



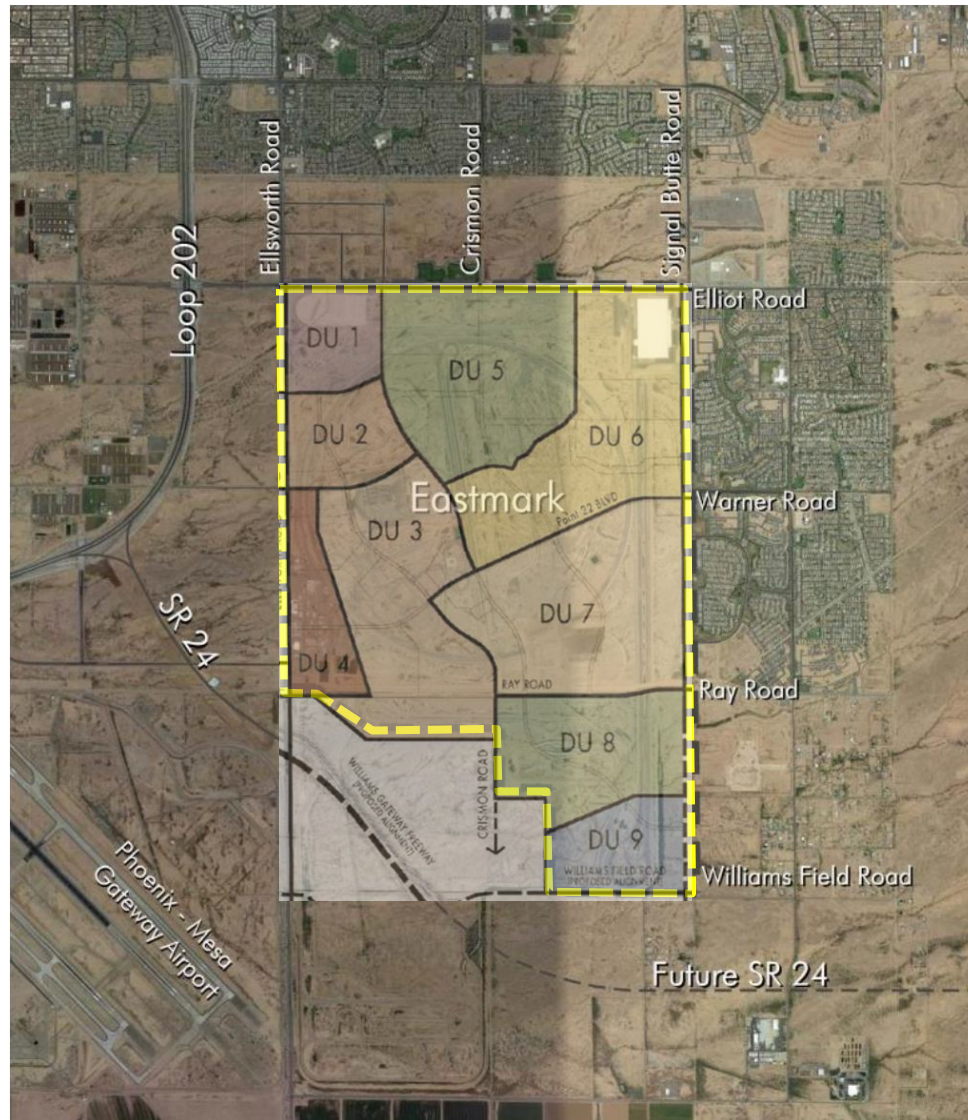
PLANNING & ZONING BOARD

March 24, 2021



ZON20-00884

ZON20-00888



Request

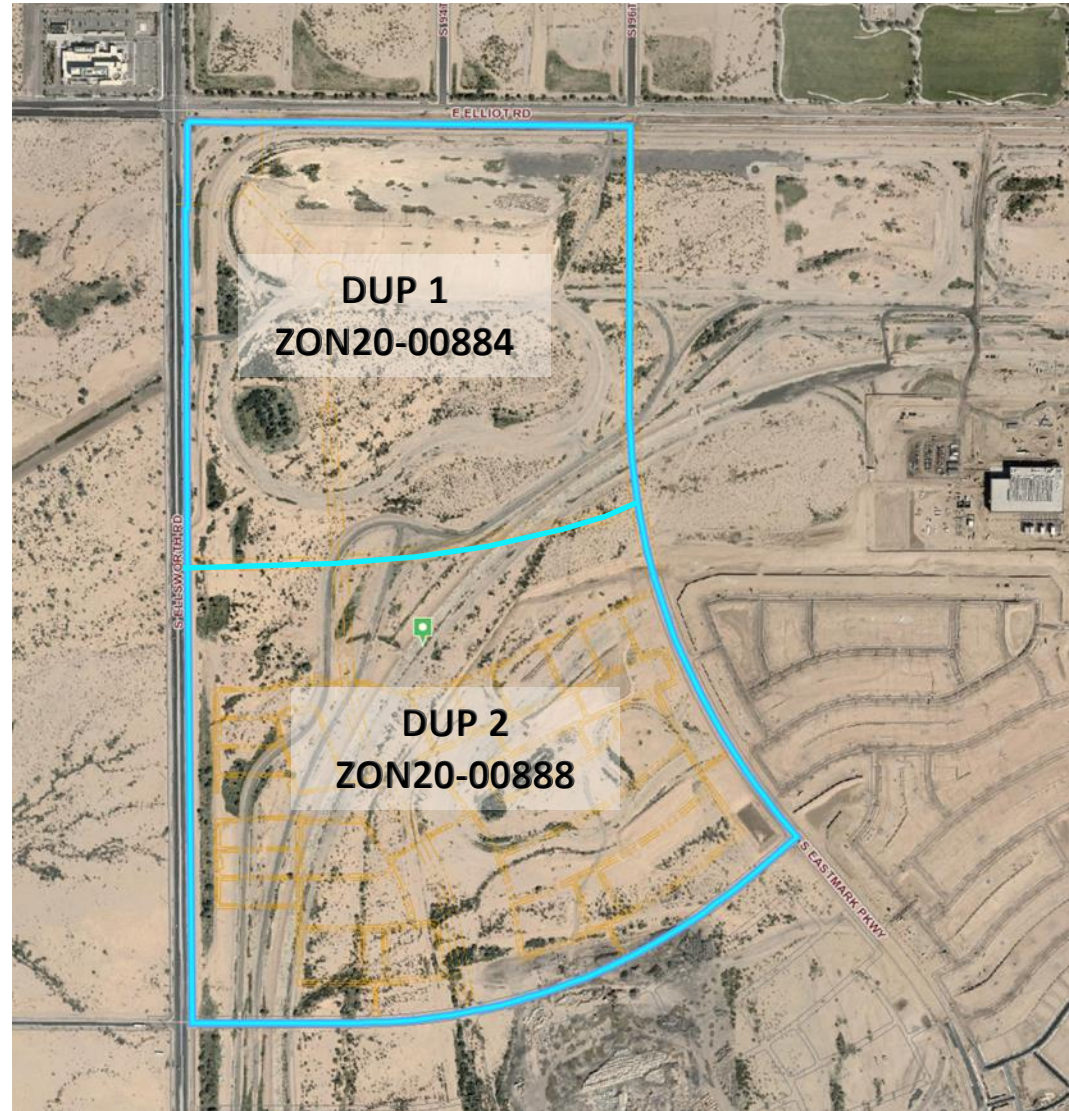
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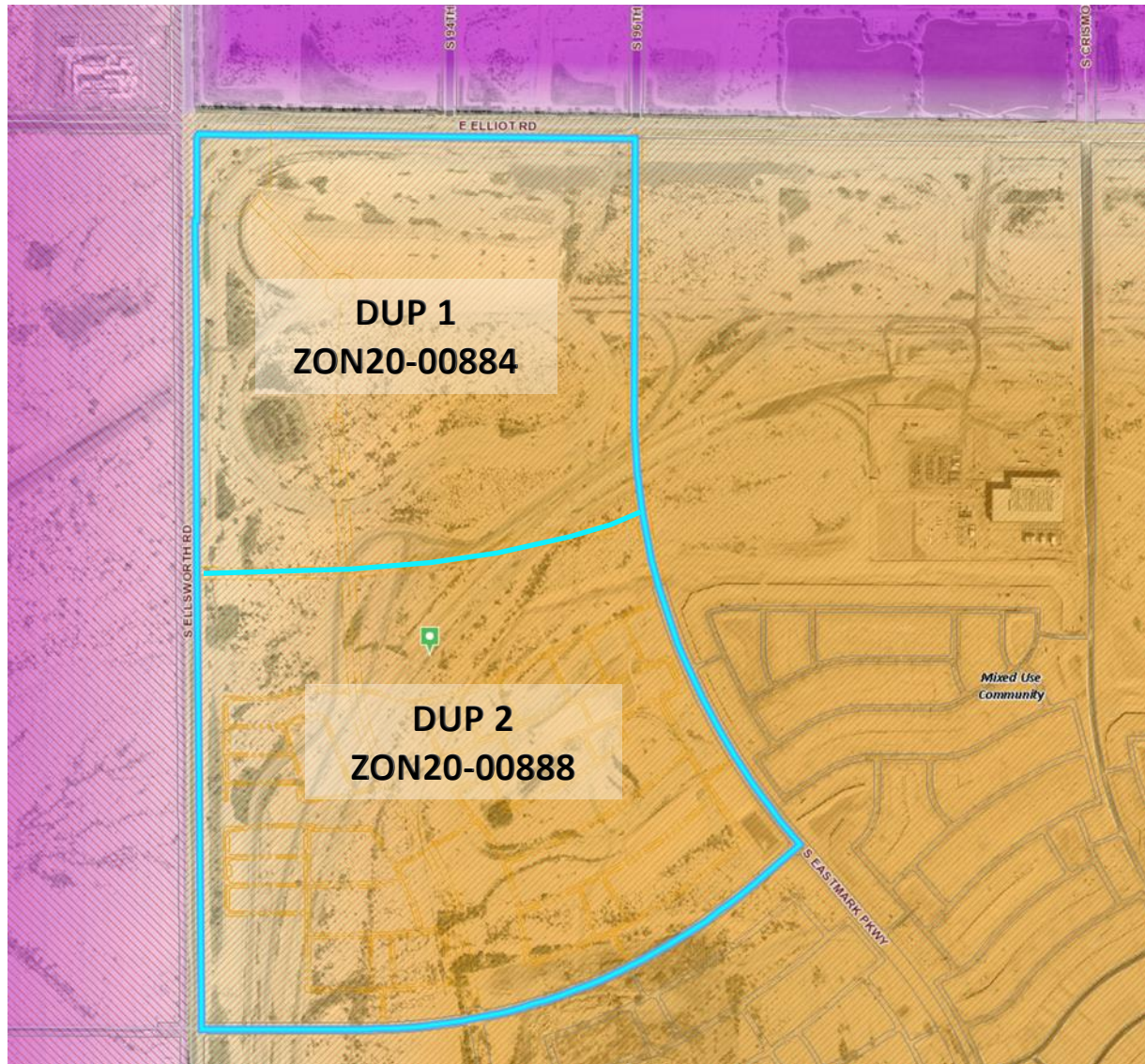
Modification of the Development Unit Plan for DU2 of the Eastmark Community Plan

ZON20-00888: Development Unit Plan for DU1 of the Eastmark Community Plan

Location

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





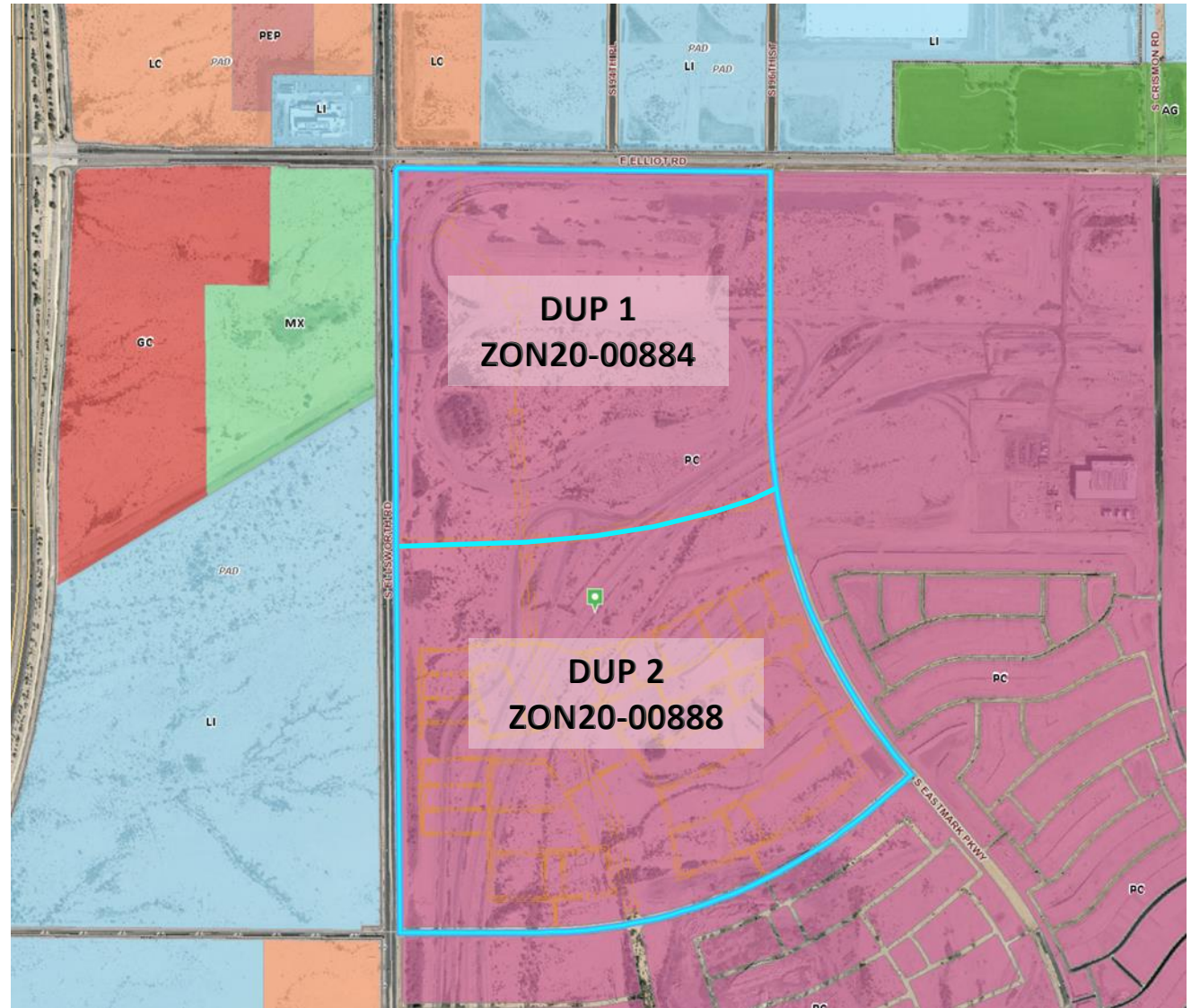
General Plan

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

Zoning

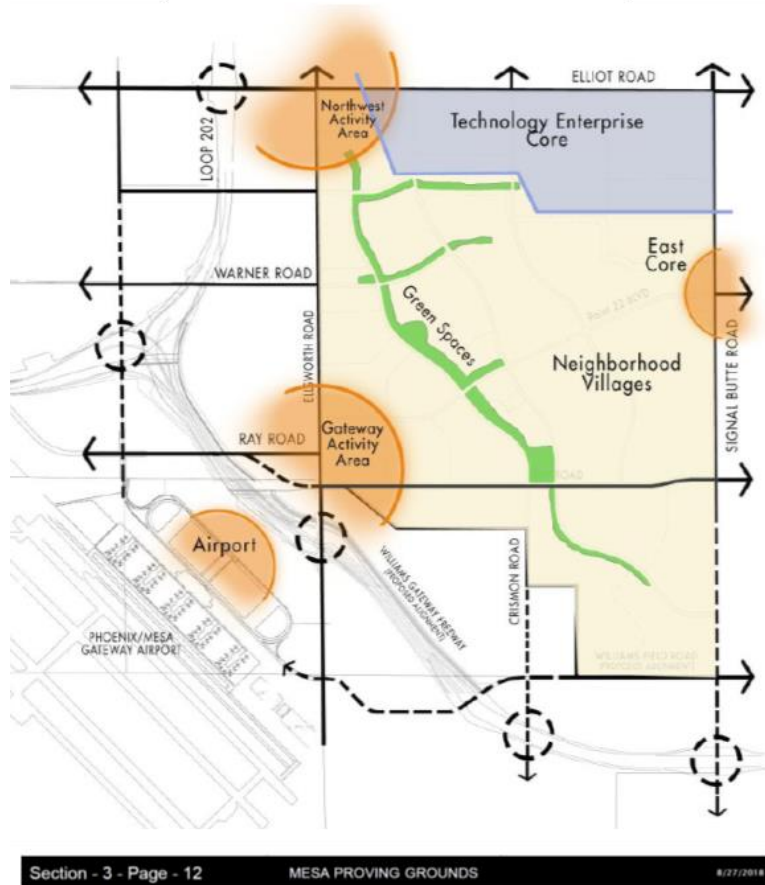
Planned Community District (PCD)

- Eastmark Community Plan



COMMUNITY PLAN

Exhibit 3.3 – “Chassis” Plan



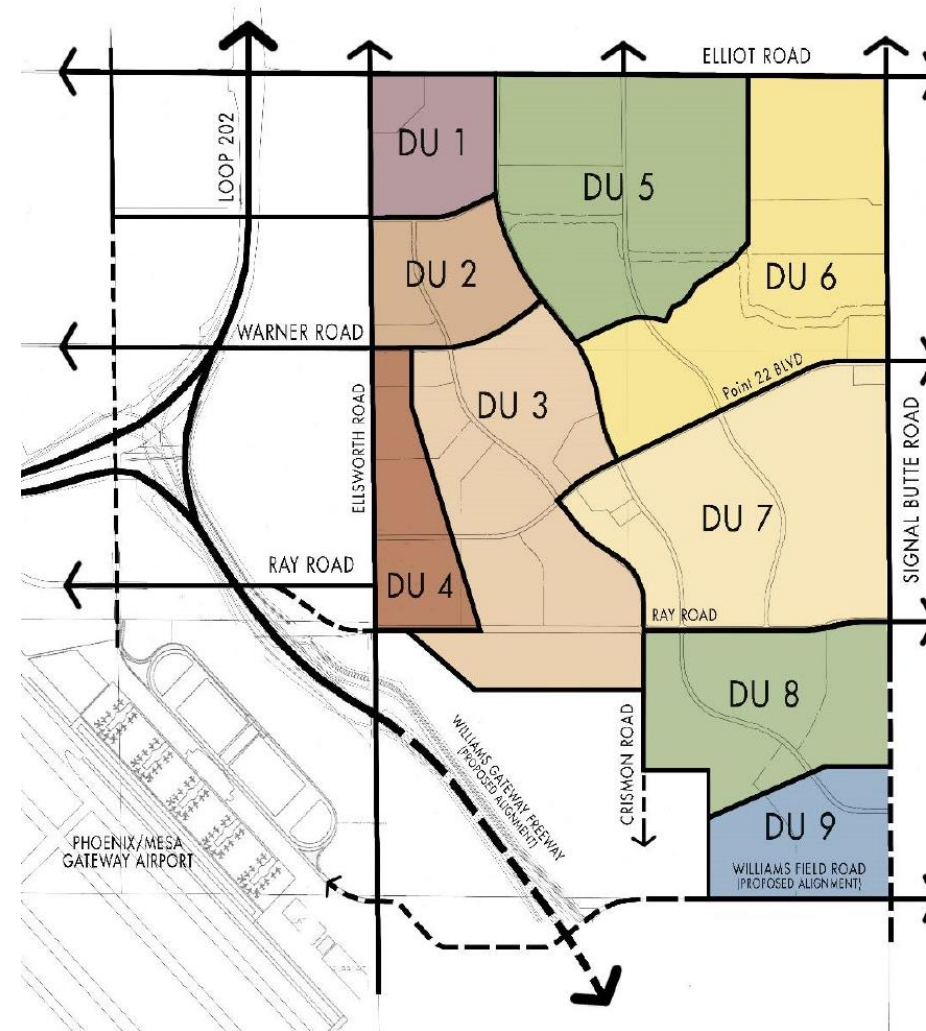
Community Plan

- 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

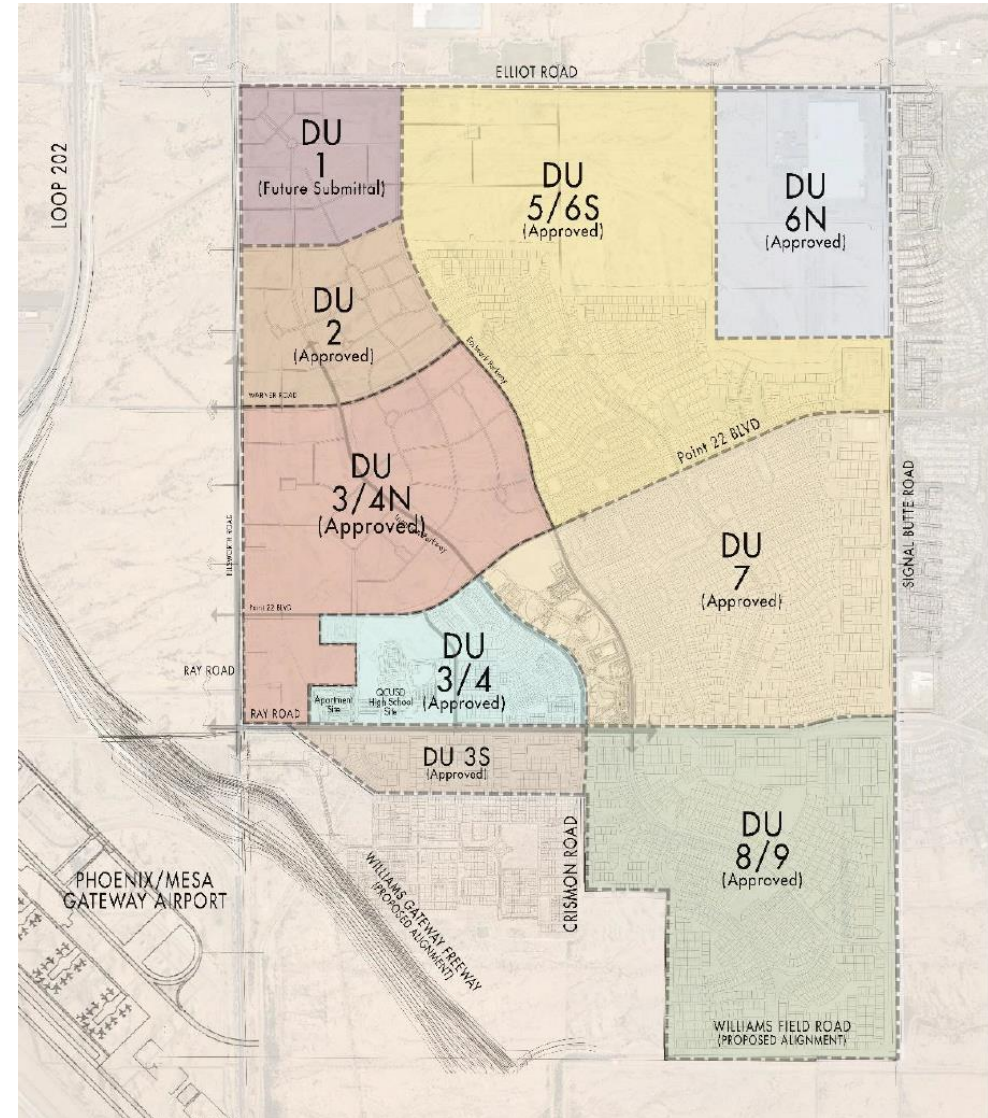
Development Unit 1:
Northeast Activity Area

Development Unit 2:
Transition Area



Development Unit Plans

- Vision and Character
- Land Use Plan
- Design Guidelines
- Infrastructure Plans



DUP 2 (ZON20-00884)

- Mix of Residential, commercial, and office uses
- Large-Scale Employment Use

DUP 1 (ZON20-00888)

- Higher Intensity Mixed Use Development
- Large-Scale Employment Use

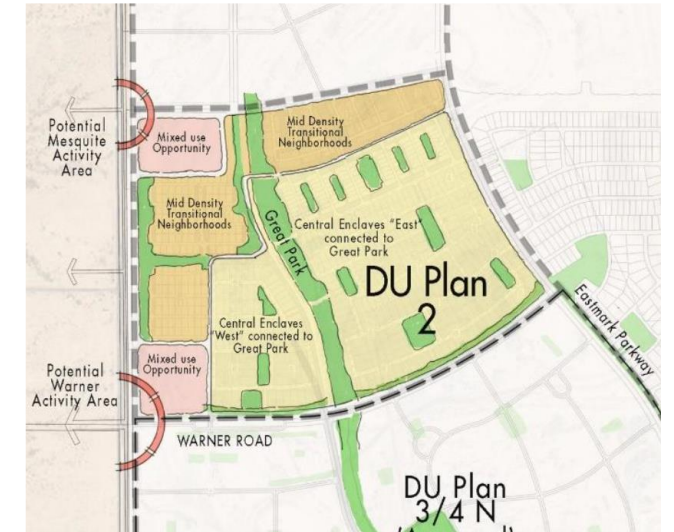
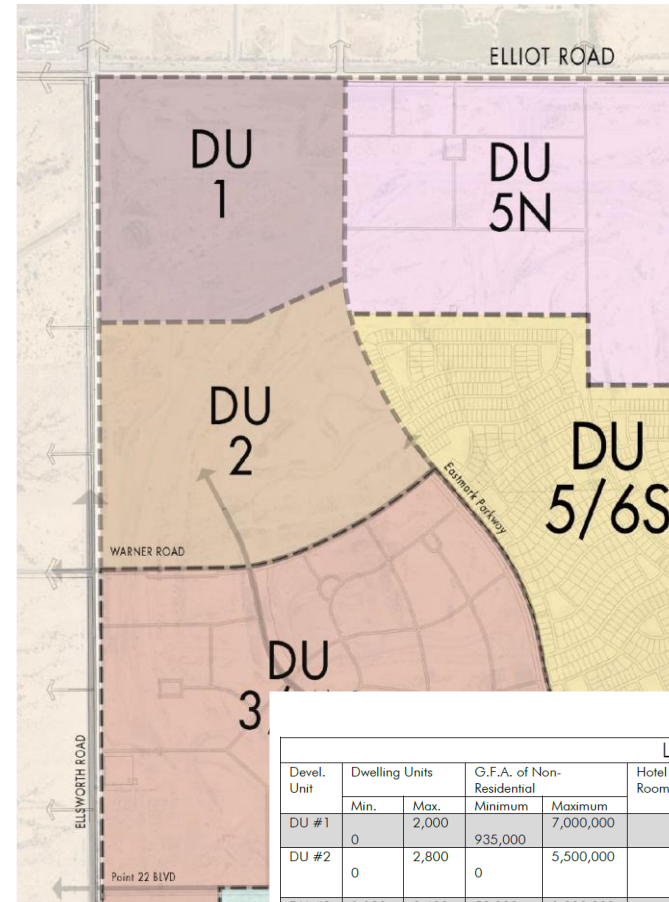
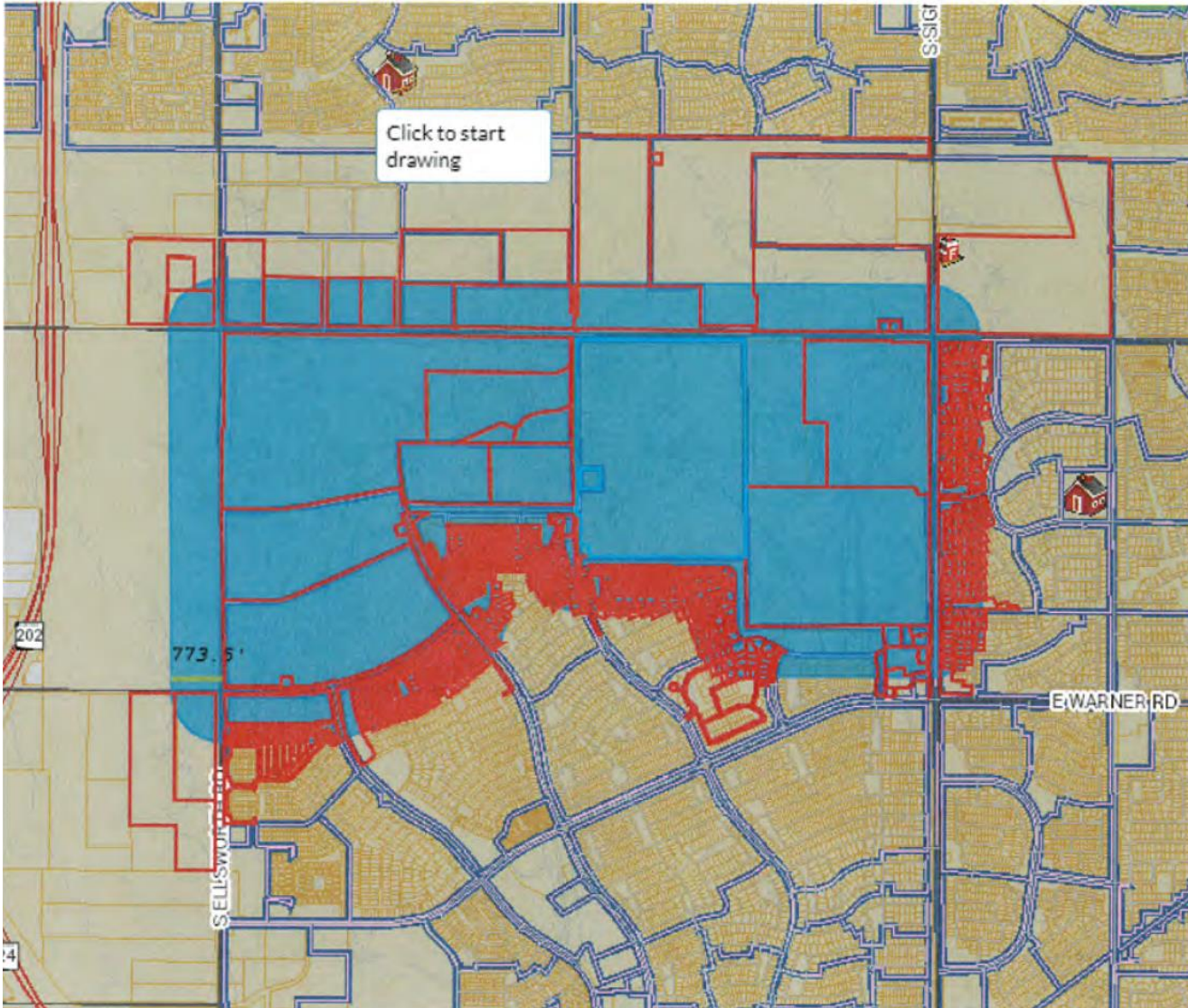


Exhibit 4.5 – Land Use Budget

LAND USE BUDGET															
Devel. Unit	Dwelling Units		G.F.A. of Non-Residential		Hotel Rooms	Approx. Acres	Land Use Group (LUG) Maximum Percent of Land Area (14)								
	Min.	Max.	Minimum	Maximum			OS	CS	E	V	D	C	R	GU	UC
DU #1	0	2,000	935,000	7,000,000		130	(12)	(12)			100 (13)	100 (13)	100(13)	100	
DU #2	0	2,800	0	5,500,000		176				70 (13)	100 (13)	100 (13)	50	35	
DU #3	1,120	3,600	50,000	1,000,000		546			50	90	90	25	80	20	
DU #4	200	1,350	0	6,500,000		160	(12)	(12)		90	90	70	75	100	
DU #5	710	1,680	1,875,000	8,750,000		486			40 (13)	40(13)	40(13)	80	100	20(13)	10
DU #6	890	3,310	0	6,500,000		522			70 (13)	70(13)	70(13)	40	40	40(13)	
DU #7	1,270	4,060	0	375,000		590			20	100	100			20	
DU #8	890	2,810	0	350,000		360			100	100	100			50	
DU #9	430	1,250	0	500,000		200	(12)	(12)	50	100	100	70		70	70
					6,000										



Citizen Participation

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

Summary

Findings

- ✓ Mesa 2040 General Plan
- ✓ Mesa Gateway Strategic Plan
- ✓ Development Unit Plan Criteria from Section 11-11-5(E) of the MZO
- ✓ Eastmark Community Plan

Staff Recommendation Approval with Conditions



PLANNING & ZONING BOARD

January 27, 2021