



PLANNING & ZONING BOARD

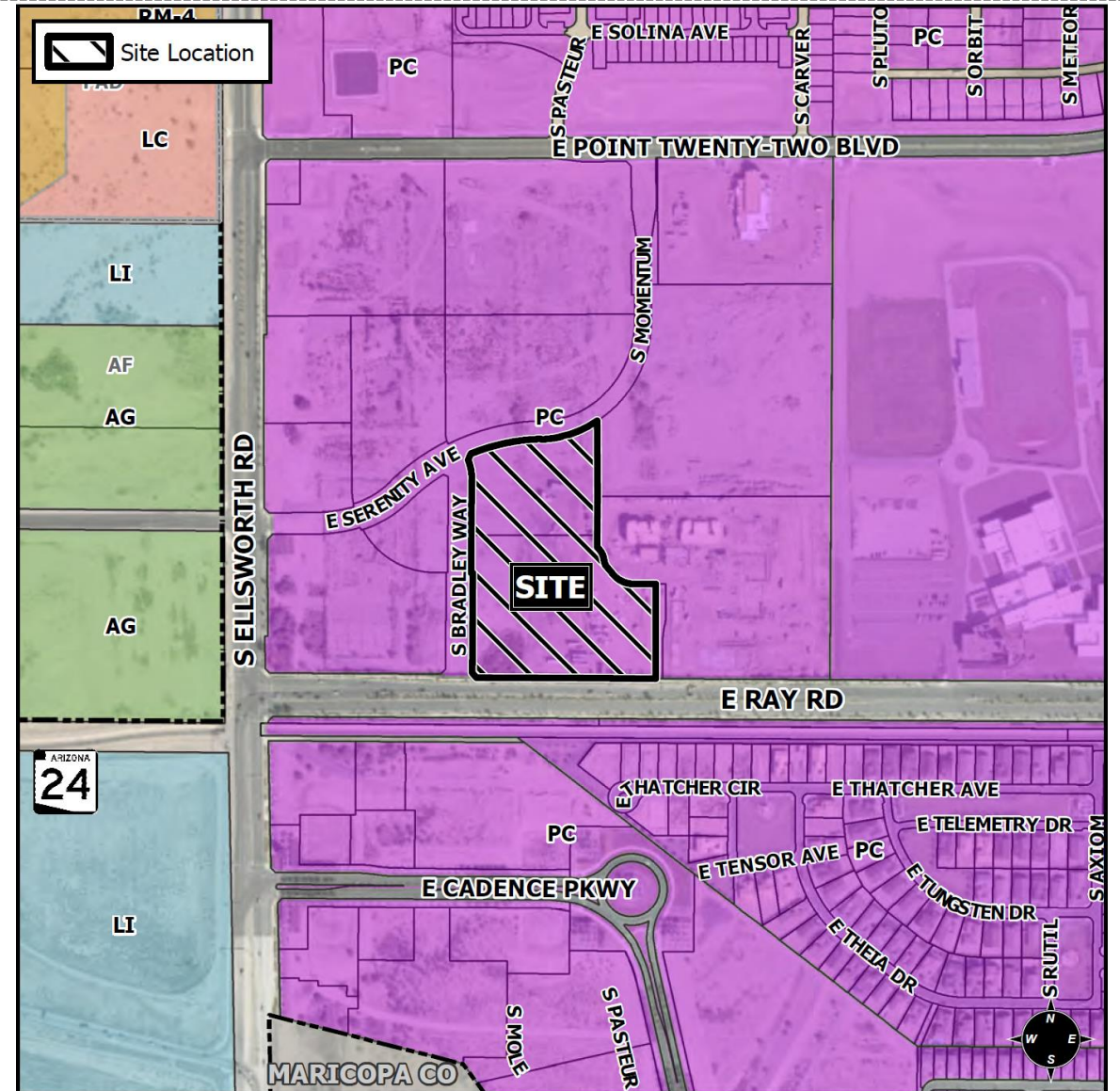
October 13, 2021

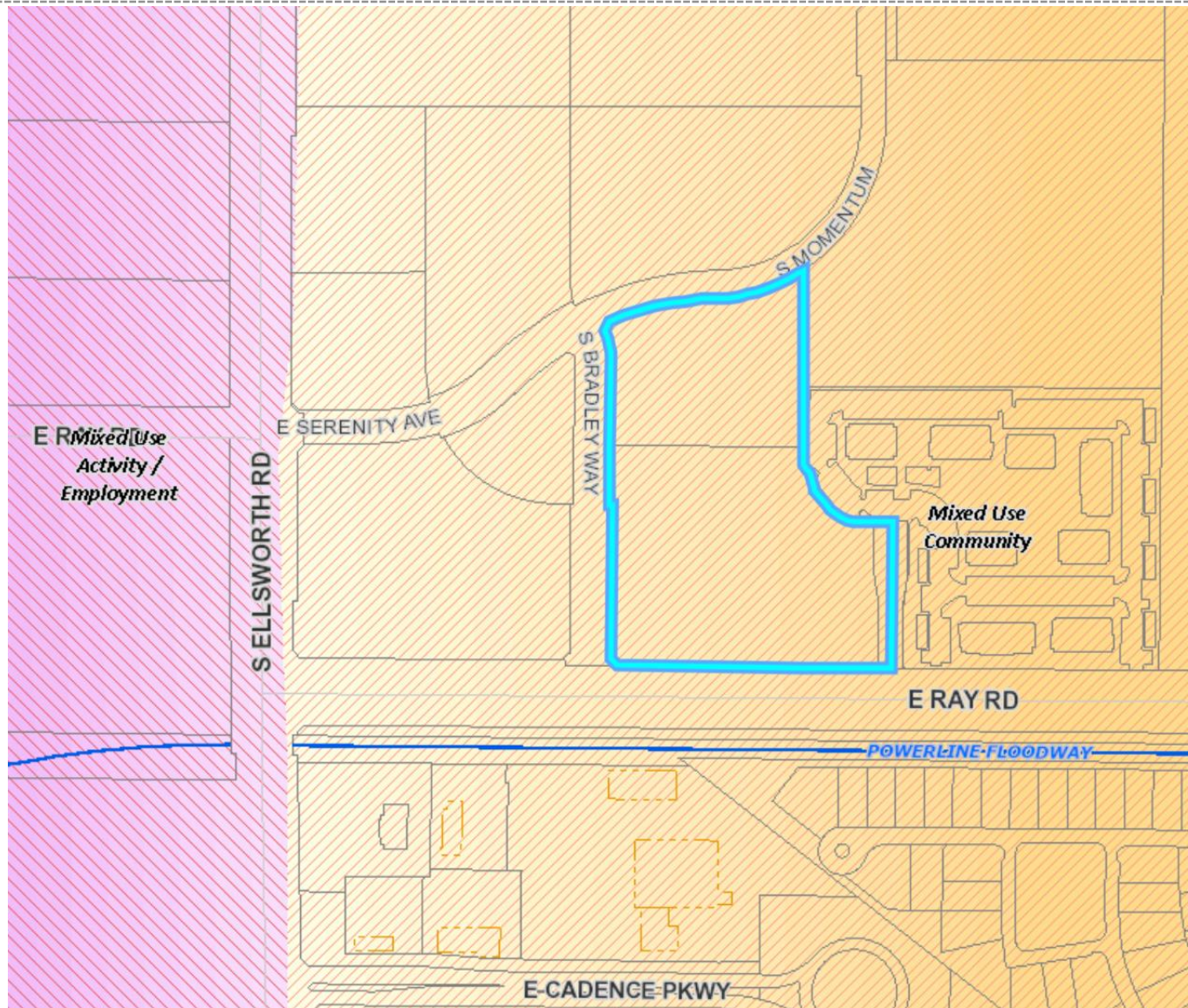


ZON21-00589

Location

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





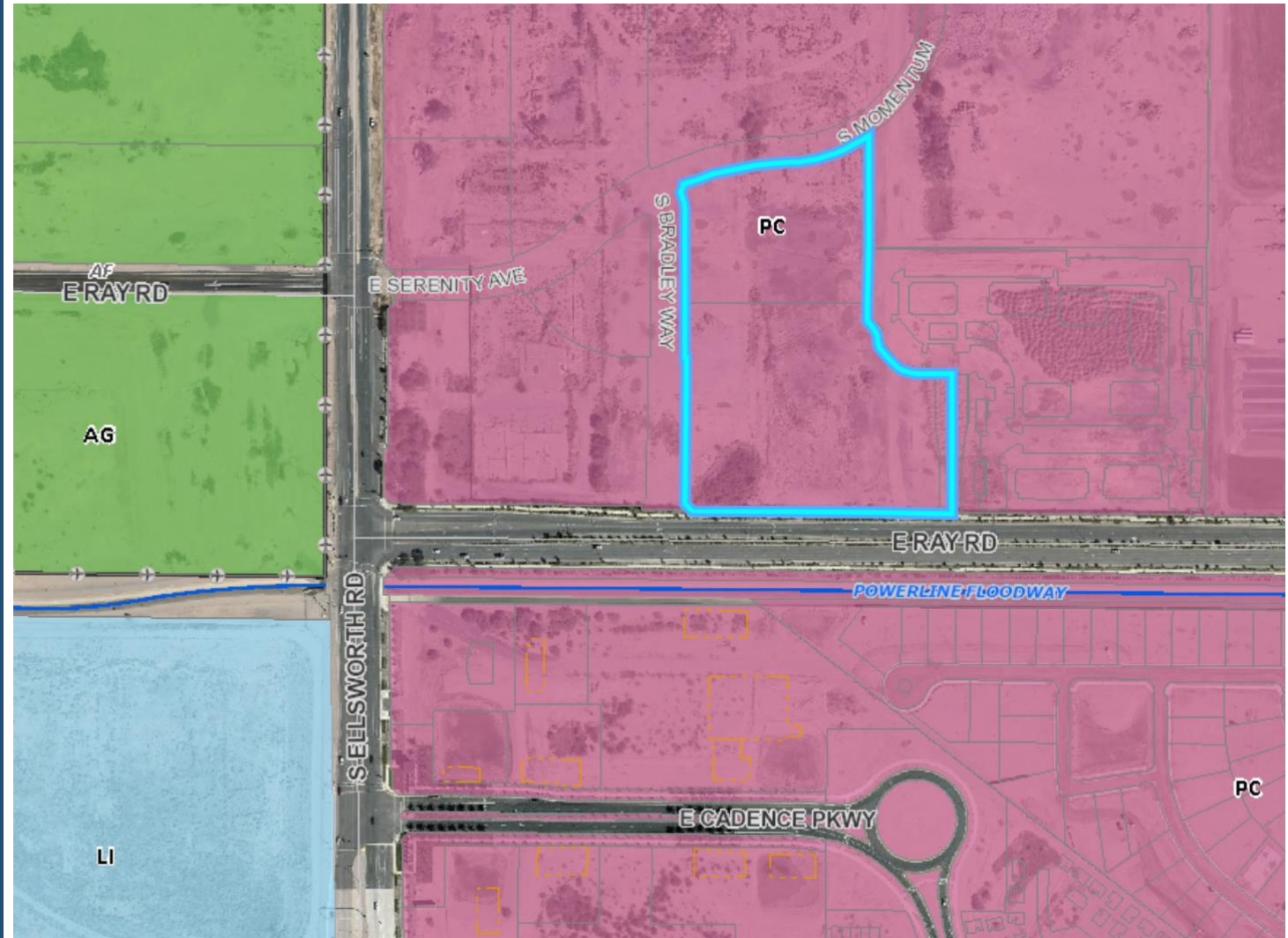
General Plan

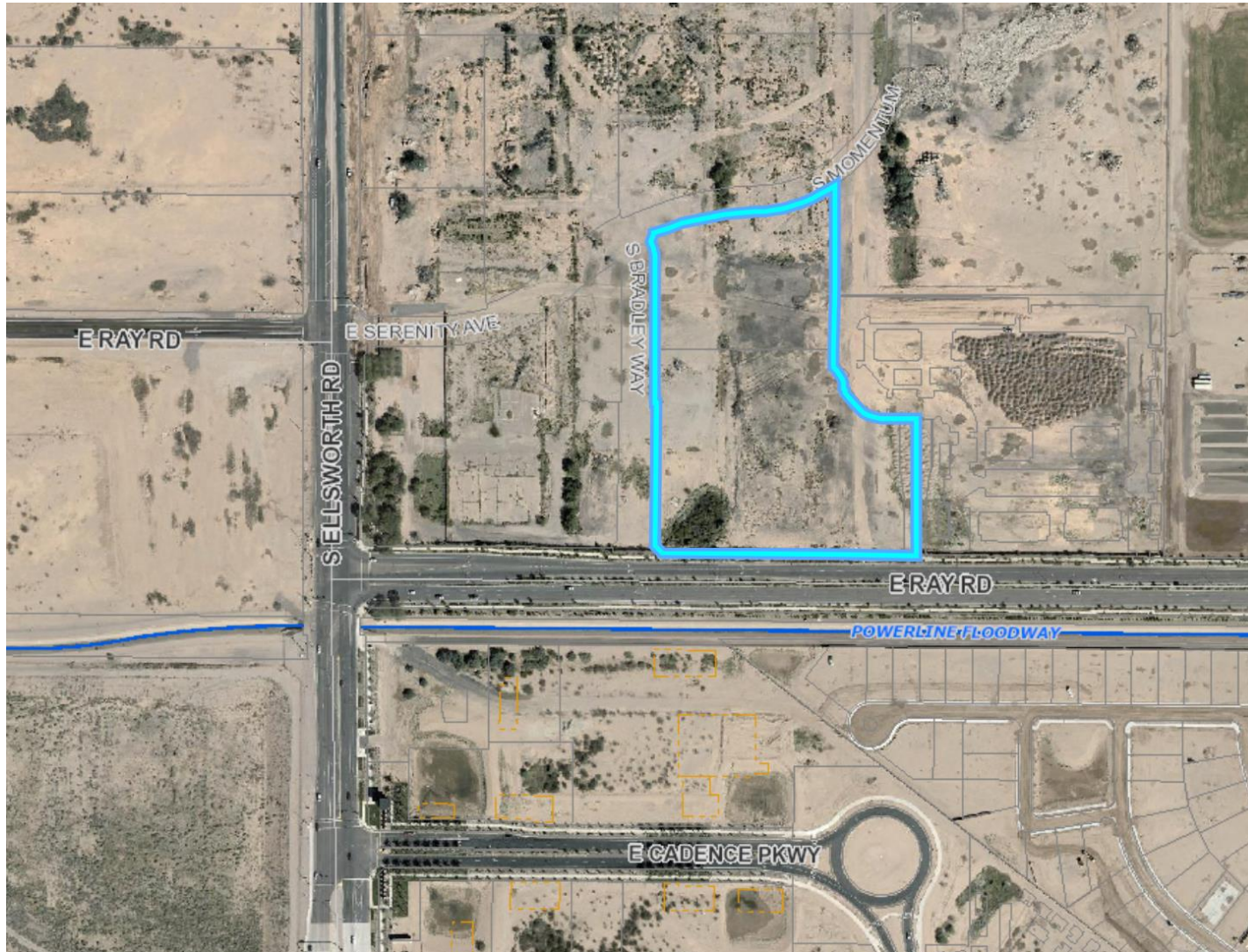
Mixed-Use Community

- 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 (LUG) Urban Core (UC)





Request

- Site Plan Review

Purpose

- Allow for a multiple residence development

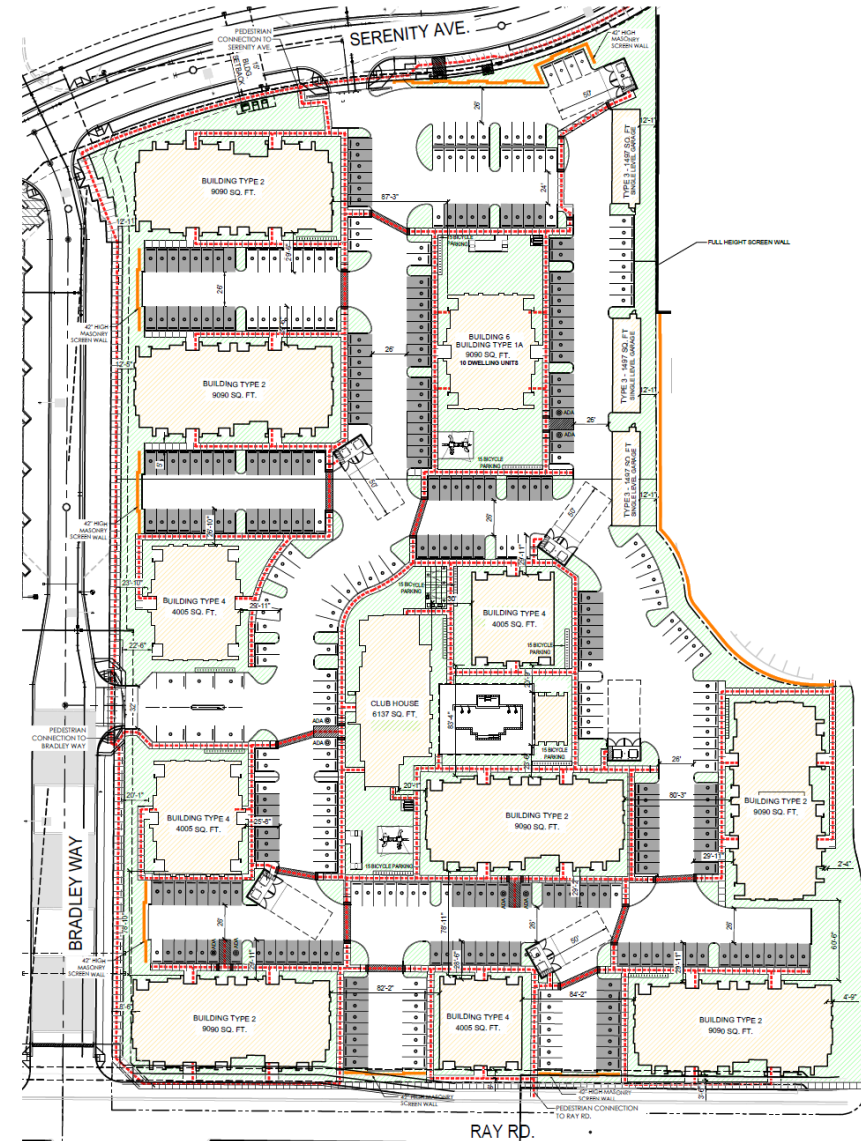
Site Photos



Looking north towards the site from Ray Road

Site Plan

- 208 residential units
- 15 buildings and 5 building types including residential club house
- Variety of amenities including pool, tot lot, and corn hole area



Citizen Participation

- Property owners within 500 feet
- HOAs within ½ mile
- 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



PLANNING & ZONING BOARD

October 13, 2021