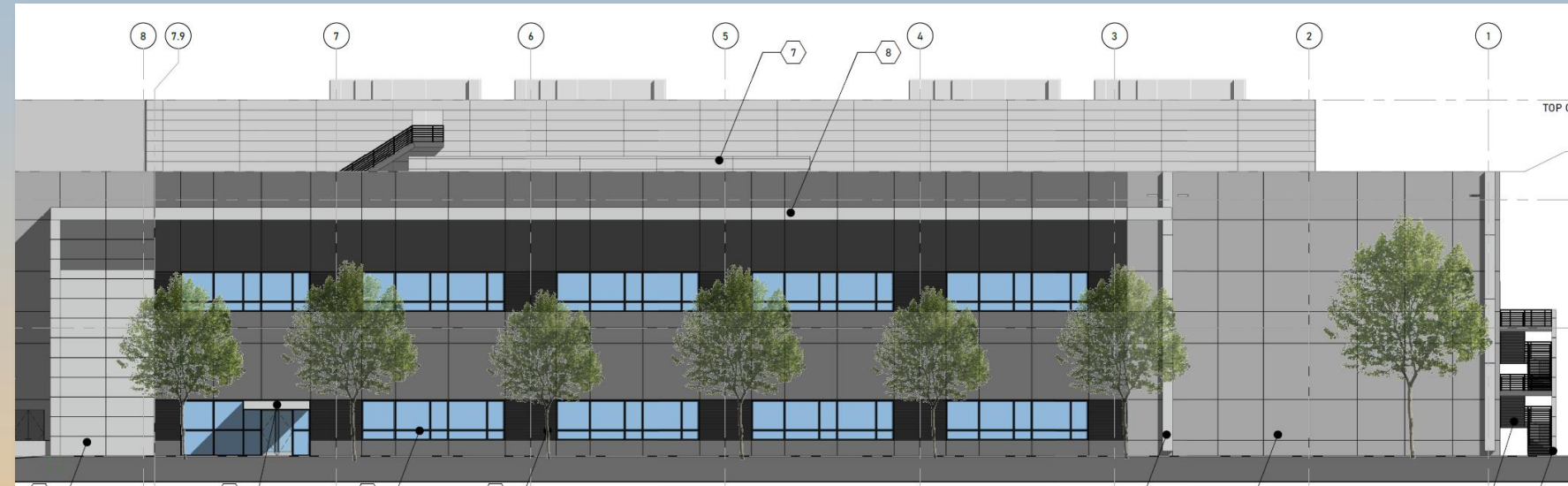
Kwasi Abebrese, Planner II

April 23, 2025



# Request

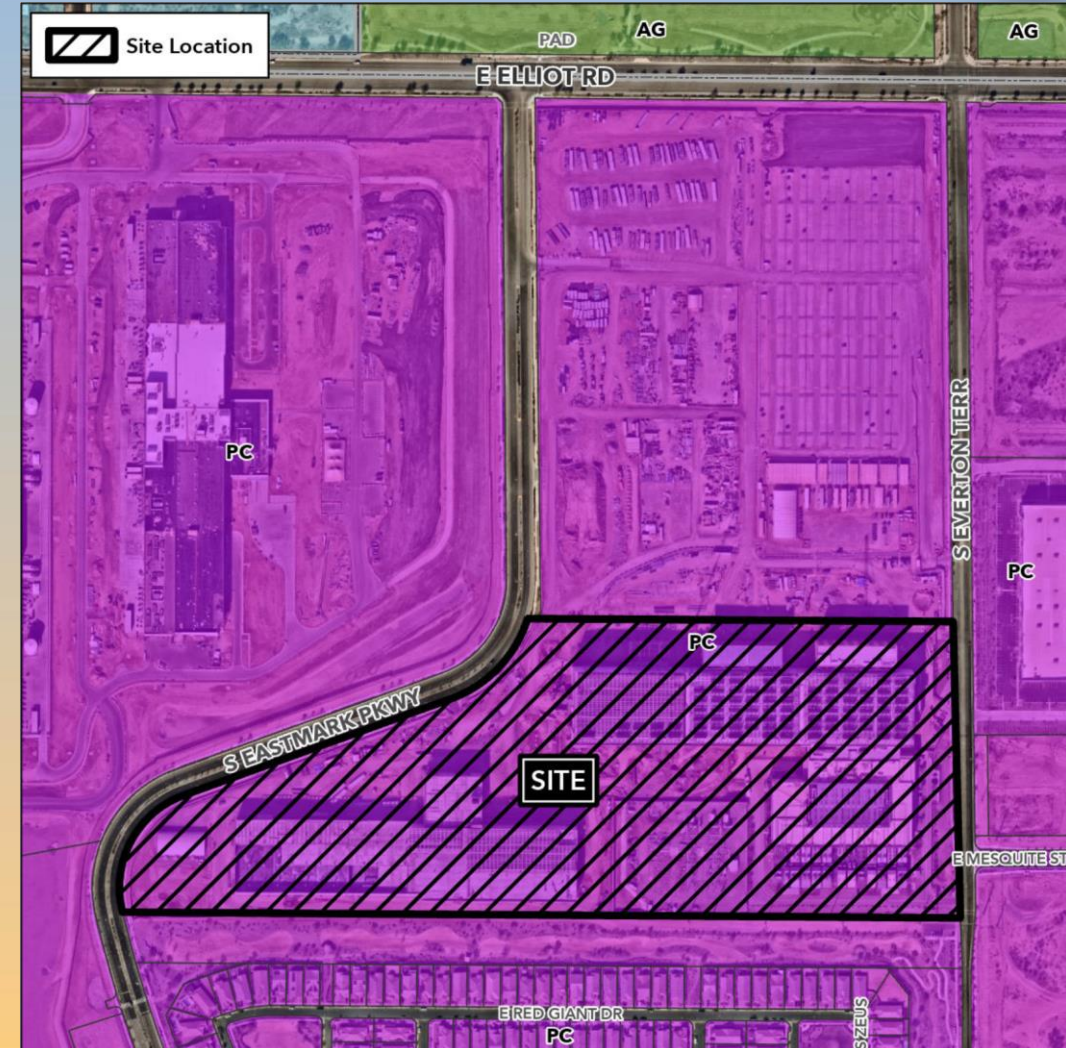
- Preliminary Plat
- For a four-unit condominium subdivision





# Location

- South side of Elliot Road
- East side of Eastmark Parkway
- West side of Everton Terrace
- Within Eastmark Development Unit 5/6 South





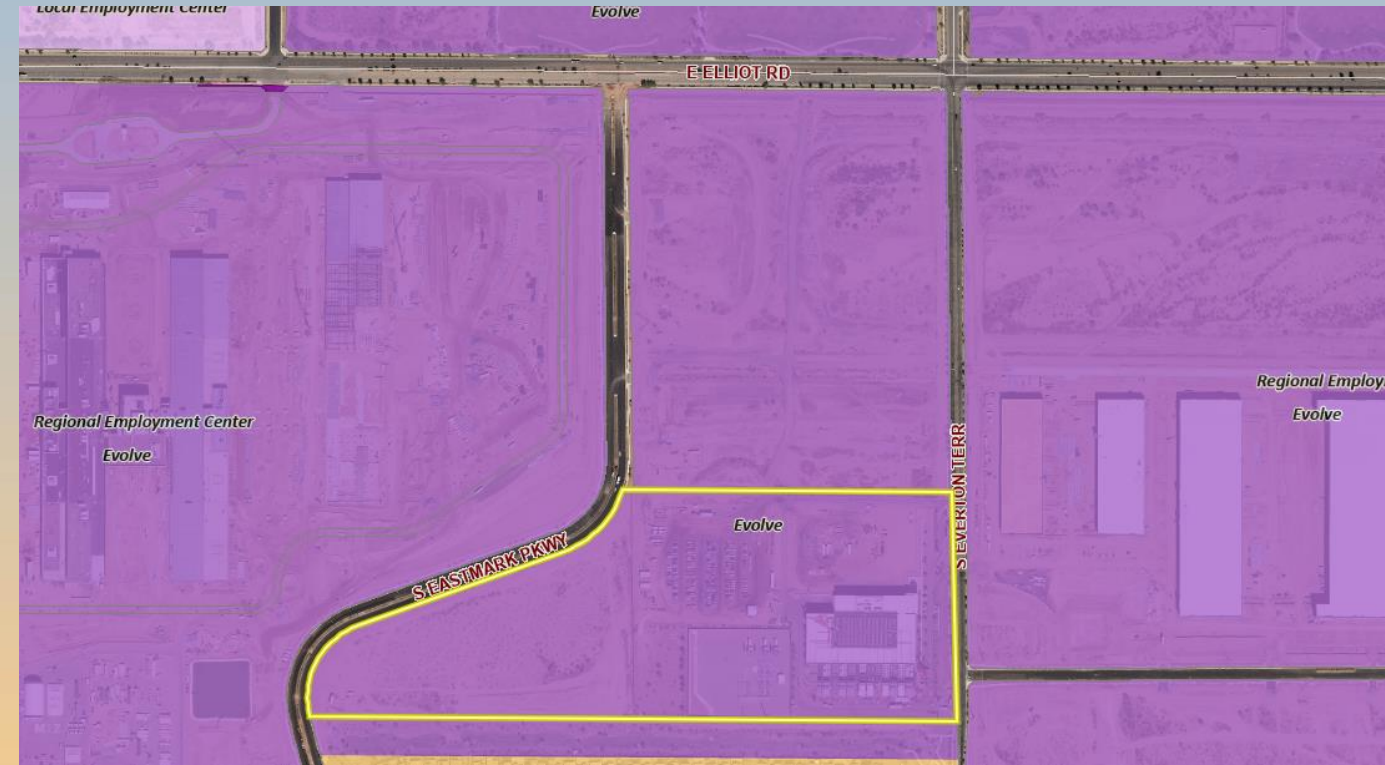
# General Plan

## Regional Employment Center - Evolve

- Wide range of employment opportunities

## Mesa Gateway Strategic Development Plan

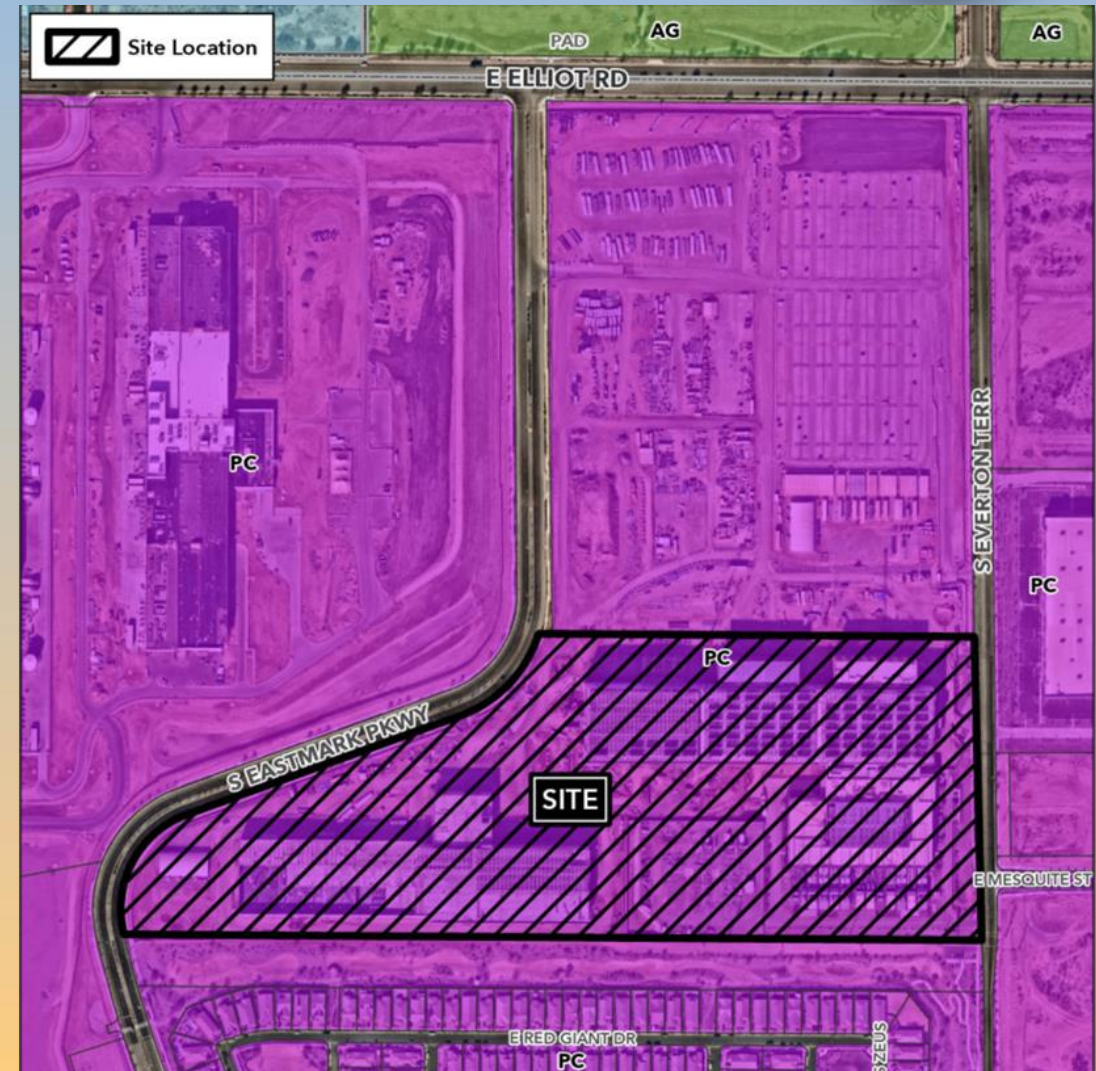
- Located within the Mixed-Use Community District





# Zoning

- Planned Community (PC)
- Within the Regional Center/Campus Land Use Group (LUG-C)
- Existing industrial use is allowed by right within LUG-C





# Site Photo

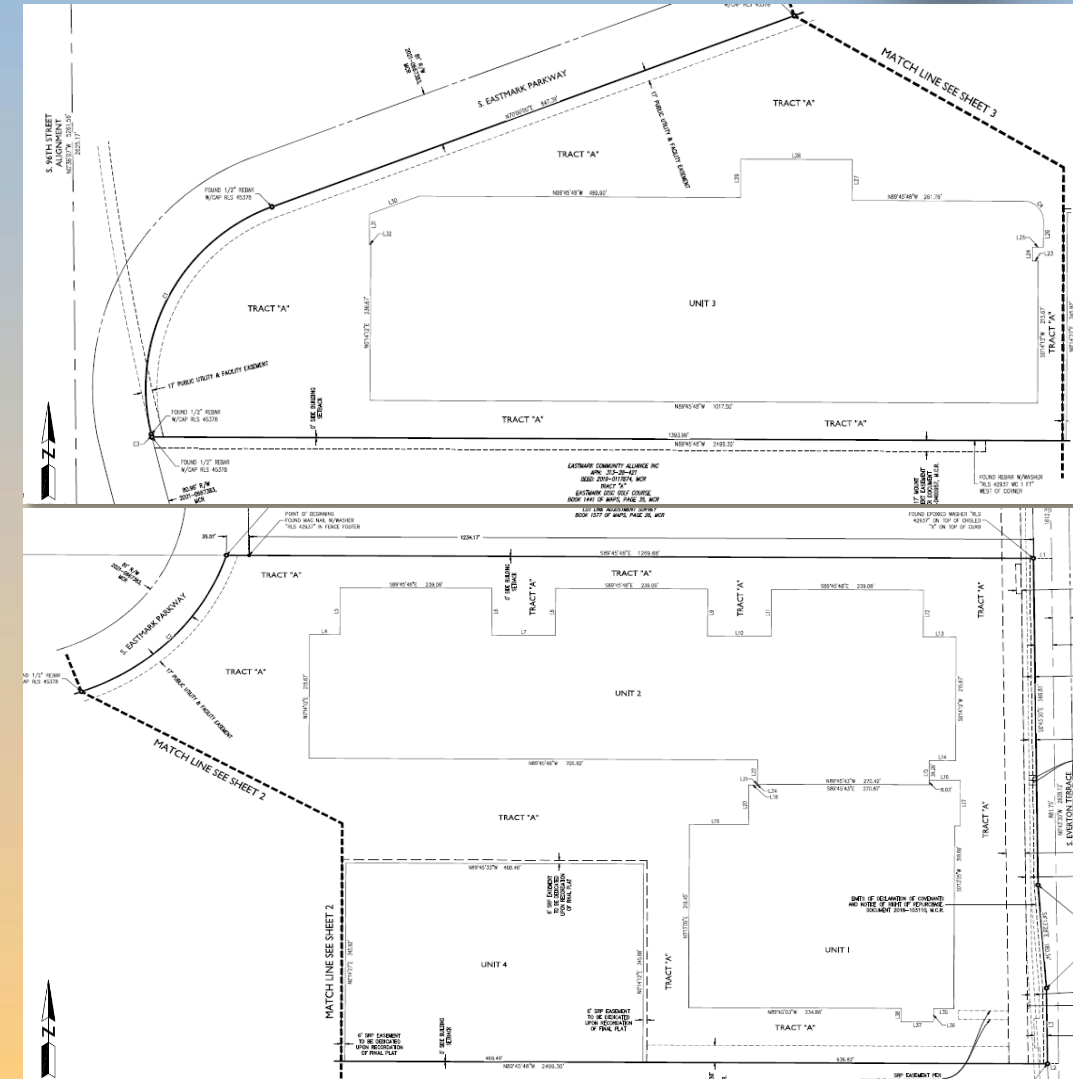


Looking west towards the site from Everton Terrace



# Preliminary Plat

- 4 units proposed
- 1 dedicated tract for common elements, limited common elements, open space, parking, landscaping, public utilities easements, drainage and retention







# Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*



# Planning & Zoning Board