



PLANNING & ZONING BOARD

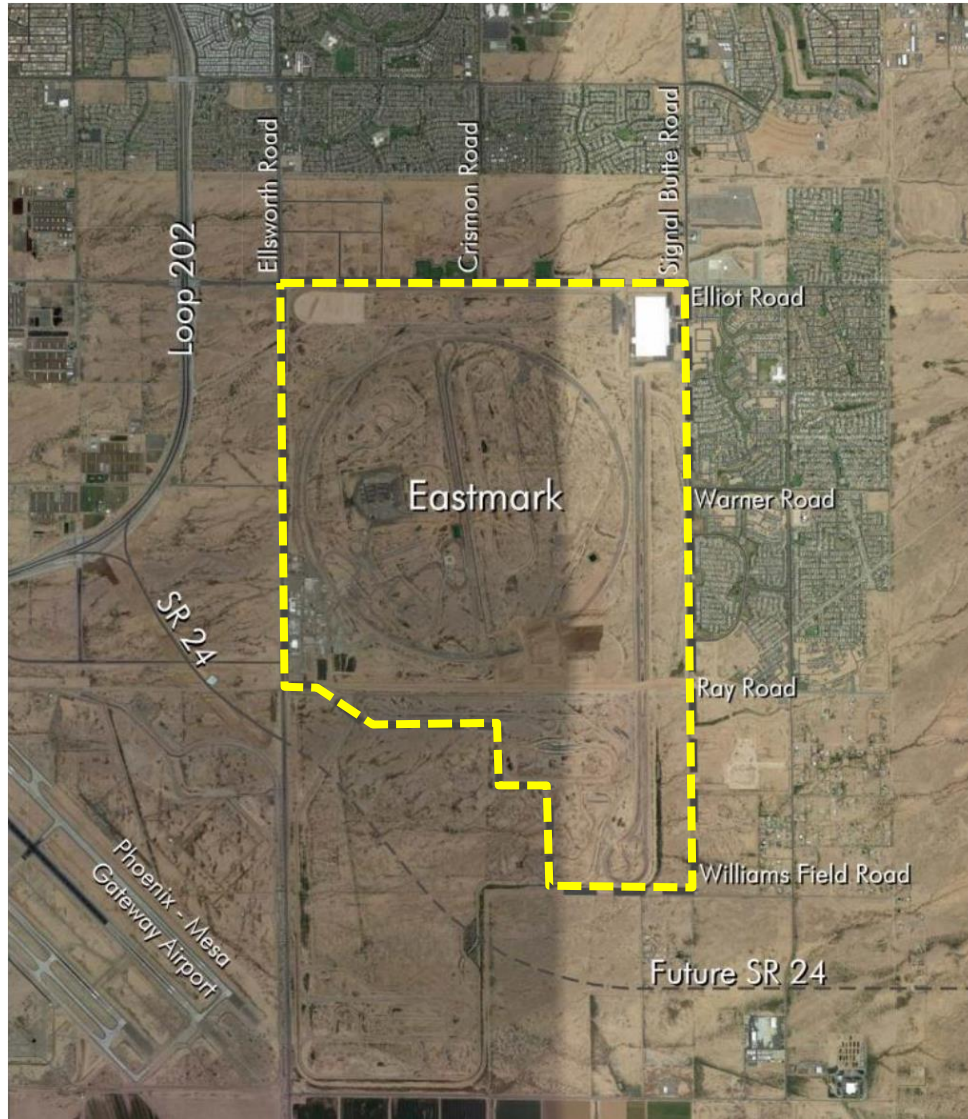
January 27, 2021



ZON20-00861

Tom Ellsworth, AICP
Principal Planner

January 27, 2021



Request

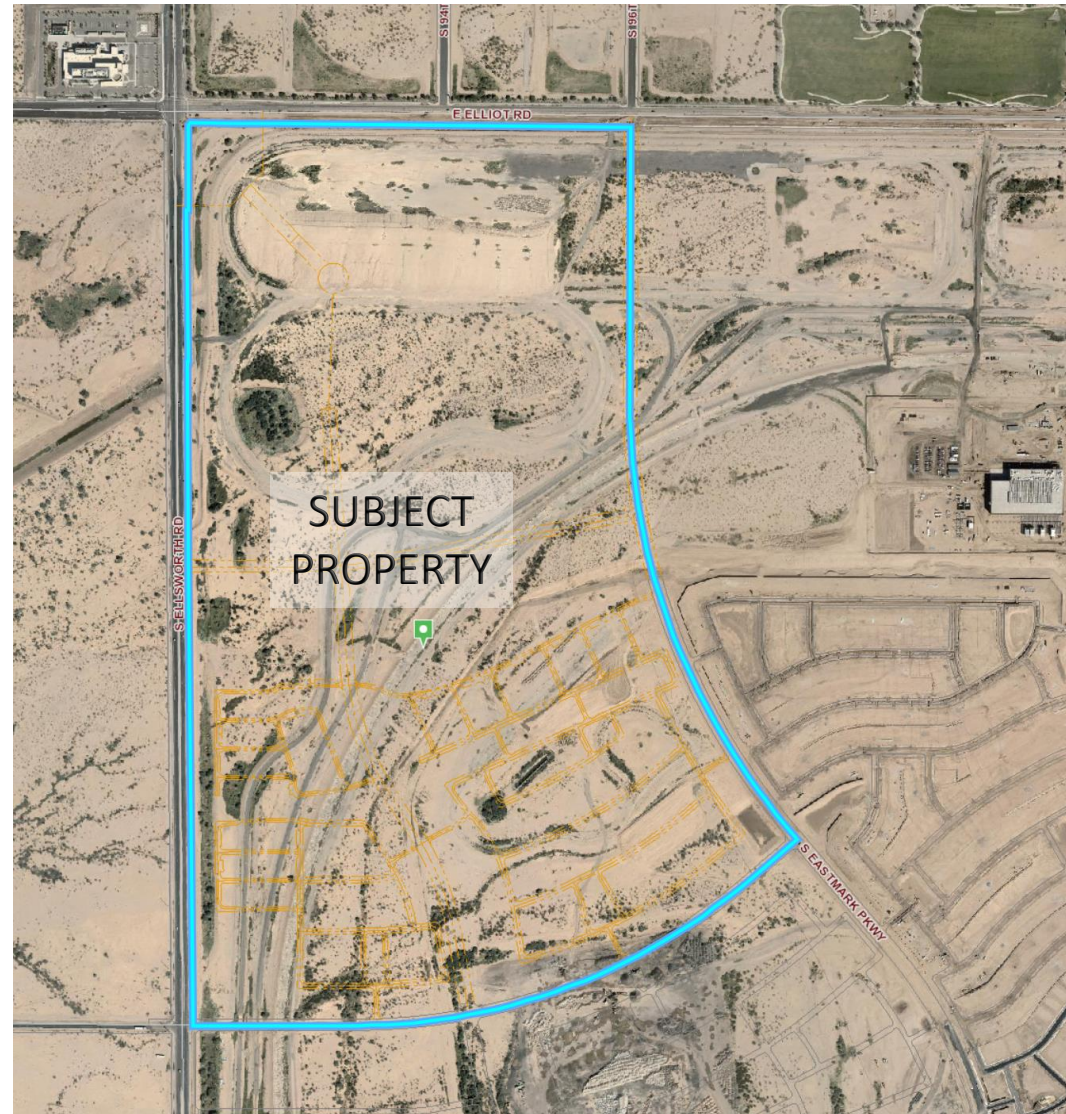
- Major Amendment to the Eastmark Community Plan

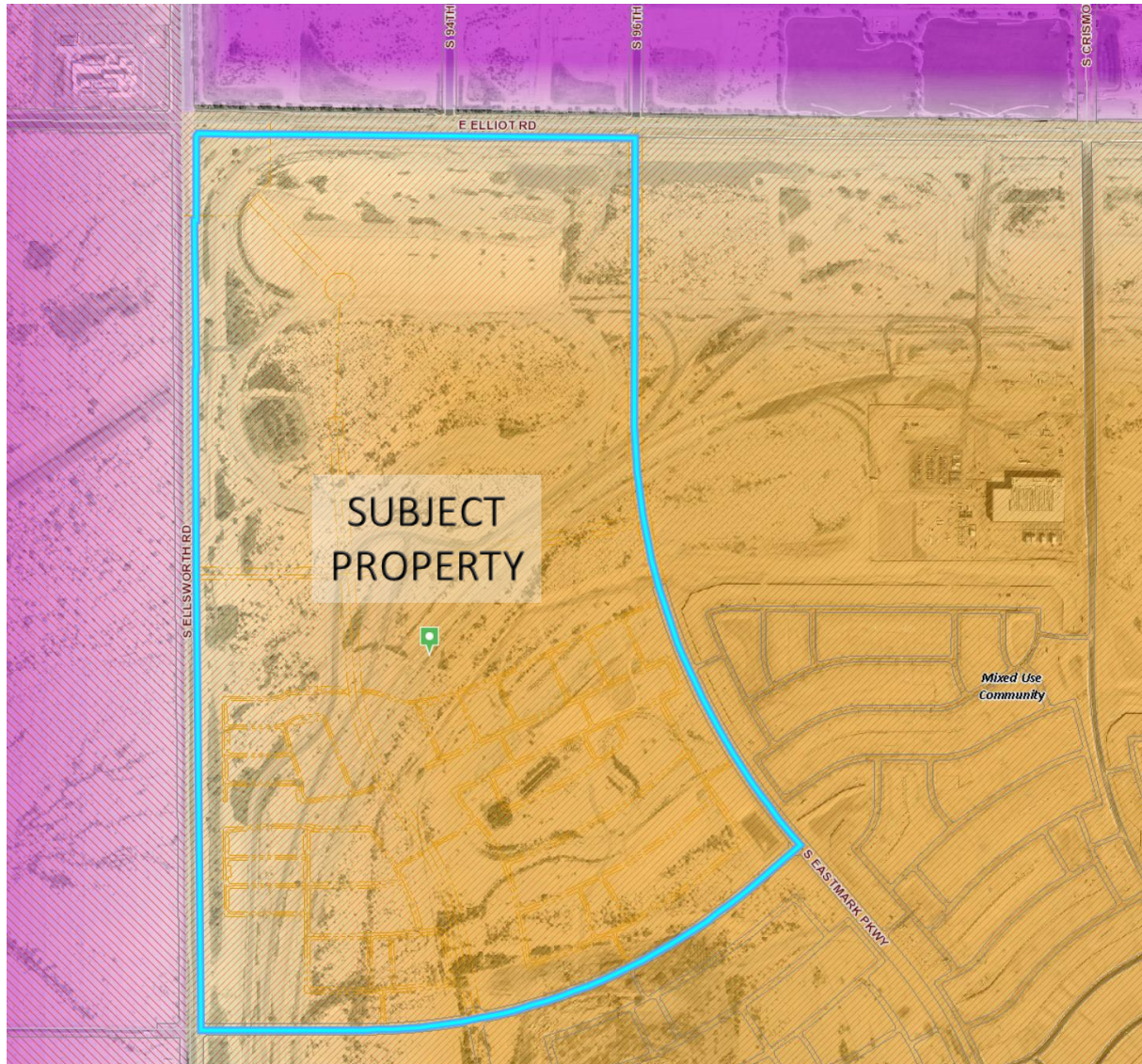
Purpose

- Modify character descriptions for Development Units 1 and 2

Location

- East of Ellsworth Road
- South of Elliot Road
- West of Eastmark Parkway
- North of Warner Road





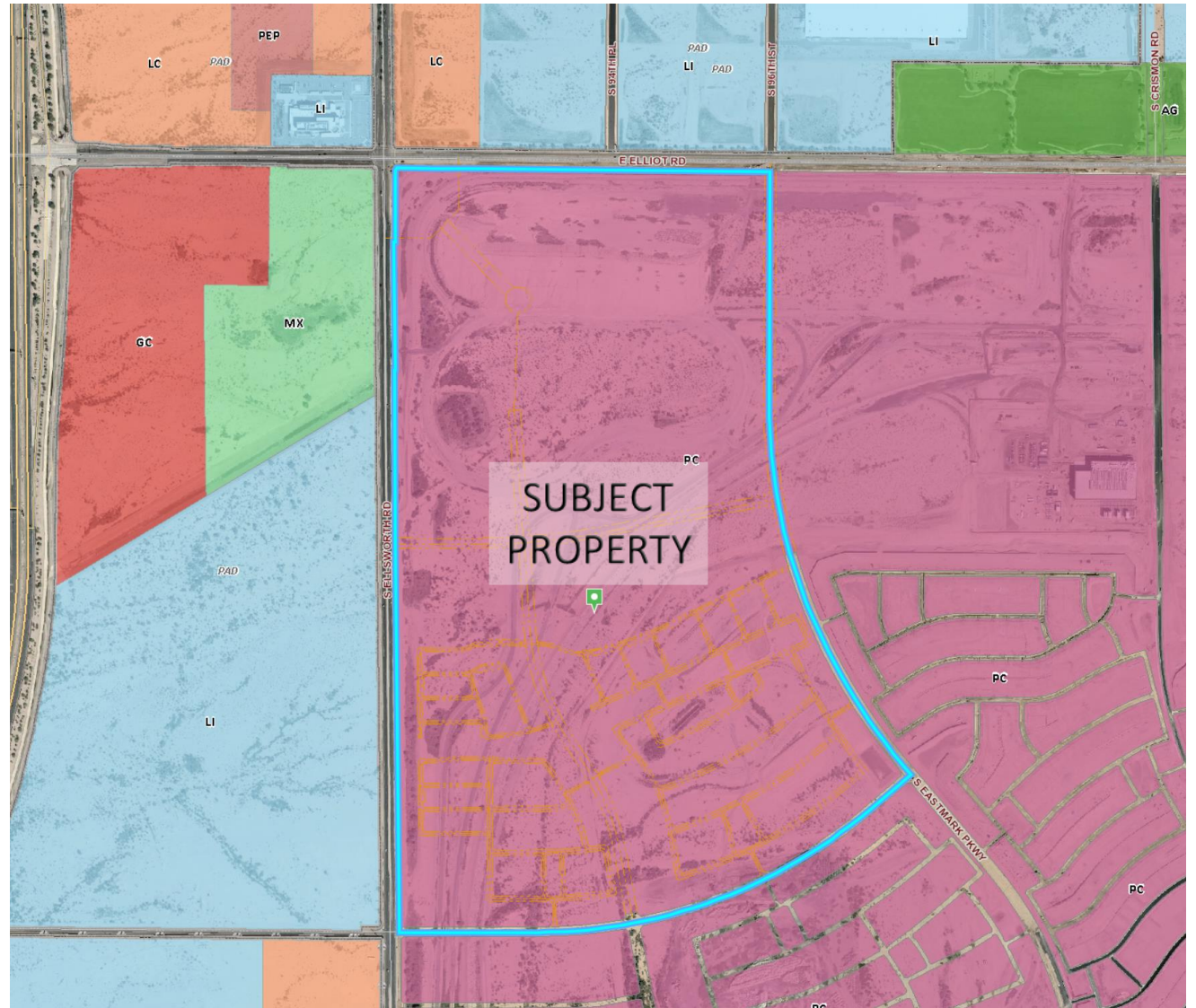
General Plan

- Mixed Use Community
 - Mixture of uses to create complete community
 - Employment, Residential, Commercial, Open Space

Zoning

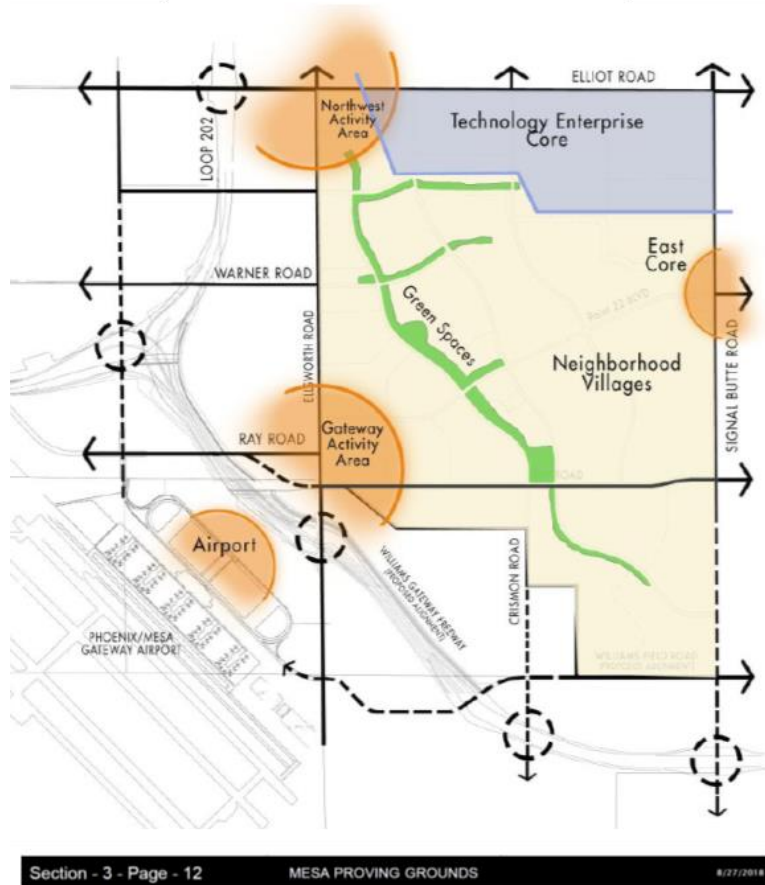
Planned Community District (PCD)

- Eastmark Community Plan



COMMUNITY PLAN

Exhibit 3.3 – “Chassis” Plan



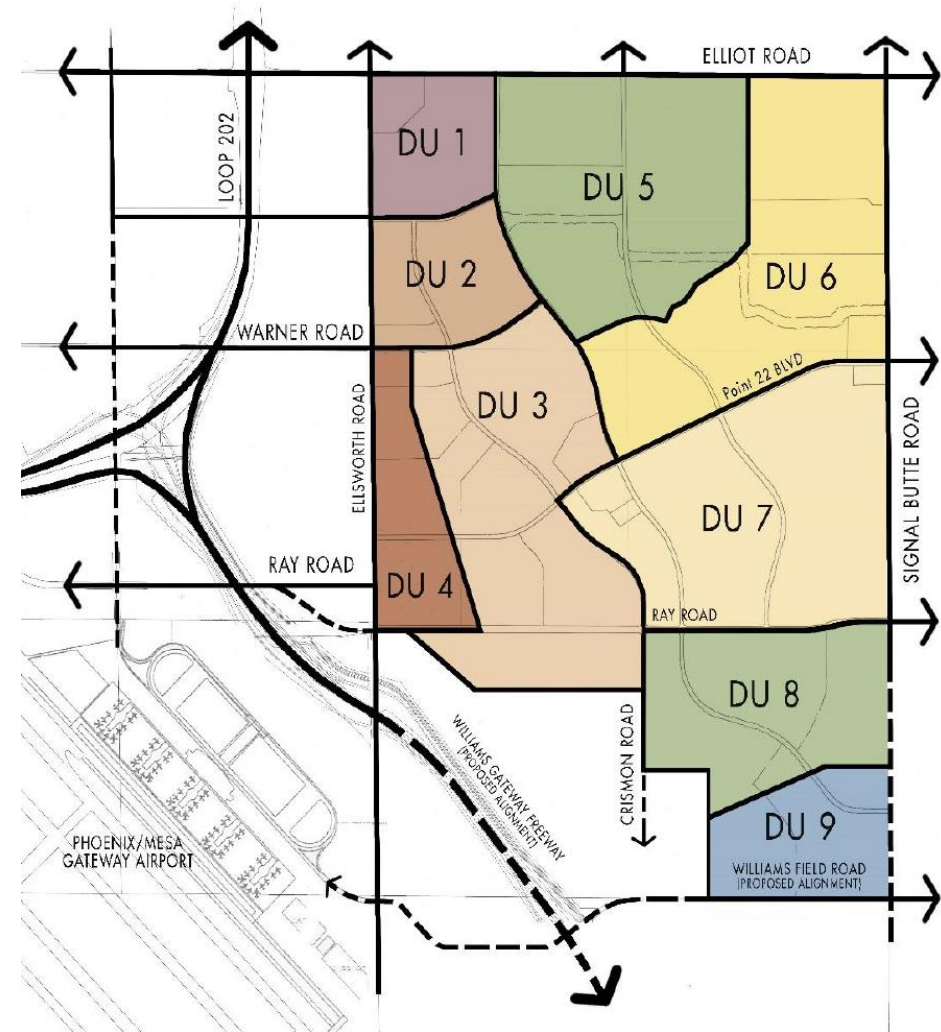
Community Plan

- Neighborhood Villages
Connected neighborhoods with a mix of housing types
- Activity Areas
Mixed-use centers providing shopping, entertainment, employment and living opportunities
- Technology Enterprise Core
Employment and technology corridor
- Green Spaces
Connected Open Spaces

Development Units

Development Unit 1:
Northeast Activity Area

Development Unit 2:
Transition Area



Community Plan Amendment

- Major Amendment per MZO Section 11-11-8(D) and Section 4.2(A) of the CP
- Modify character descriptions for DUs 1 & 2 in Section 8.4 to allow either:
 - large-scale campus type employment uses, or
 - mixed-use development

A. Development Unit 1 – Northwest Activity Area

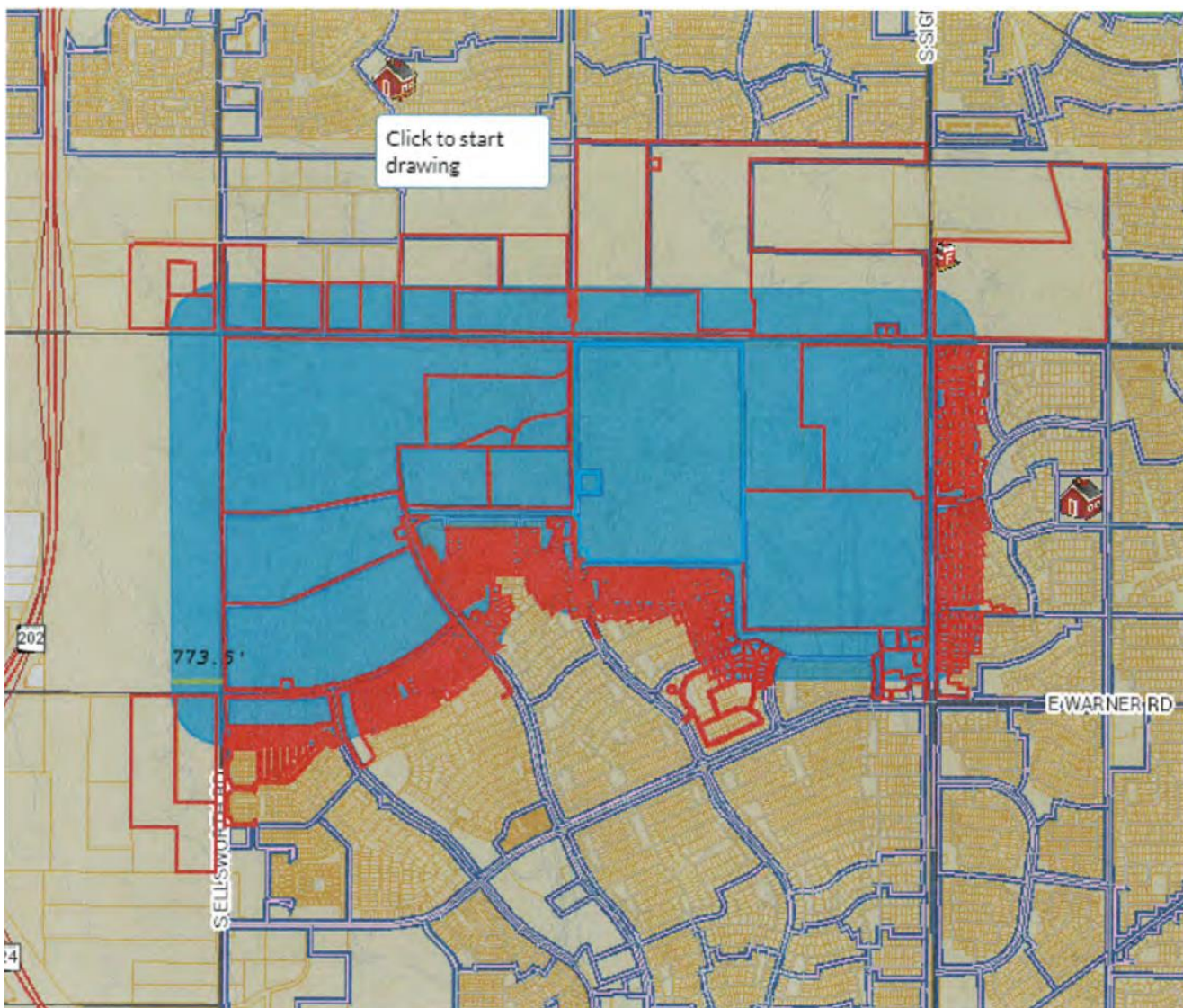
This area is anticipated to have a high concentration of commercial space and or employment uses ~~that could include a mixture of uses such as, primarily in the form of~~ professional offices, employment, ~~industrial,~~ commercial retail, main street retail, entertainment, mixed-uses, and multi-family residential that may become denser over time. ~~Height is limited in some areas to 150 feet and in other areas only per Federal Aviation Administration ("FAA") restrictions. This area is anticipated to have. These uses could develop independently either as large-scale, campus type buildings for employment uses or alternatively as a mixed use development that includes residential and non-residential in conformance with the land use budget. locations that~~ Development in the DU will be more intense with buildings close to the street, inviting plazas and compact open space areas united with a compact street system that encourages pedestrian movement. The first generation of land use may follow a more traditional non-residential pattern with ability to redevelop and intensify in the future. Landscaping is strategically planned to provide for urban plazas and parks in selected areas as well as shaded respites. ~~Height is limited in some areas to a maximum of 150 feet and in other areas limited only per Federal Aviation Administration ("FAA") restrictions.~~ Signage and lighting are utilized to contribute to the dynamic, eclectic, active nature of this area. Single family detached is not allowed in this area.

AMENDED August 27, 2018 (Major Amendment to CP – ZON18-00121)

B. Development Unit 2 – Transition Neighborhoods

Development Unit 2 is located at the confluence of several development areas including higher intensities in DU 1, employment and single family residential areas within ~~areas in~~ DU's 5 and 6 as well as commercial and residential areas ~~development~~ in DUs 3 and 4. As a "transitional area", ~~The~~ character of DU 2 could be developed with 1) a large-scale employment use, 2) include a mix of all types of uses including commercial, employment and varying types of residential as they transition and merge together, or 3) predominantly residential uses though with traditional single family and commercial uses ~~clustered along Ellsworth Road, it will likely be the predominate use in this DU.~~ Portions of the Eastmark Great Park may potentially also ~~traverse~~ throughout this area. Ultimately, the DUP for this DU will ~~address~~ more specifically address how the uses in DU2 will be transitioned, ~~and how uses may be~~ buffered or connected, ~~if necessary,~~ based on the types of uses proposed and how they will be transitioned to surrounding DUs.

AMENDED August 27, 2018 (Major Amendment to CP – ZON18-00121)



Citizen Participation

- Property owners within 750'
- HOAs & Registered Neighborhoods
- Community Meeting:
 - January 12, 2021
- Combined with other requests

Summary

Findings

- ✓ Complies with the Mesa 2040 General Plan and Mesa Gateway Strategic Plan
- ✓ Purpose of a Planned Community District in Section 11-11-1 of the MZO
- ✓ Required elements of a Community Plan in Section 11-11-4

Staff Recommendation Approval with Conditions



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