



PLANNING & ZONING BOARD

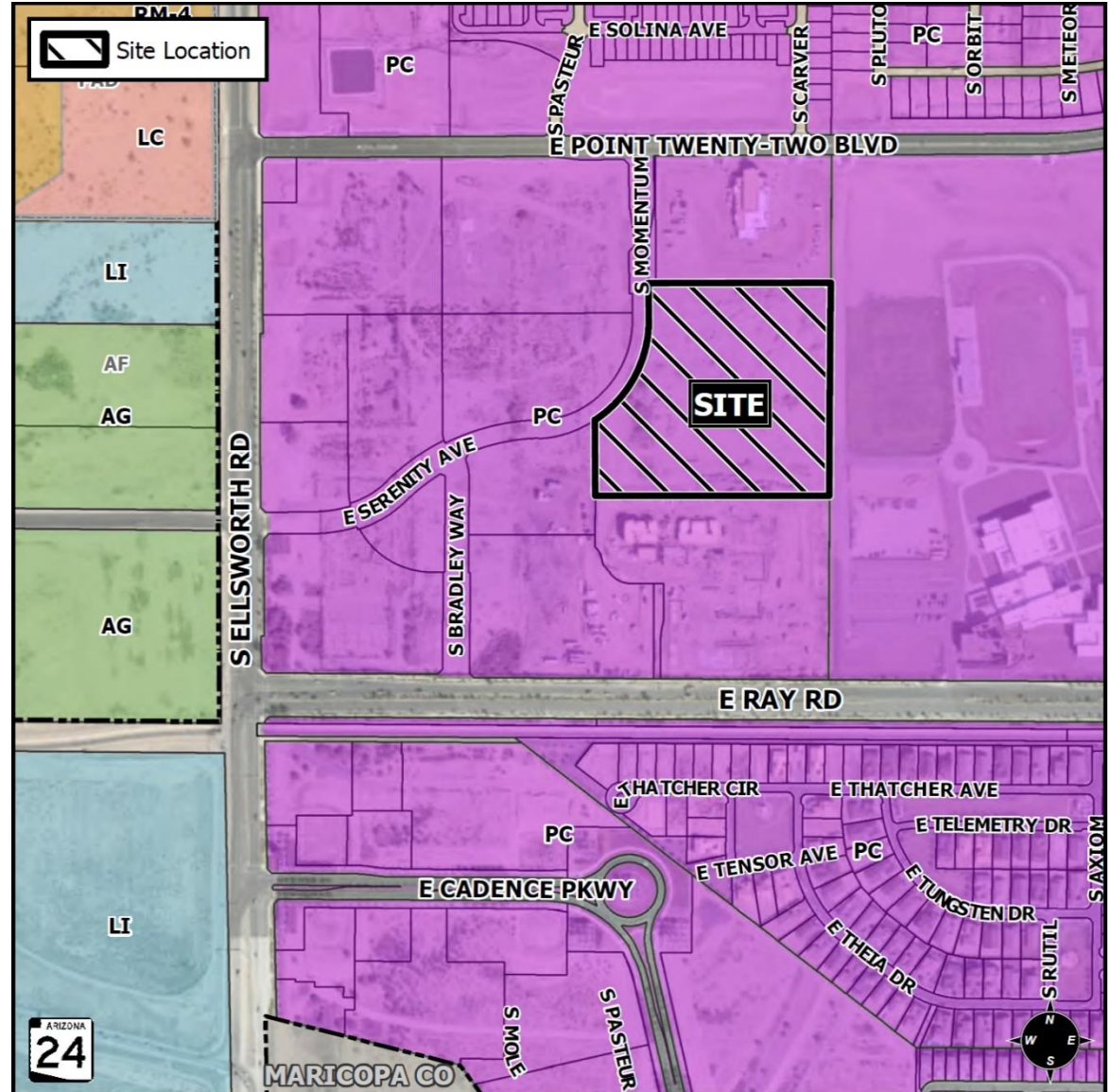
September 22, 2021

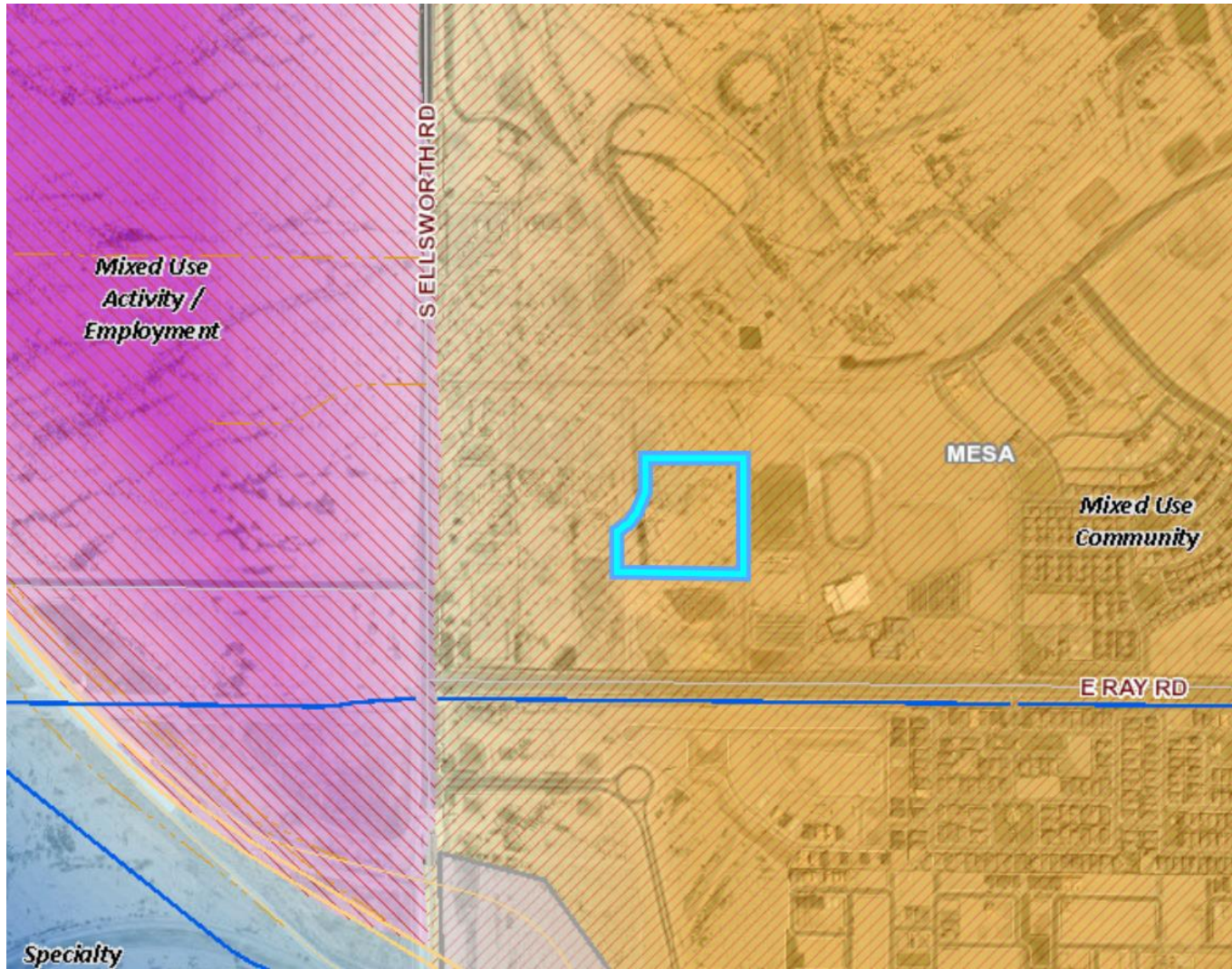


ZON21-00657

Location

- North of Ray Road
- East of Ellsworth Road
- Within Eastmark Community





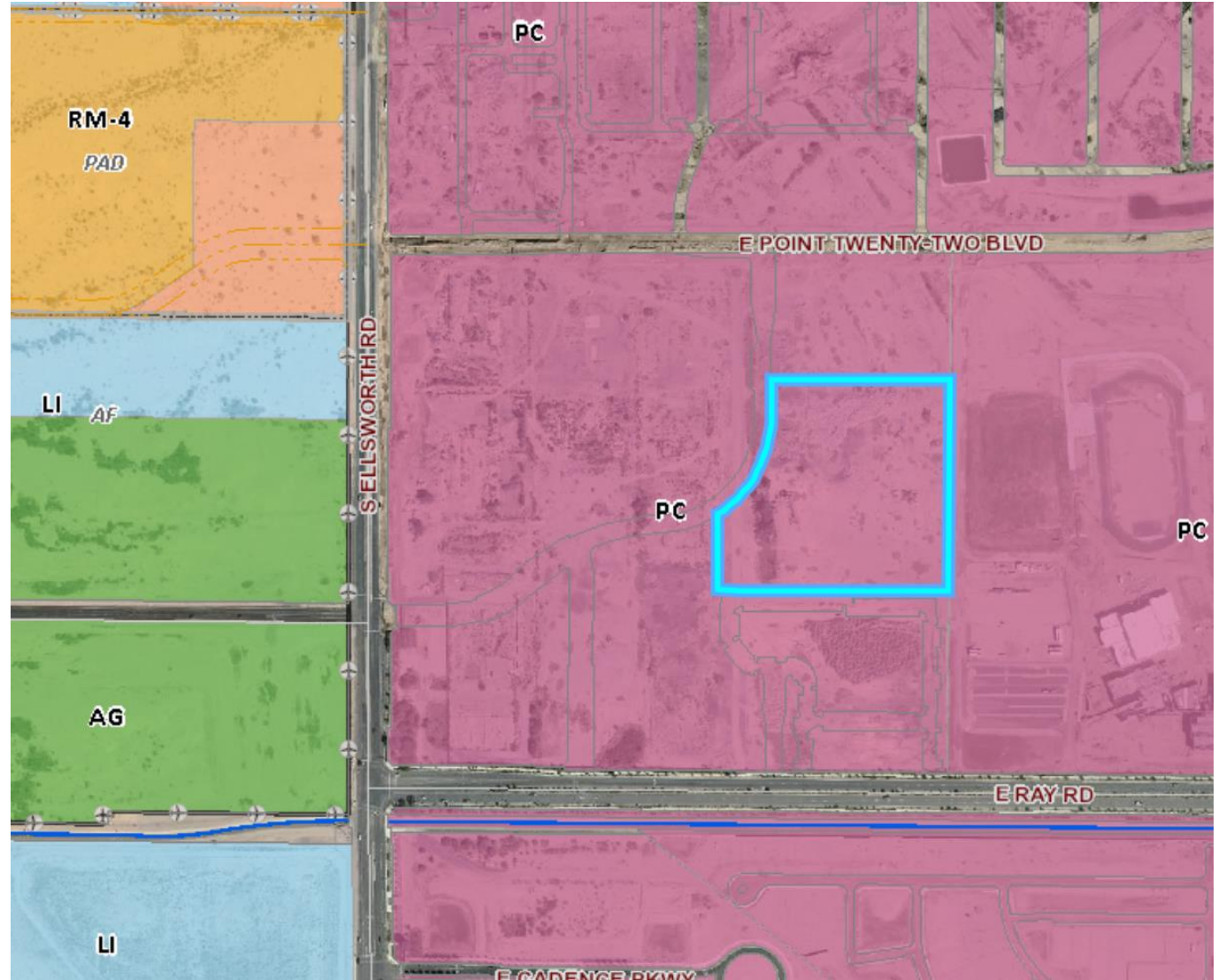
General Plan

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 General Urban (GU)





Request

- Site Plan Review

Purpose

- Allow for a multiple residence development

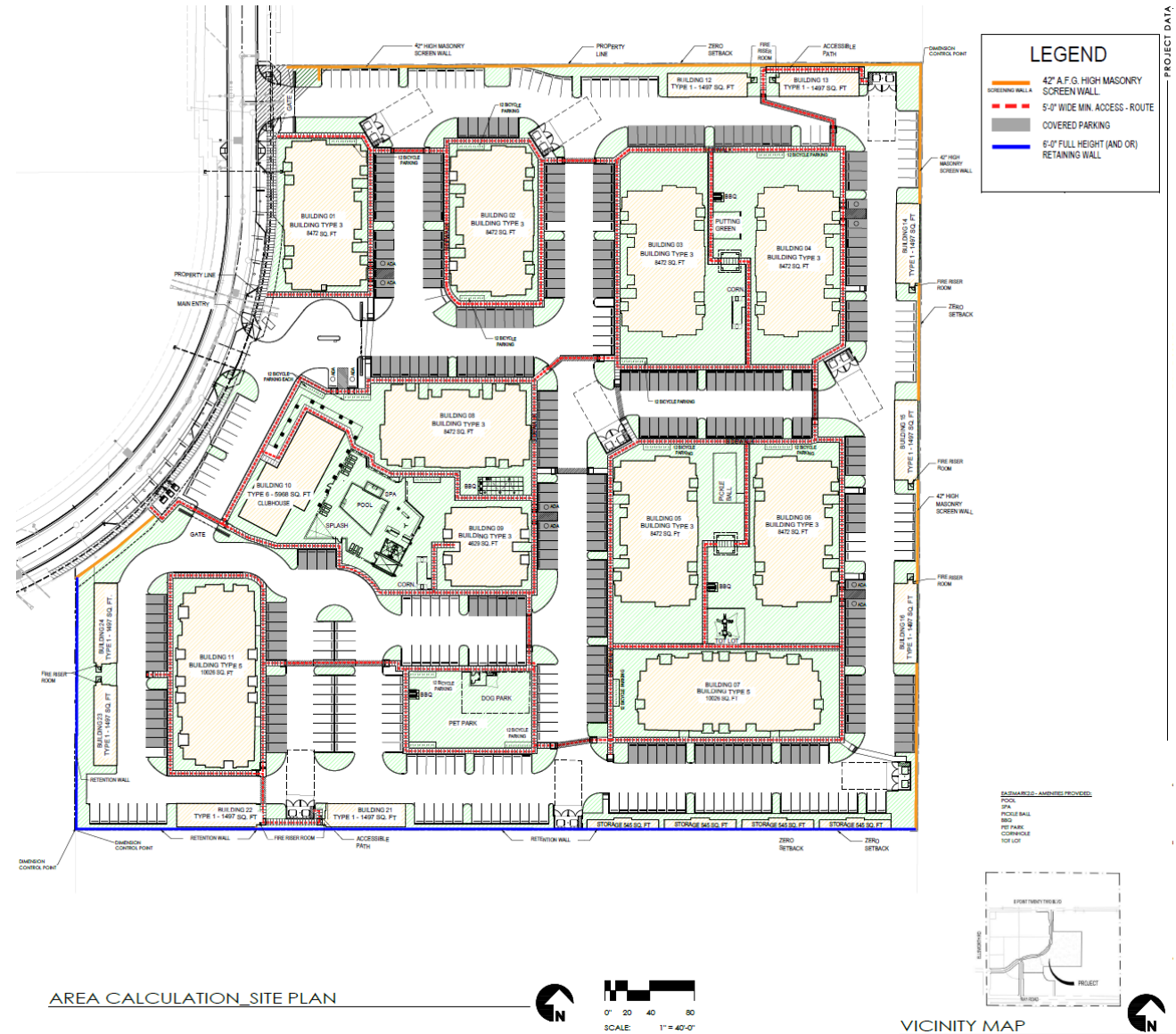
Site Photos



Looking north towards the site from Ray Road

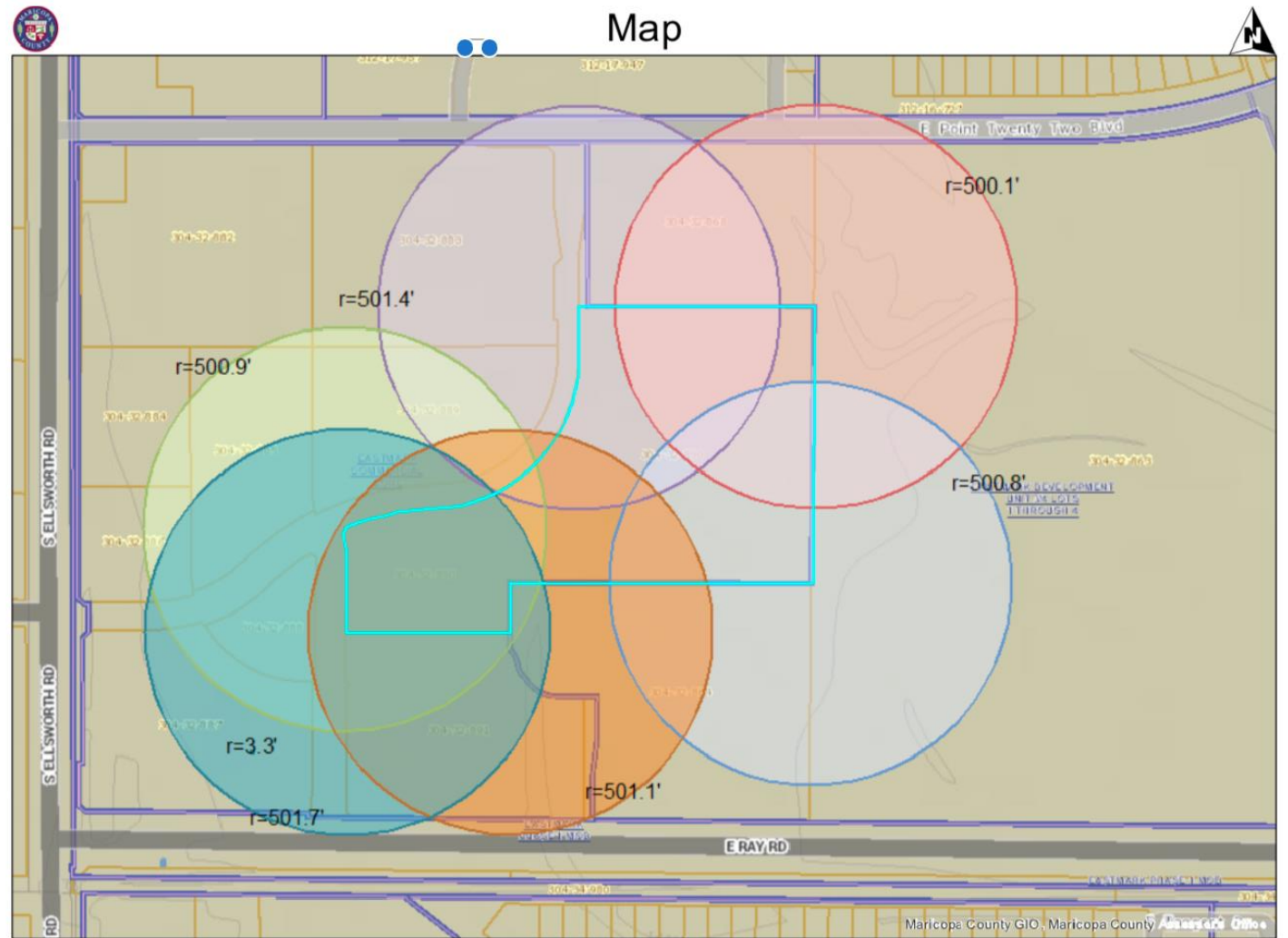
Site Plan

- 258 residential units
- 24 buildings and 5 building types including residential club house
- Variety of Amenities including pool, dog park, and putting green



Citizen Participation

- Property owners within 500 feet
- HOAs within ½ mile of the site
- Staff has not received any neighborhood feedback



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 outlined in Section 6.1 of the Eastmark CP

Staff Recommendation

Approval with Conditions



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