



# MOUNTAIN VISTA MASTER PLAN

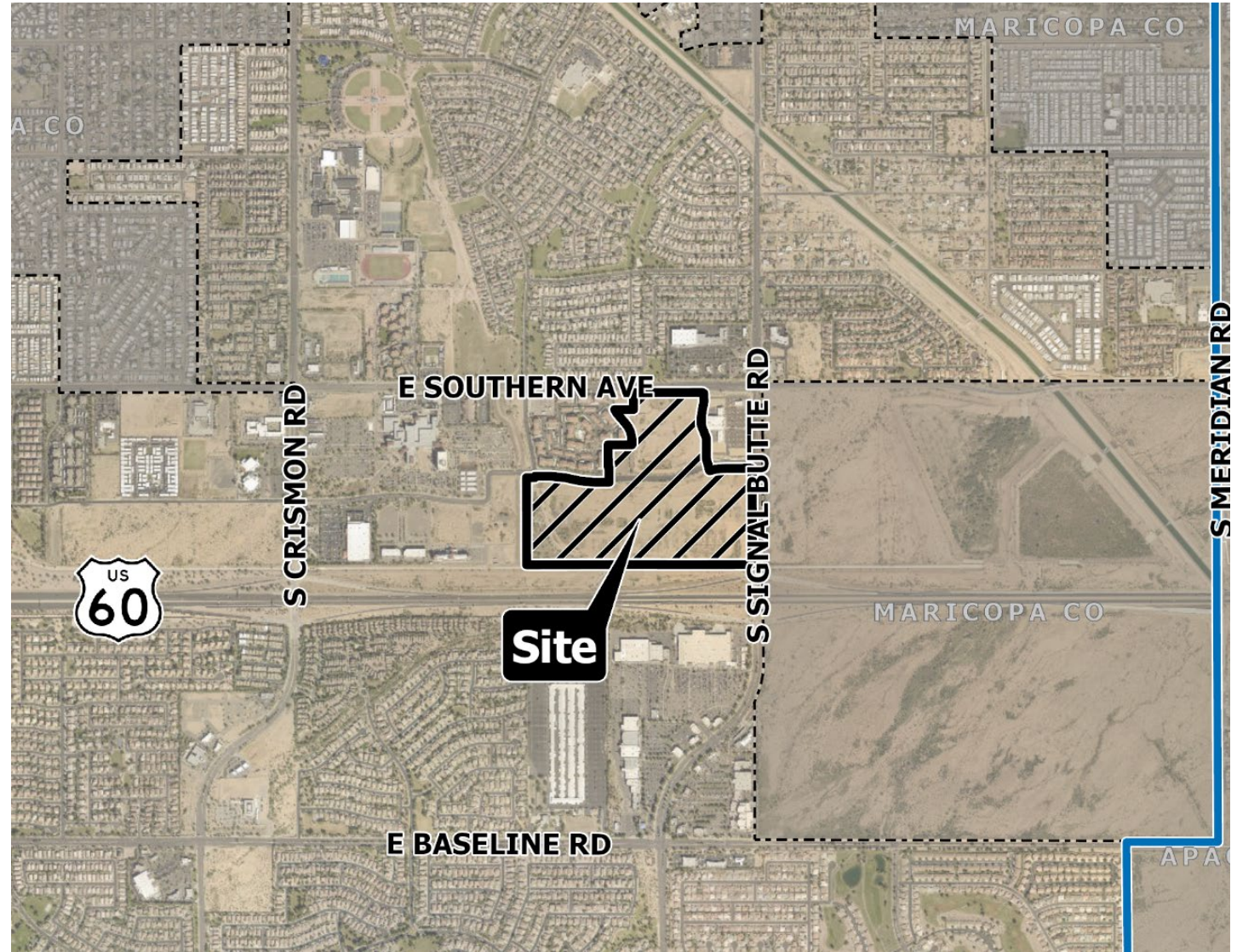
ZON19-00872

Nana Appiah, Planning Director  
Veronica Gonzalez, Project Manager  
Evan Balmer, Project Planner

July 1, 2020

# Location

- West of Signal Butte Road
- South of Southern Avenue
- North and south side of Hampton Avenue







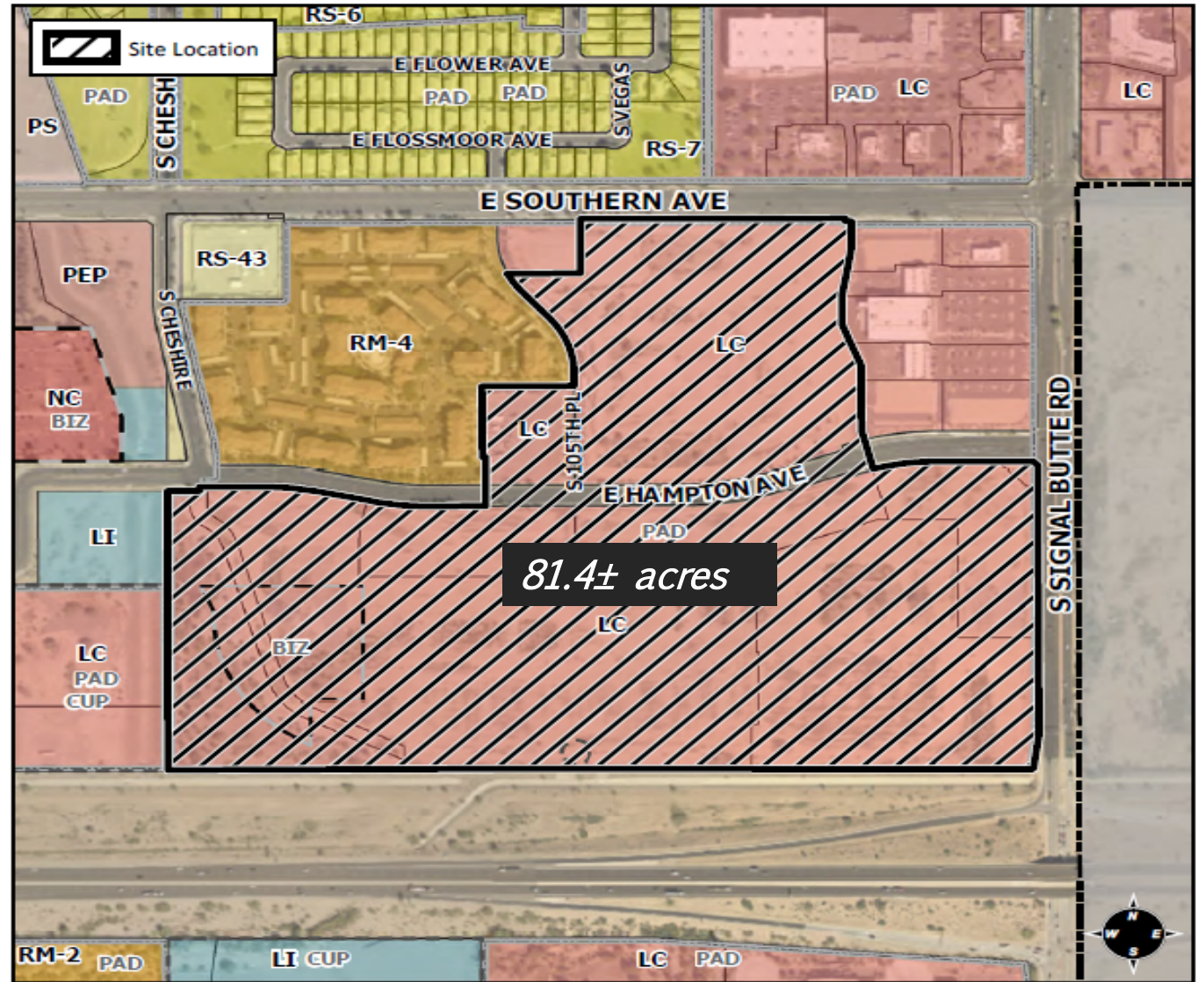
# General Plan

## Mixed Use Activity:

- Large scale community/regional activities (>25 acres)
- Strong viable centers of commercial activities
- Significant retail and office uses
- Mix uses, including residential

# Current Zoning

Limited Commercial with  
a PAD and BIZ Overlay







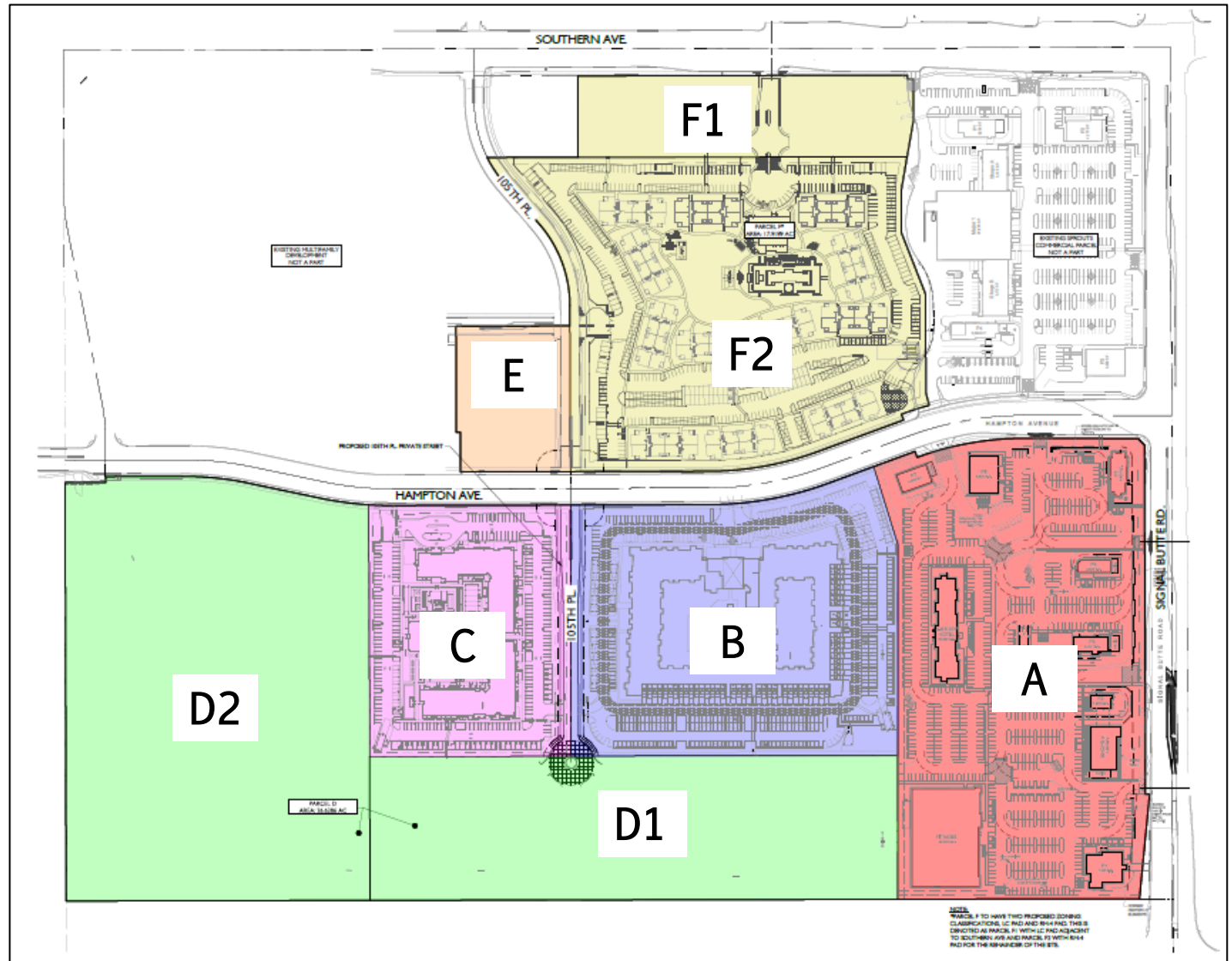
# Request

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Rezoning from Limited Commercial to allow a Mixed-Use Development with a PAD Overlay

# Zoning

- **Specific Site Plans:**
  - Parcel A (LC-PAD)
  - Parcel B (RM-5-PAD)
  - Parcel C (RM-4-PAD)
  - Parcel F2 (RM-4-PAD)
- **Conceptual Plans:**
  - D1, D2, E and F1 (LC-PAD)



## Mountain Vista Master Plan

Design Guidelines

April 27, 2020



Mountain Vista Master Plan

**Master Developer**  
Bela Flor Communities  
Hudd Hassell  
1635 N. Greenfield Rd.  
Suite 215  
Mesa, AZ 85205



**Legal Representation**  
Pew & Lake, PLLC  
Reese Anderson  
1744 S. Val Vista Dr.  
Suite 217  
Mesa, AZ 85204



**Design and Engineering**  
EPS Group, Inc.  
Brian Nicholls  
1130 N. Alma School Rd.  
Suite 120  
Mesa, AZ 85201



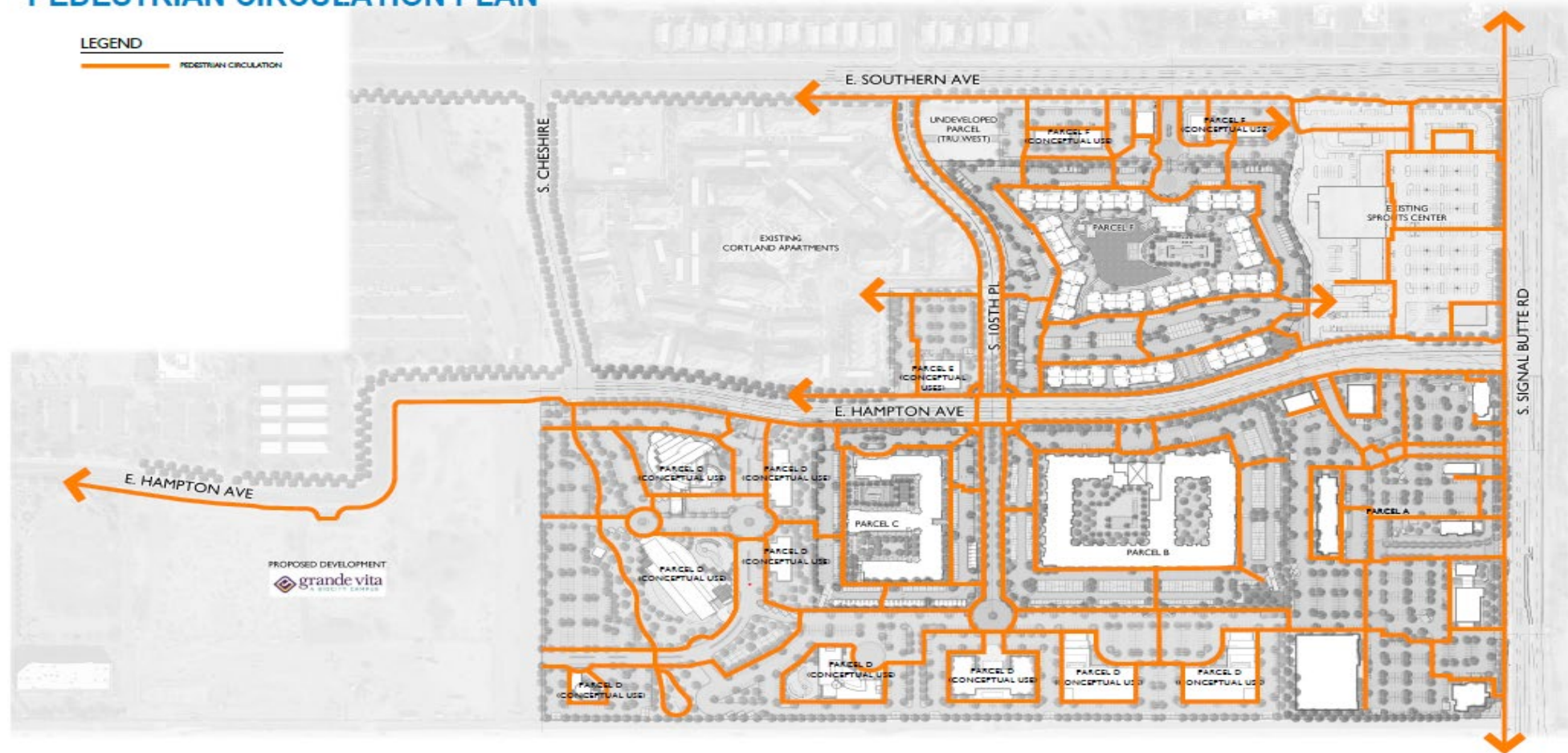
# Design Guidelines

- Three building styles
  - Warm contemporary
  - Heritage
  - Warm modern
- Required material palette and percentages
- DRB review May 2020

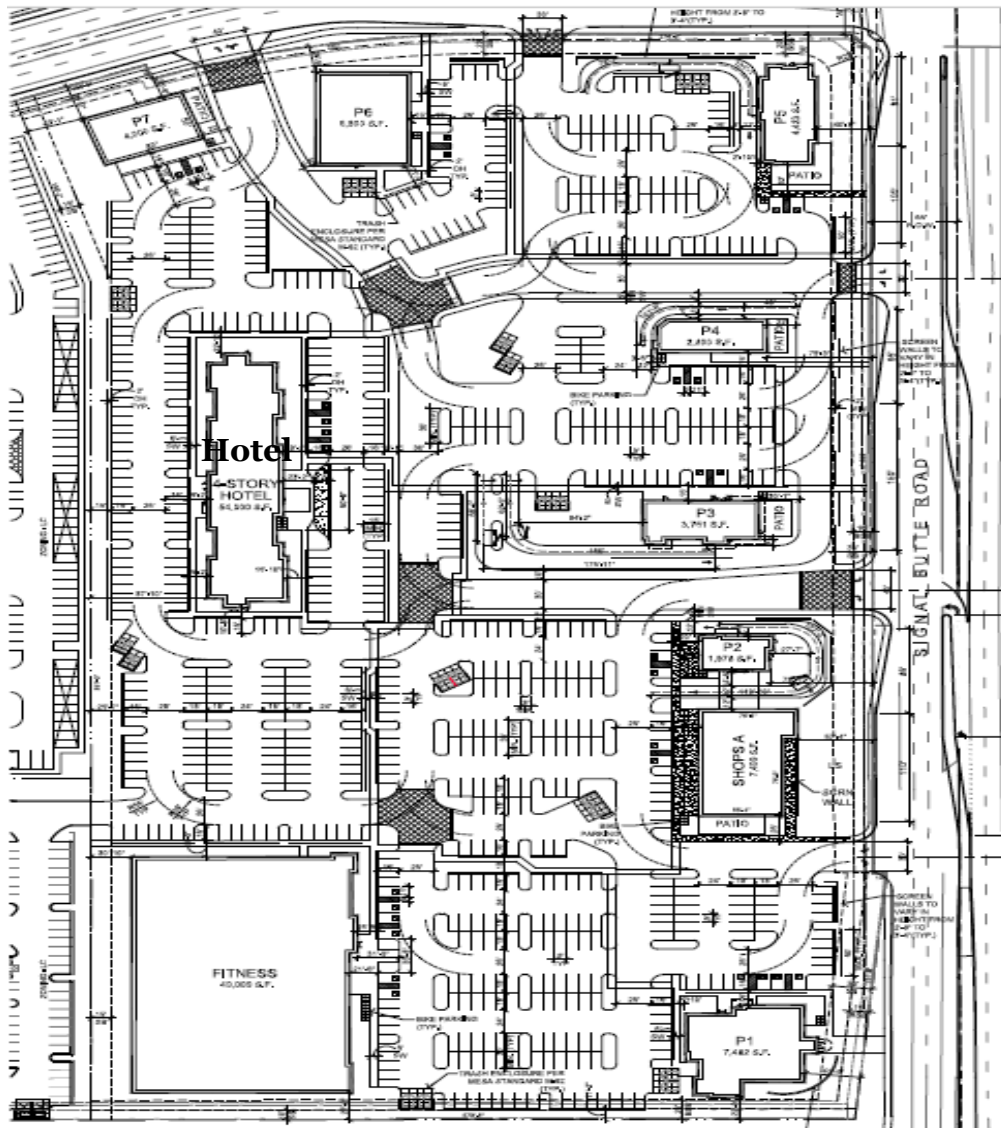


# Pedestrian Connectivity

## PEDESTRIAN CIRCULATION PLAN







## Site Plan Parcel A

- Approximately 132,000 square feet of commercial:
- Four story hotel
- Fitness center
- Four drive-thru uses
- General retail/shop

# Renderings (Parcel A)





# Renderings (Parcel B)



# Renderings (Parcel C)



NORTH WEST ELEVATION



NORTH ELEVATION



NORTH EAST ELEVATION



EAST ELEVATION



## Renderings (Parcel F2)

[illegible]

**ELEVATION • BUILDING TYPE 2 • SIDE**



**ELEVATION • BUILDING TYPE 2 • SIDE**

STYLE: TRANSITION  
 AREA: STRUCTURAL FOOTING FOR 10' x 16' BUDGET 8' WIDE X 8' DEEP  
 SQUARE AREA: 1,536 SQ.  
 PRIMARY MATERIALS: 1/2" x 8" x 10' STUDS WHITE, 1/2" x 8" x 10' SILL GRAY AND DARK GRAY  
 SECONDARY MATERIALS: 1/2" x 8" x 10' SILL GRAY, PINKWOOD PANELS & DECORATIVE



**ELEVATION • BUILDING TYPE 1 • FRONT**



**ELEVATION • BUILDING TYPE 1 • SIDE**



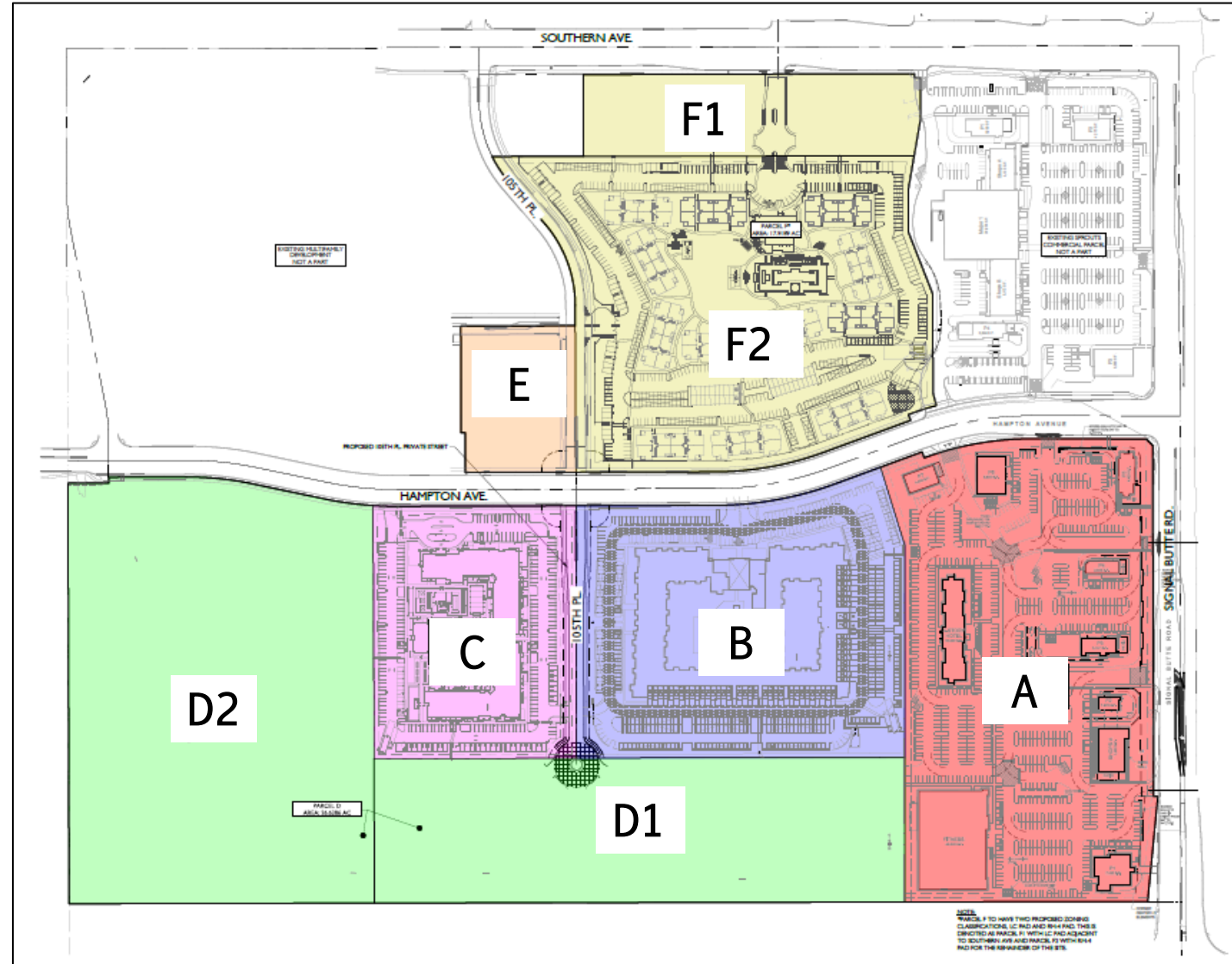
**ELEVATION • BUILDING TYPE 1 • SIDE**



ELEVATION • BUILDING TYPE 1 • REAR

# Development Agreement

- **No residential on Parcels A and F1**
- **Parcels A, D1 and F1** (no rezone to residential for 20 years)
- **On-site water/sewer** (before building permits for vertical construction for multi-residence)
- **Max (4) drive-thru restaurants on Parcel A**
  - No changes to site plan configuration





# Summary

## Findings

- ✓ Consistent with the 2040 General Plan
- ✓ Consistent with Zoning Ordinance (MZO)

## P&Z and Staff Recommendation

Approval with Conditions

# Questions?



# Site Photos



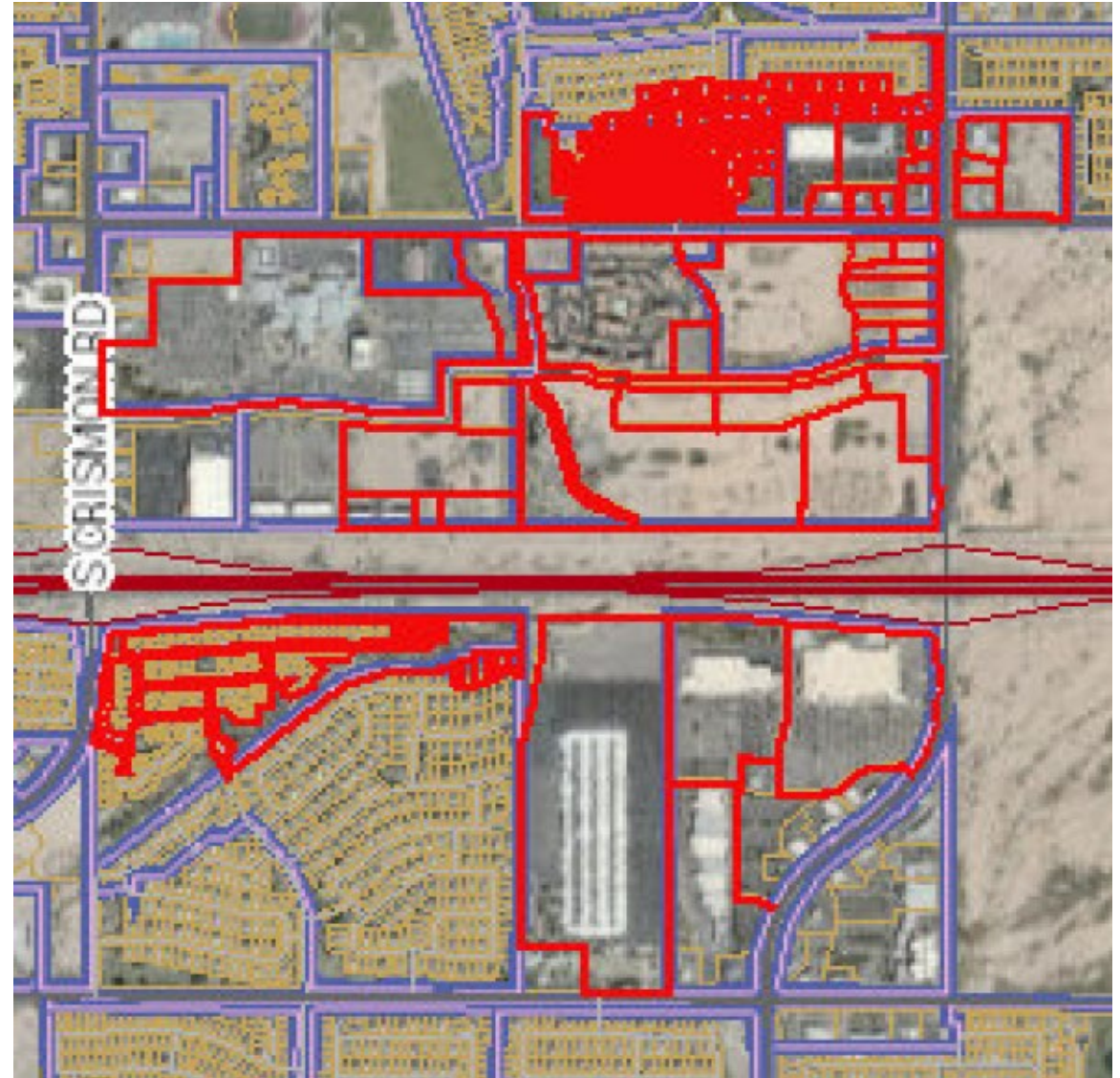
Signal Butte Road looking NW



Hampton Avenue looking SE

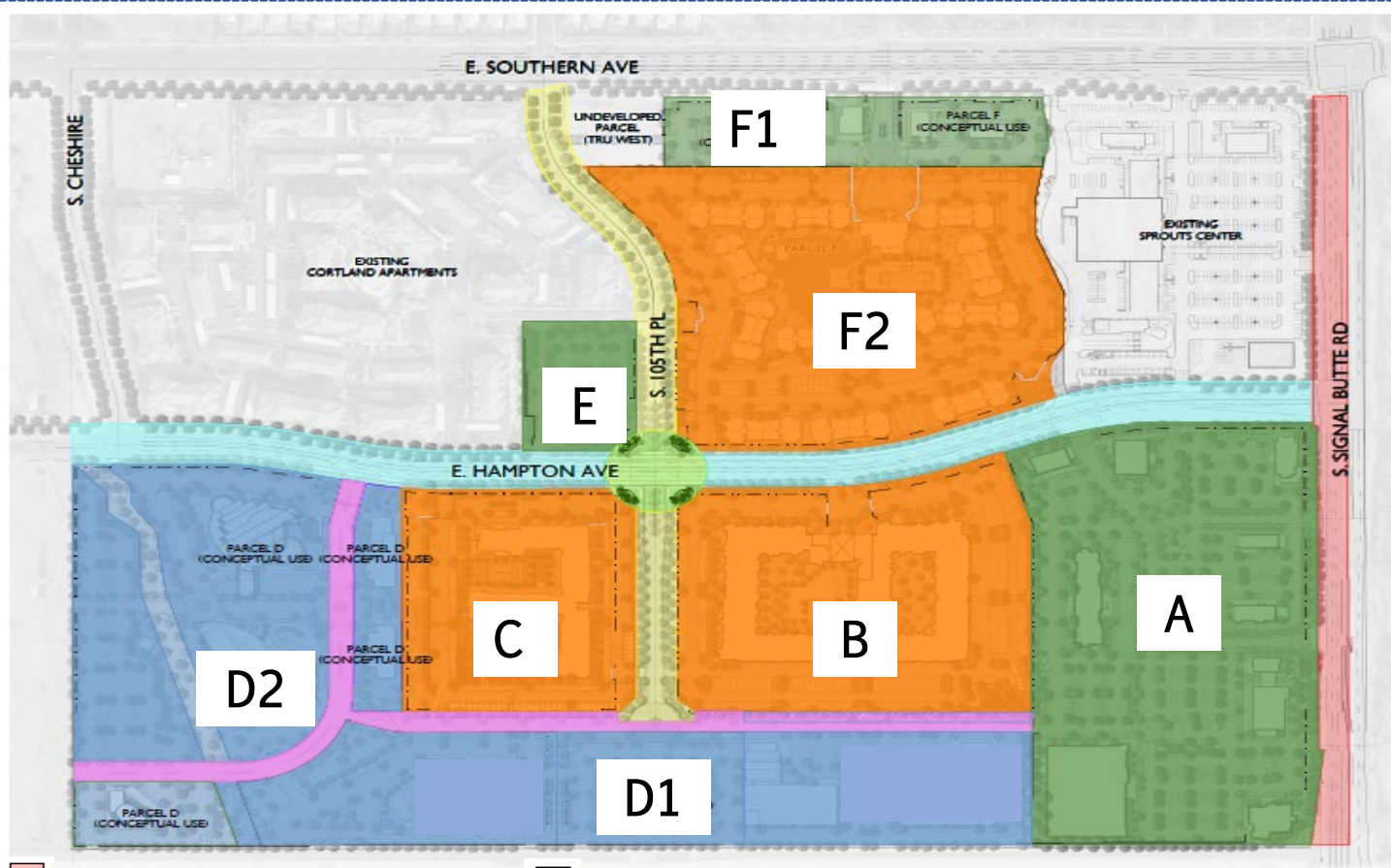
# Citizen Participation

- Property owners within 1000'
- HOAs & Registered Neighborhoods within 1 mile
- Neighborhood meeting
- No major concerns
- 8 letters of support





# Landscape Plans



- |  |                         |  |                 |
|--|-------------------------|--|-----------------|
|  | Signal Butte Road       |  | Entry Gateway   |
|  | Hampton Avenue          |  | Multi-family    |
|  | 105 <sup>th</sup> Place |  | Commercial      |
|  | Internal Collector      |  | Conceptual Uses |



Parcel A

# Site Plan Parcel A

- Approximately 132,000 square feet of commercial
- Four drive-thru uses
- Enhanced landscape along Signal Butte Road and Hampton Avenue







## Site Plan Parcel B

- Four story apartment building
- Two central amenity courtyards
- Dog park in the southeast corner of the site

# Site Plan Parcel C

- Enhanced landscaping along Hampton
- Landscaped courtyard





# Site Plan Parcel F2

- Large central open space with recreational amenities
- Dog park in the southeast corner of the site

