



MOUNTAIN VISTA MASTER PLAN

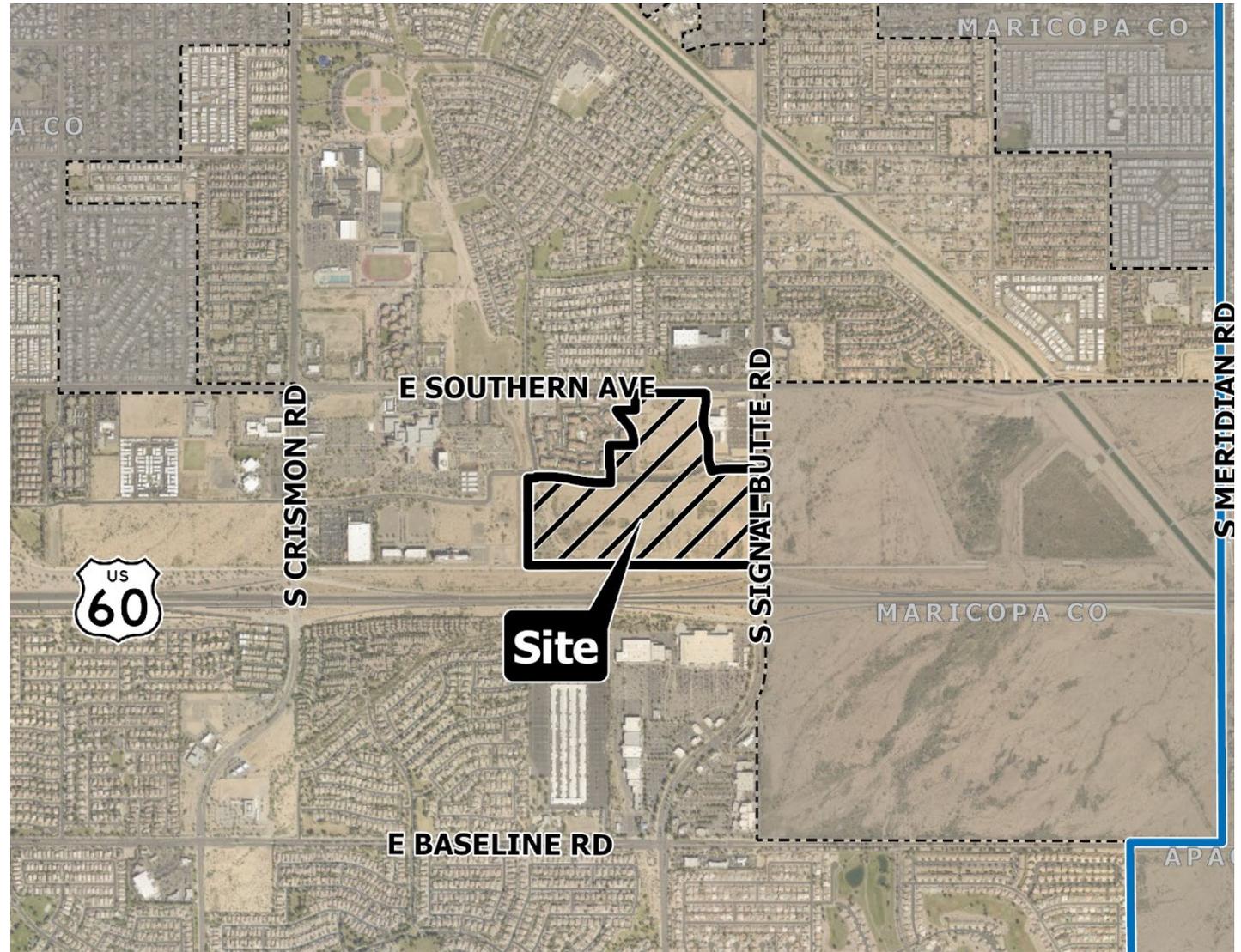
ZON19-00872

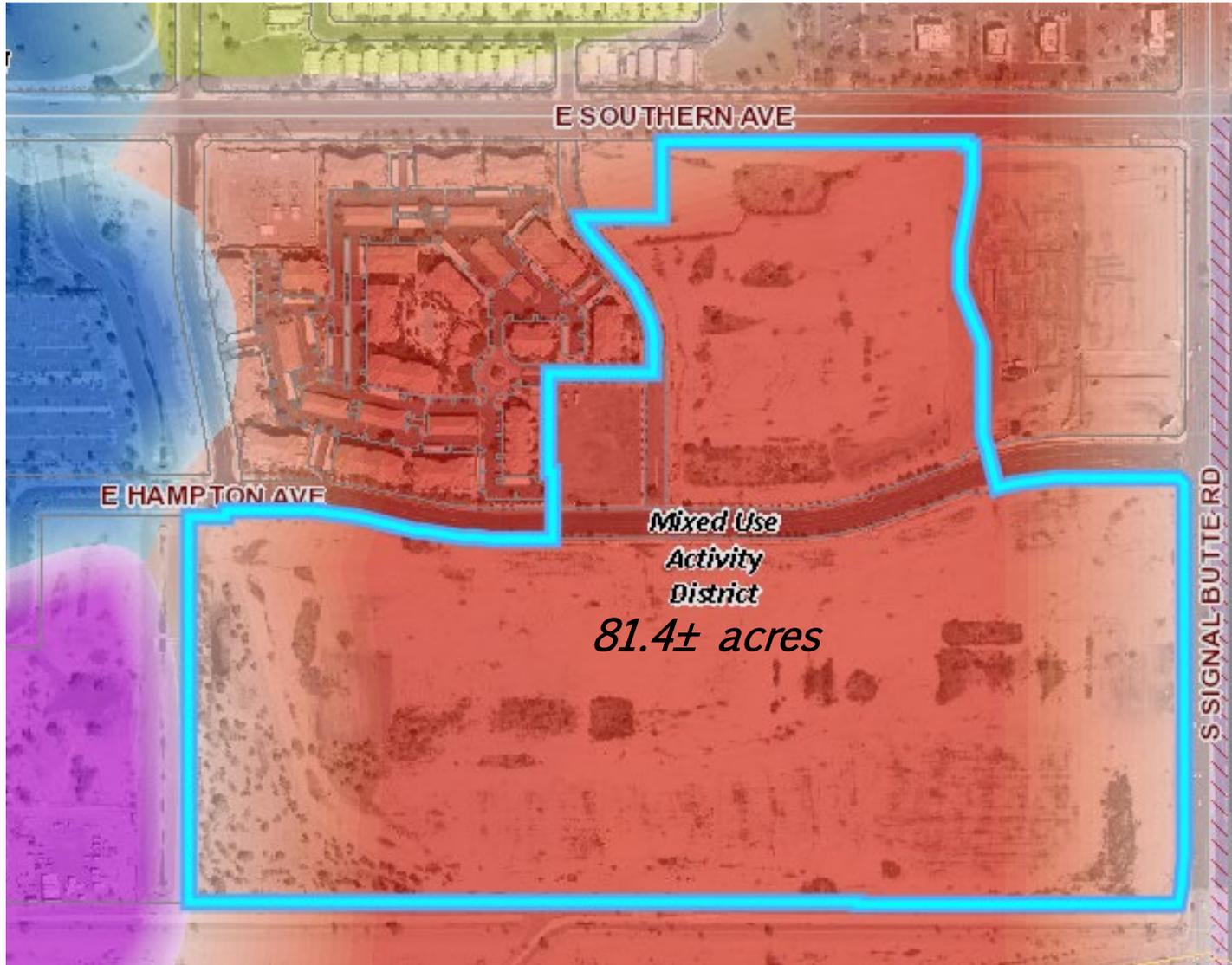
Nana Appiah, Planning Director
Veronica Gonzalez, Project Manager
Evan Balmer, Project Planner

July 1, 2020

Location

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





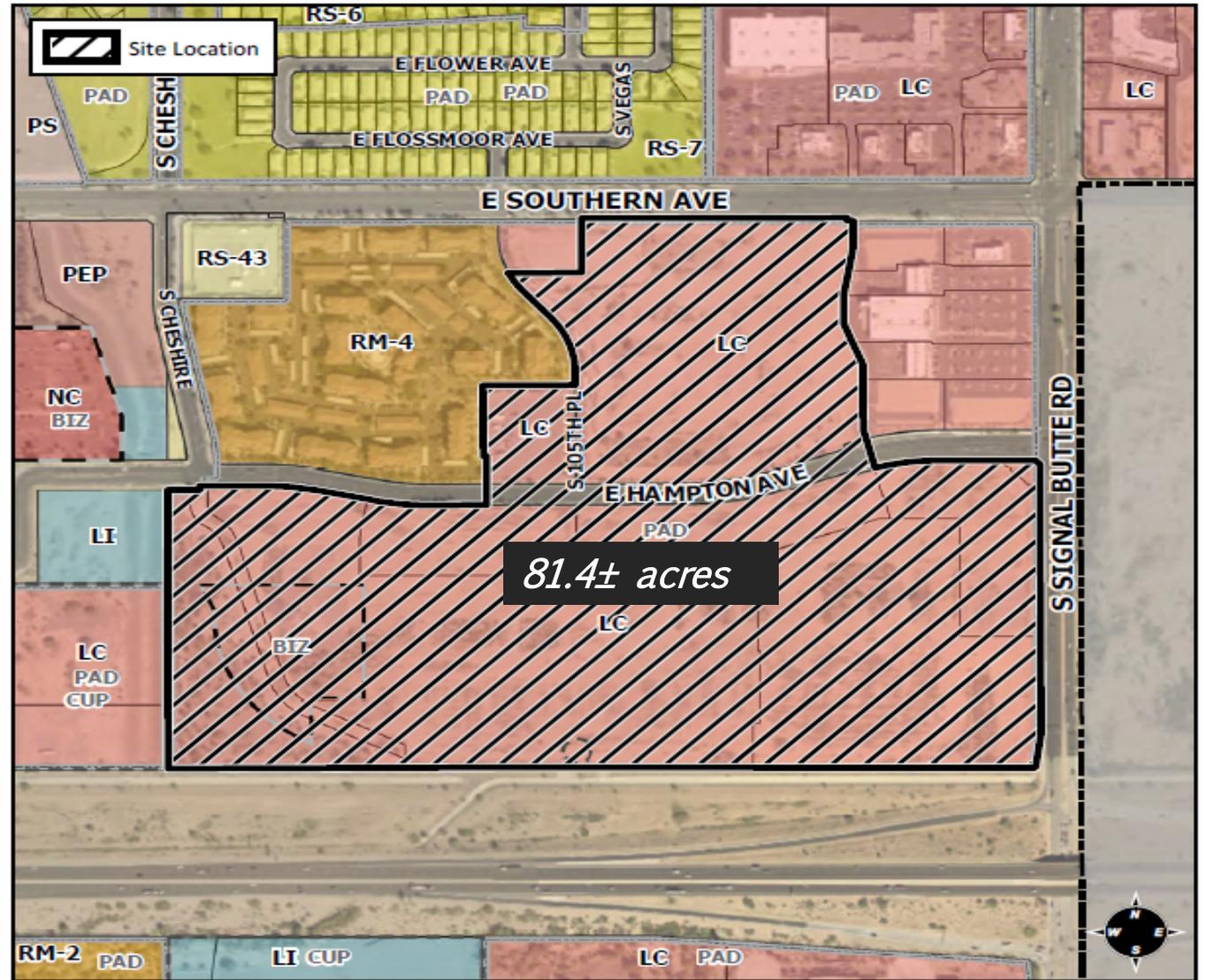
General Plan

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



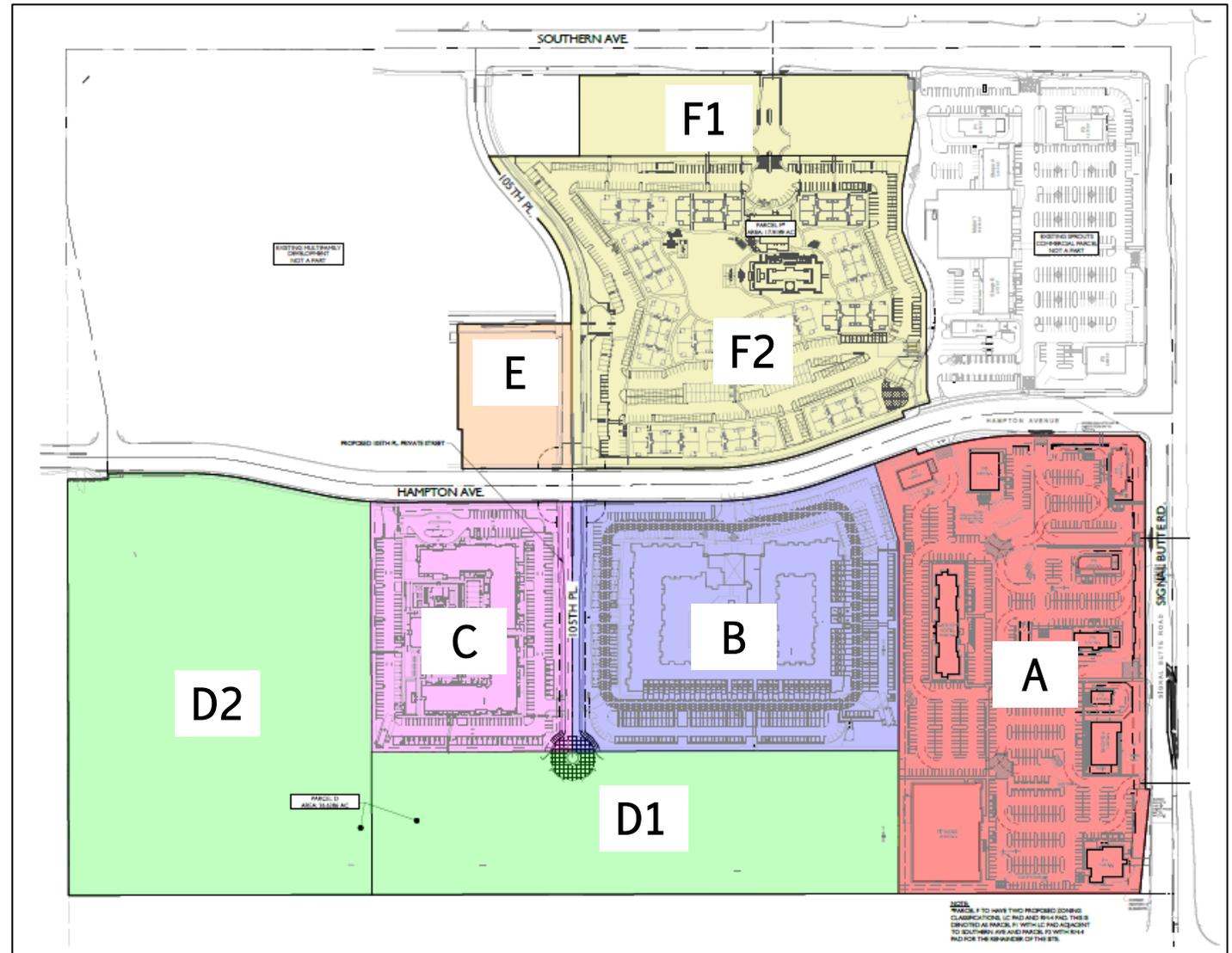


Request

• 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, PLc
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

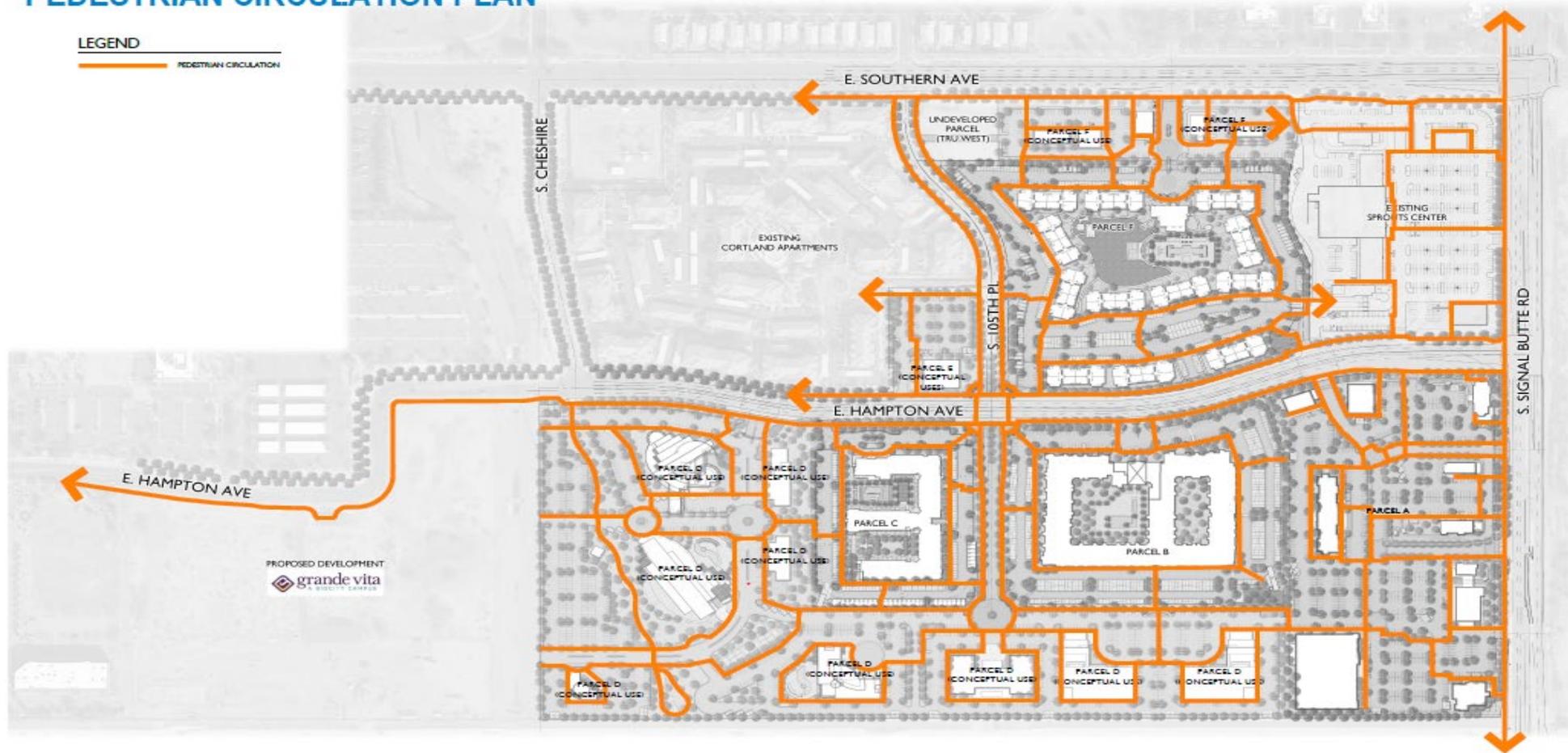


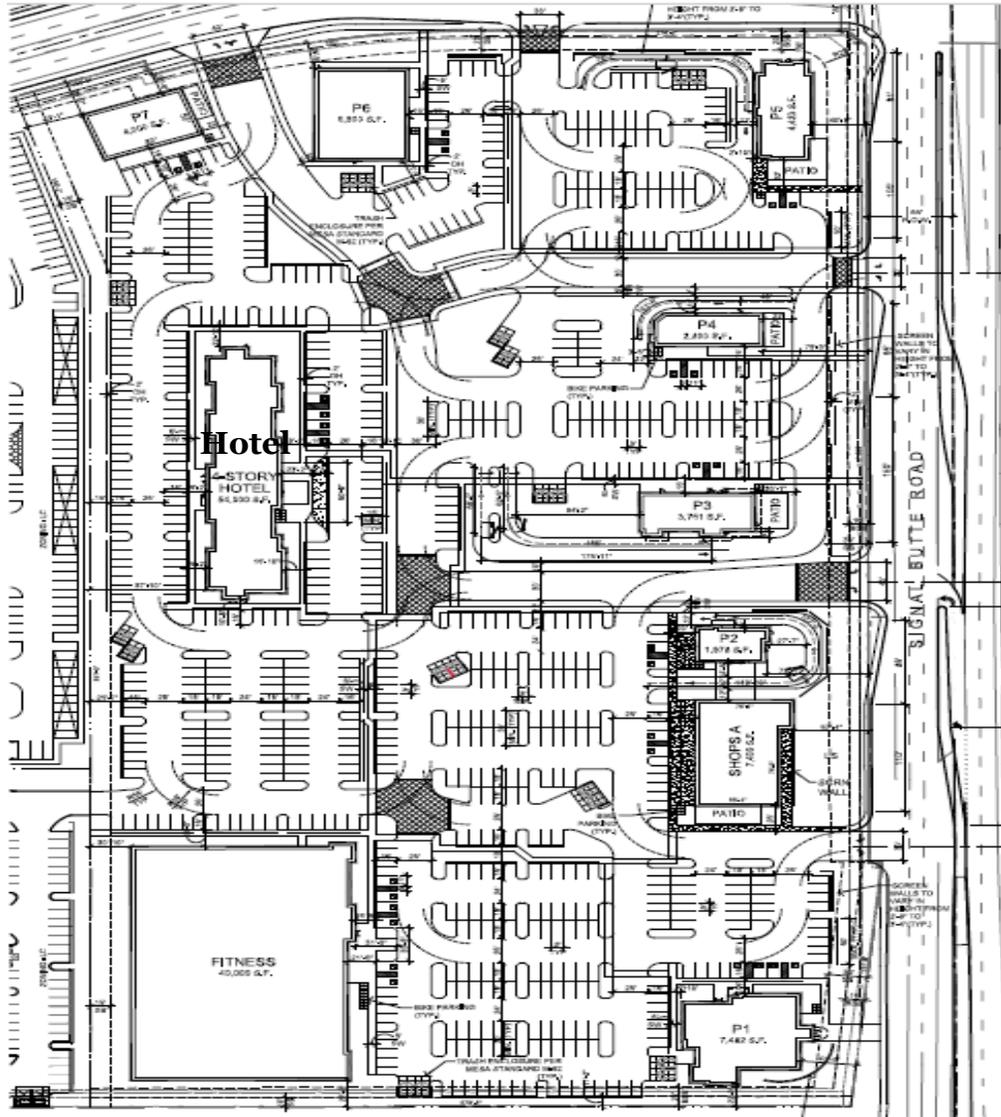
Design Guidelines

- 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)



02 NORTH EAST CORNER
SCALE: 1/8" = 1'-0"



01 NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

Renderings (Parcel C)



NORTH WEST ELEVATION



NORTH ELEVATION



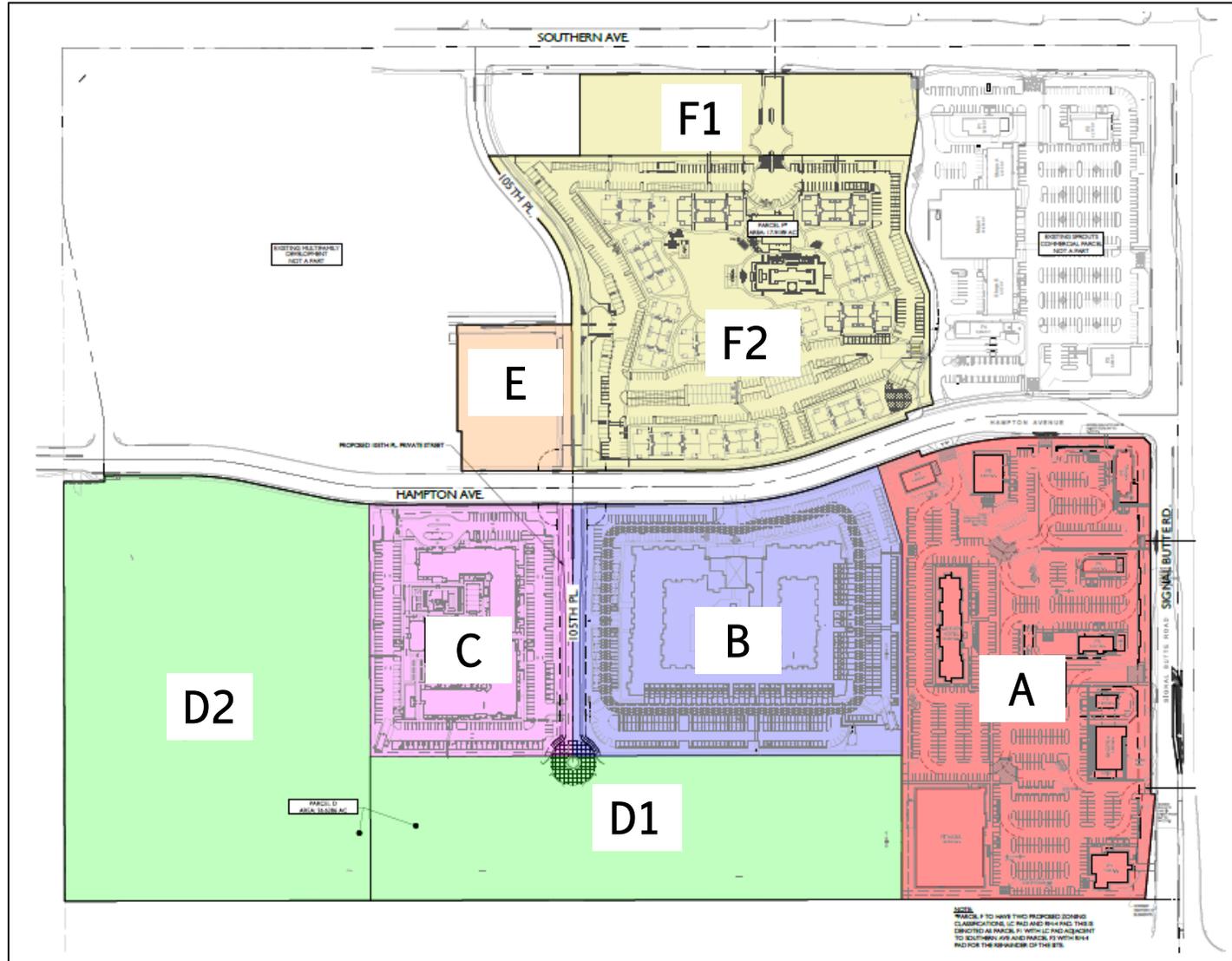
NORTH EAST ELEVATION



EAST ELEVATION

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

ZON19-00872

Questions?

Site Photos



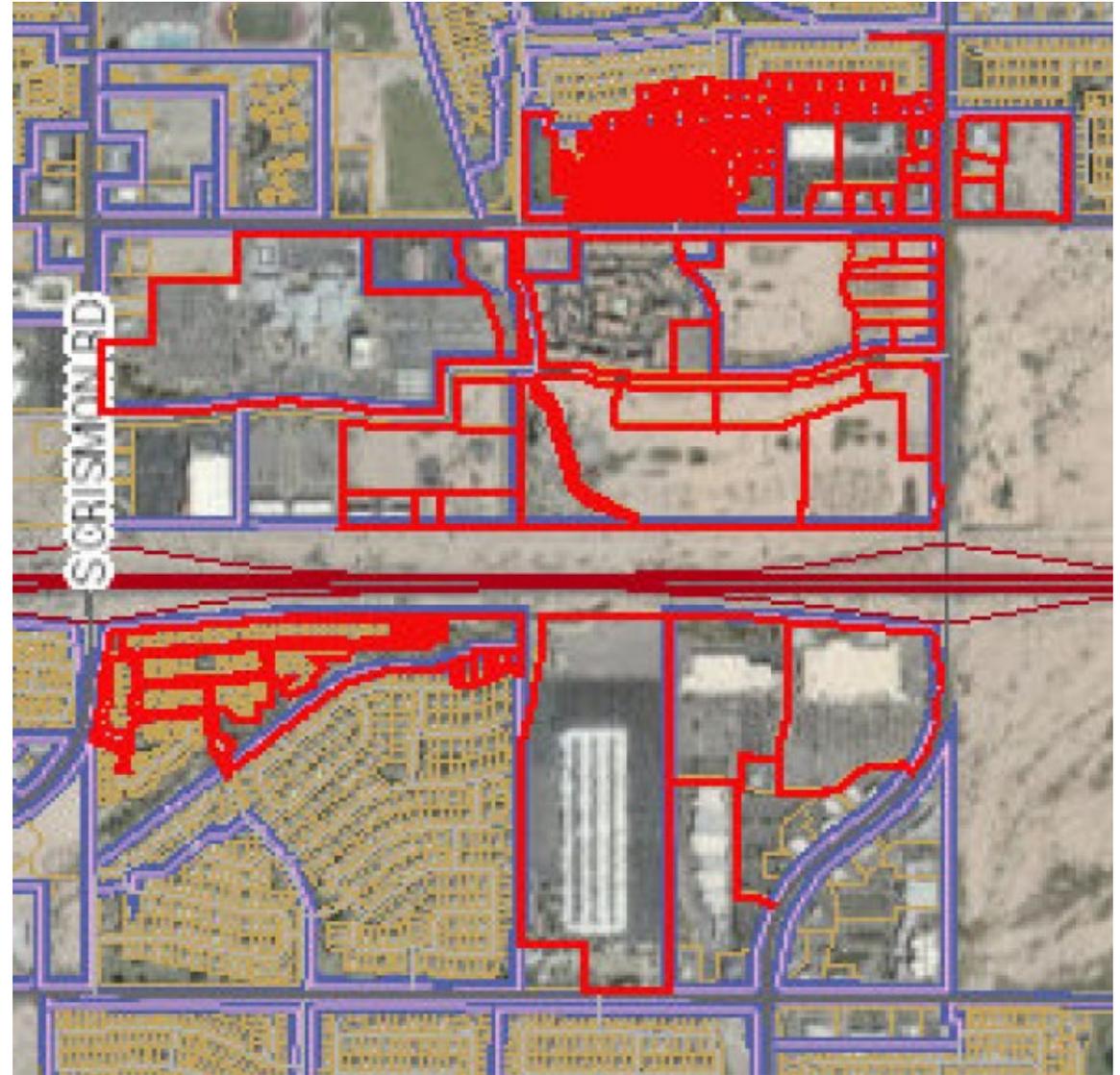
Signal Butte Road looking NW



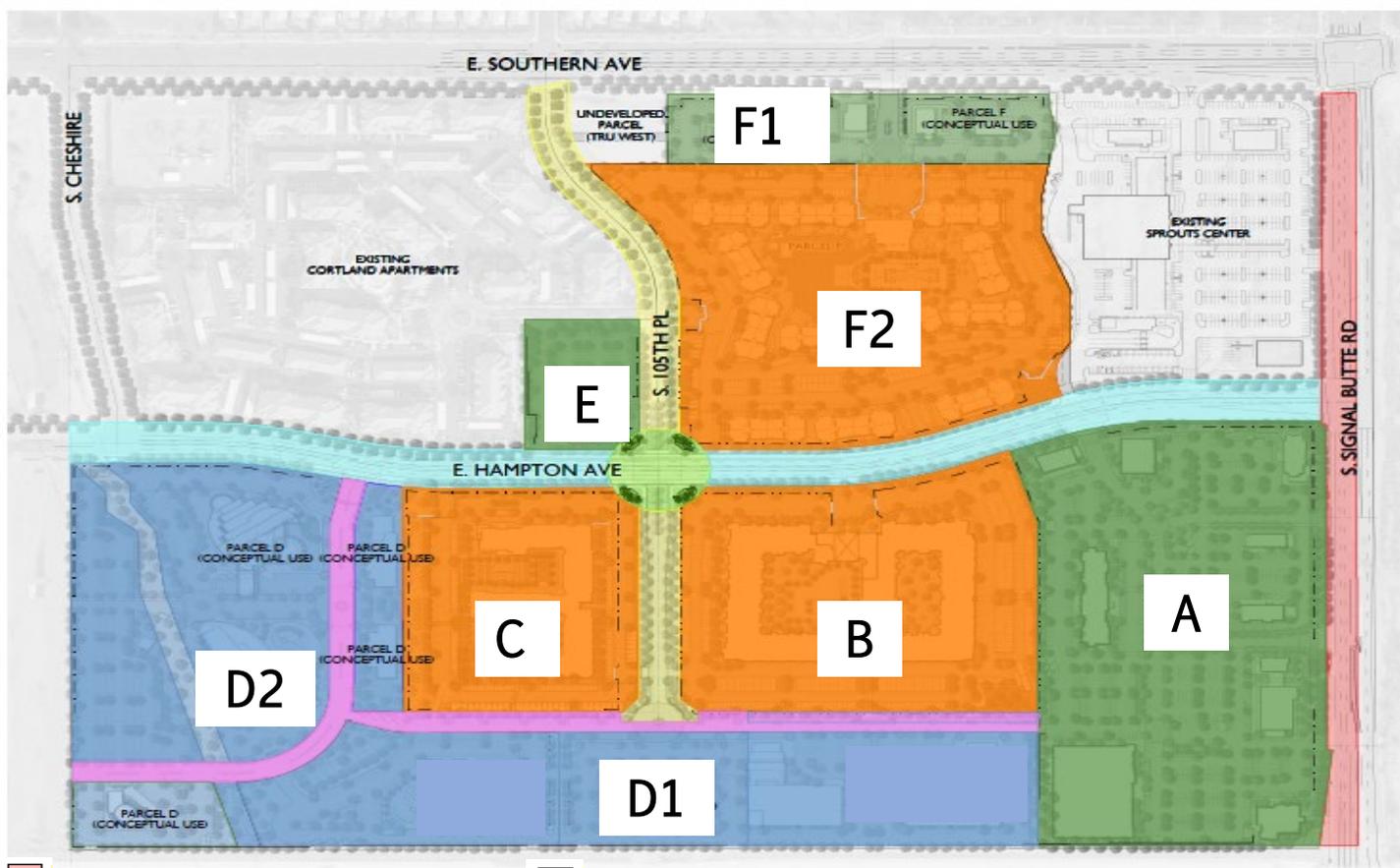
Hampton Avenue looking SE

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
- Hampton Avenue
- 105th Place
- Internal Collector
- Entry Gateway
- Multi-family
- Commercial
- 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

