



Planning & Zoning Board



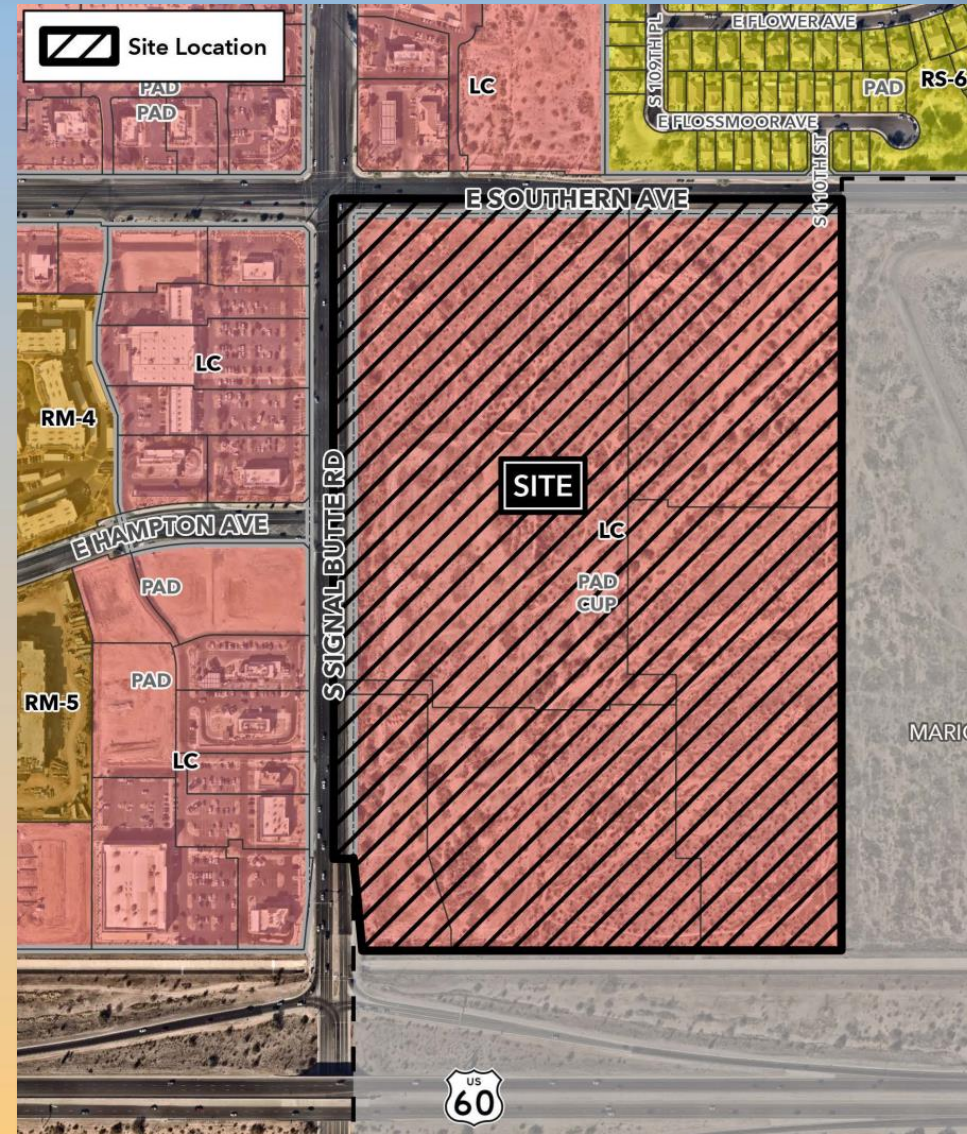
ZON25-00208

Medina Station



Request

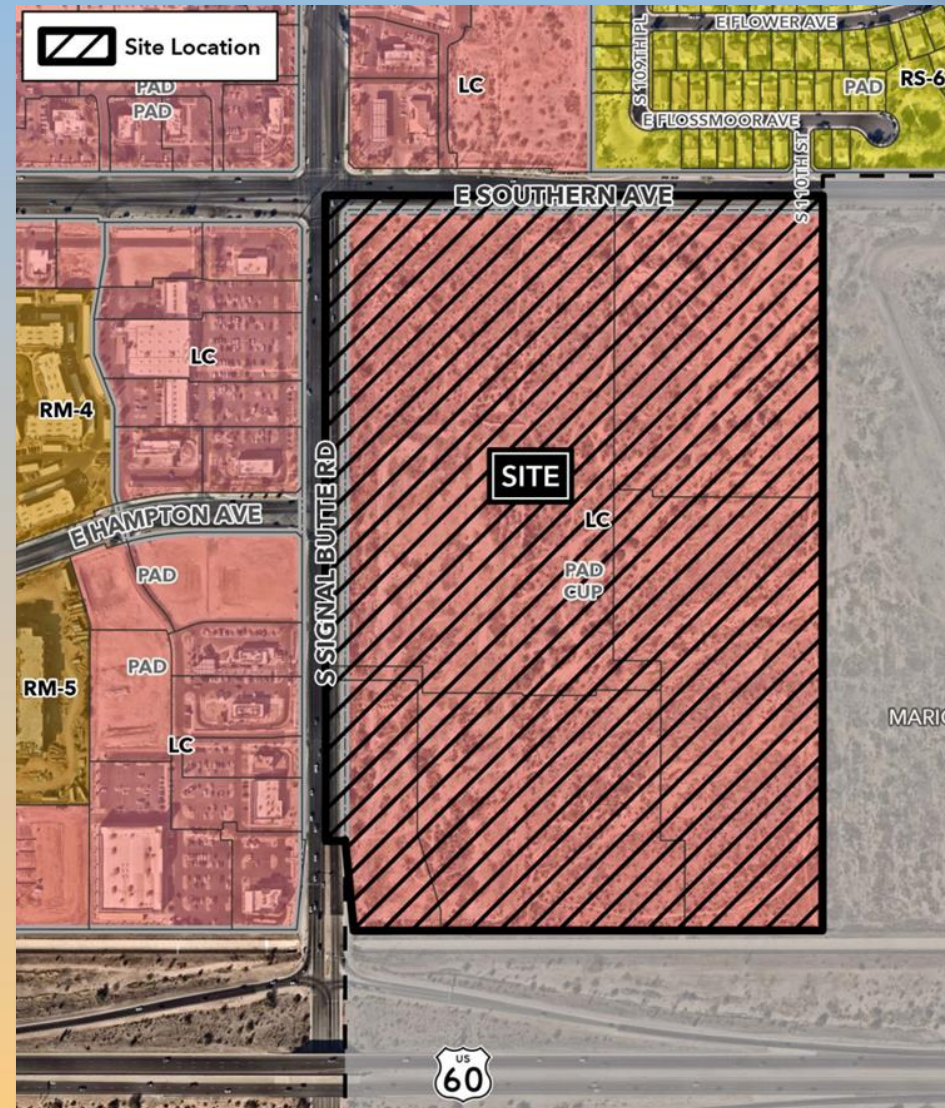
- Major Site Plan Modification
- Amending Condition #1 for ZON23-00691
- To allow for a mixed-use development





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway

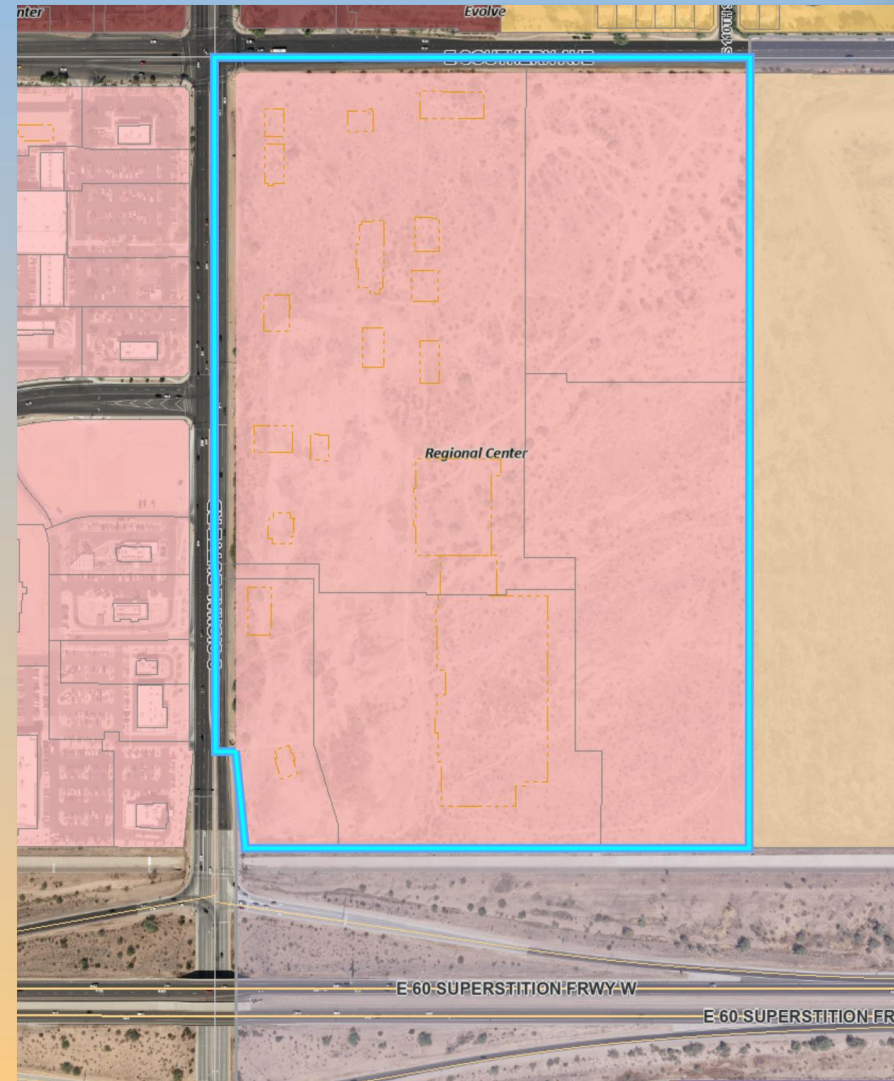




General Plan

Regional Center Placetype – Evolve Growth Strategy

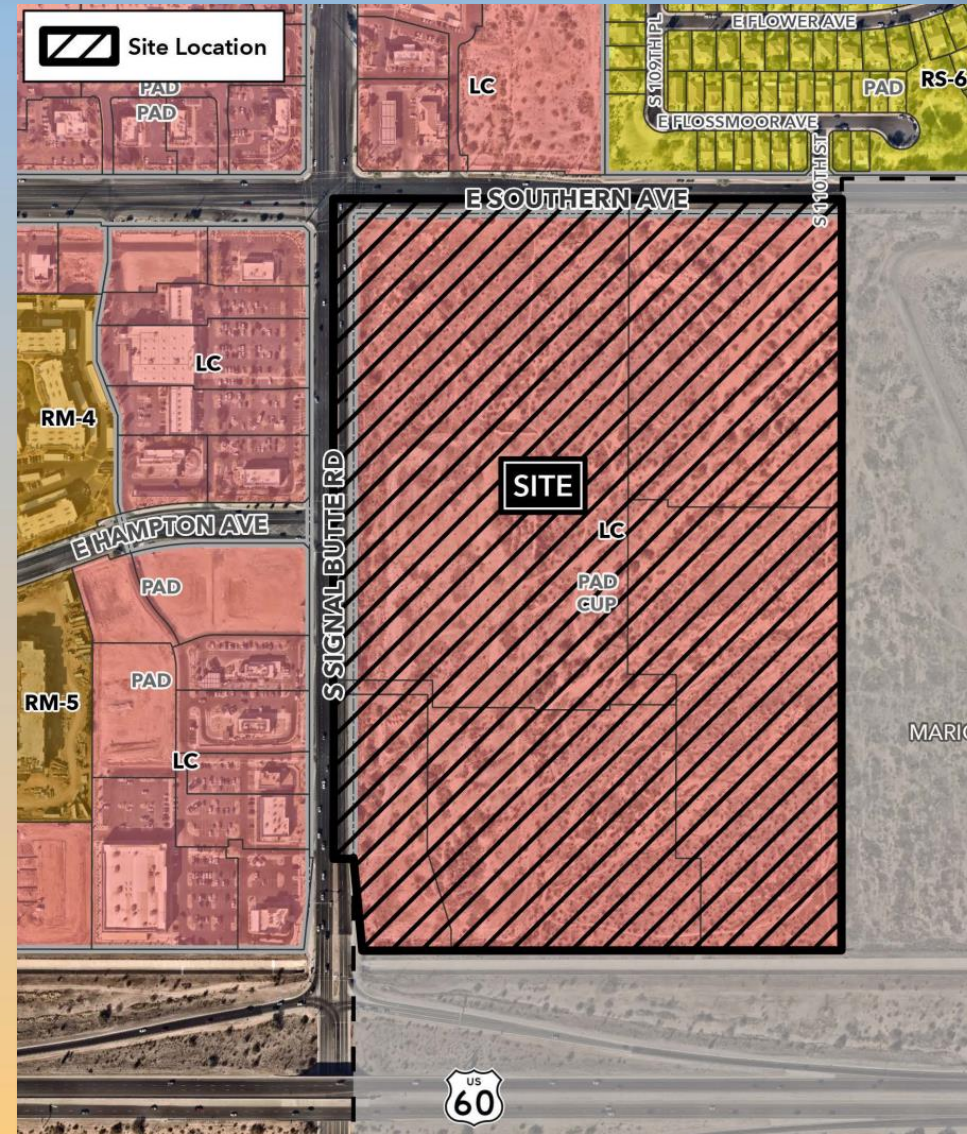
- Retail, Drink and Eating Establishments, Convenience Services & Entertainment and Recreation are principal land uses





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Large commercial development, retail, restaurants and drive-thru facilities are permitted uses





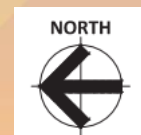
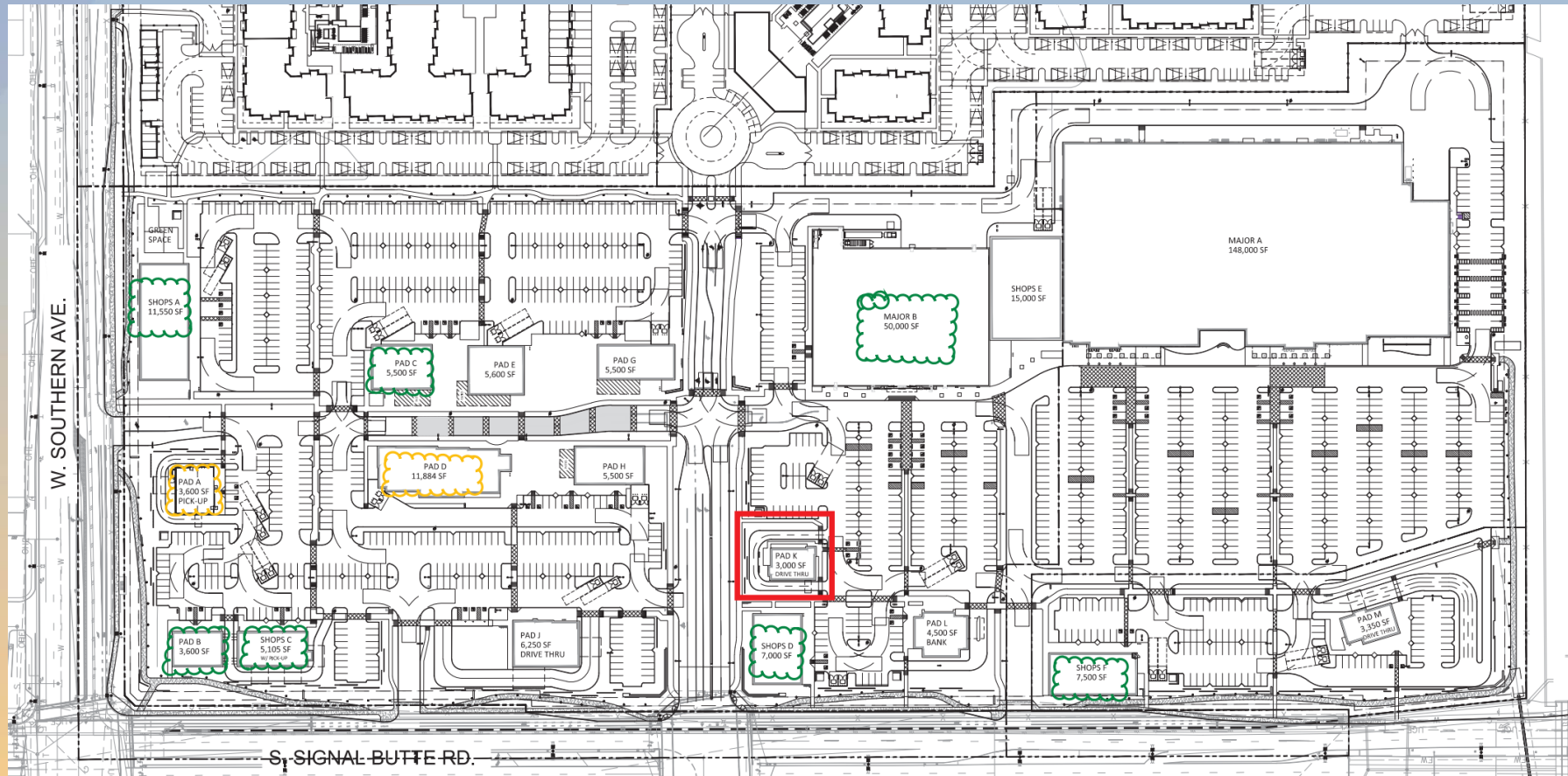
Site Photos



Looking east towards the site



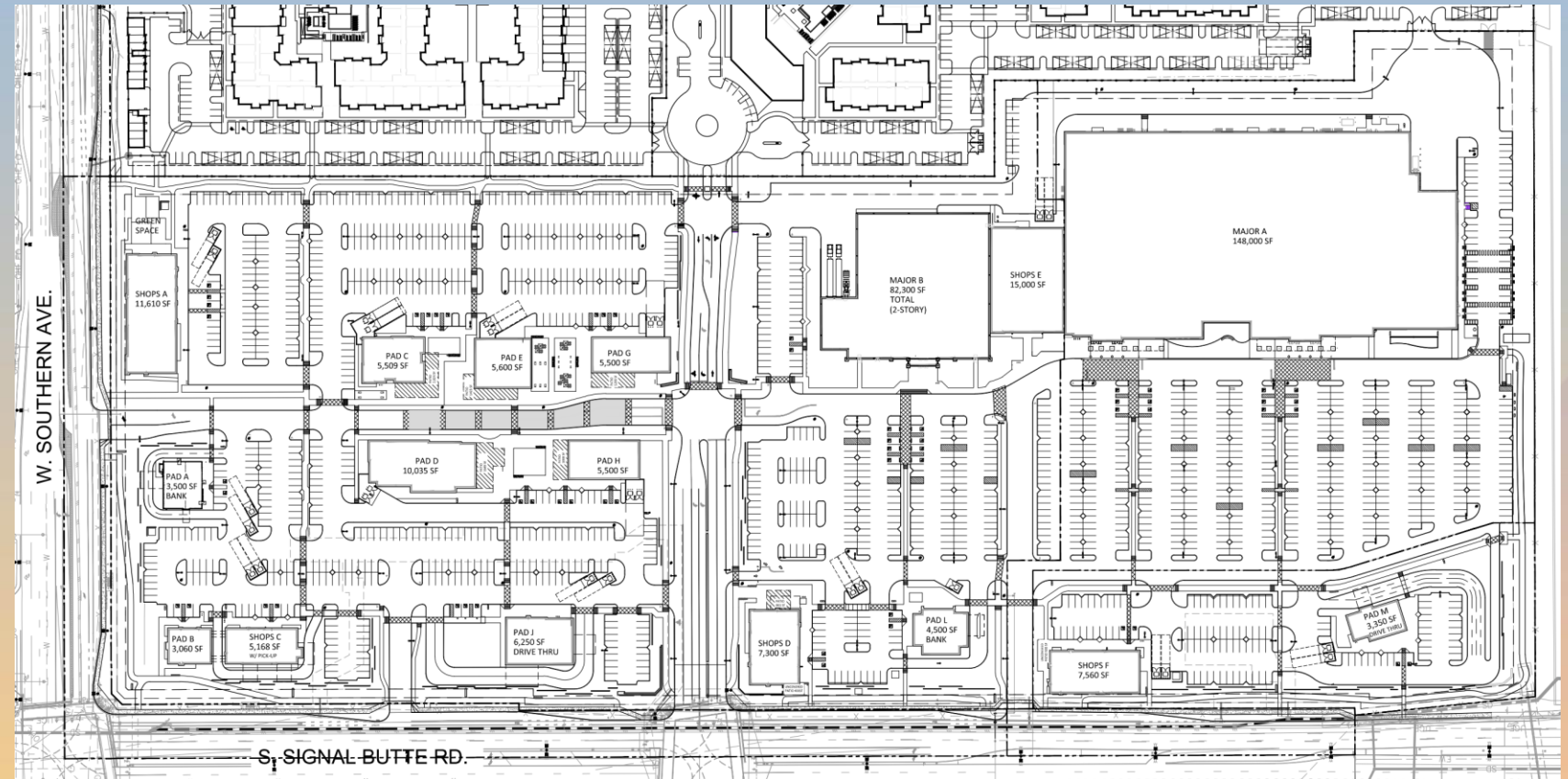
Approved Site Plan





Site Plan

- Approved total:
301,455 sq. ft.
- Proposed total:
329,742 sq. ft.
- 1,355 parking
spaces required;
1,524 parking
spaces provided





Landscape Plan

LANDSCAPE LEGEND

TREES

PROSOPIS HYBRID 'PHOENIX'
PHOENIX THORNLESS MESQUITE
24" BOX

PISTACIA X
RED PUS PISTACHE
36" BOX

PROSOPIS 'PHOENIX'
PHOENIX THORNLESS MESQUITE
36" BOX

QUERCUS VIRGINIANA
LIVE OAK
36" BOX (MATCHING HI-CANOPY)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING HI-CANOPY)

PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20" I.F. DIAMOND CUT, STRAIGHT,
NO AERIAL ROOTS SHOWING.

ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX (MATCHING)

CAESALPINIA CACALACO
SMOOTHIE CASCALOTE
24" BOX (MATCHING)

FRAXINUS VELUTINA 'FAN-TEX'
FAN-TEX ASH
24" BOX (MATCHING)

LARGE SHRUBS
TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON

HESPERALOE FUNIFERA
LITTLE GIANT (CIVANO)
15 GALLON

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON

MEDIUM SHRUBS
EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON

LEUCOPHYLLUM LANGMANIAE
LYNN'S LEGACY
5 GALLON

VINES
TECOMA STANS
YELLOW BELLS
5 GALLON

ACCENTS

RUSELLIA EQUITIFORMIS
CORAL FOUNTAIN
5 GALLON

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON

MUEHLBERGIA CAPILLARIS
PINK MUHLYDEER GRASS
5 GALLON (QTY. XXX)

YUCCA RECURVIFOLIA
SOFT LEAF YUCCA
5 GALLON

ECHINOCACTUS GRISONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING)

AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON

DASTYRION LONGISSIMA
TOOTHLESS DESERT SPOON
5 GALLON

HESPERALOE PERPA 'STOPLIGHTS'
STOP LIGHTS RED YUCCA
1 GALLON

PACHYCREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5", 2", 1" TALL)

GROUND COVER
LANTANA X 'NEW GOLD'
'NEW GOLD'
1 GALLON

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON

EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON

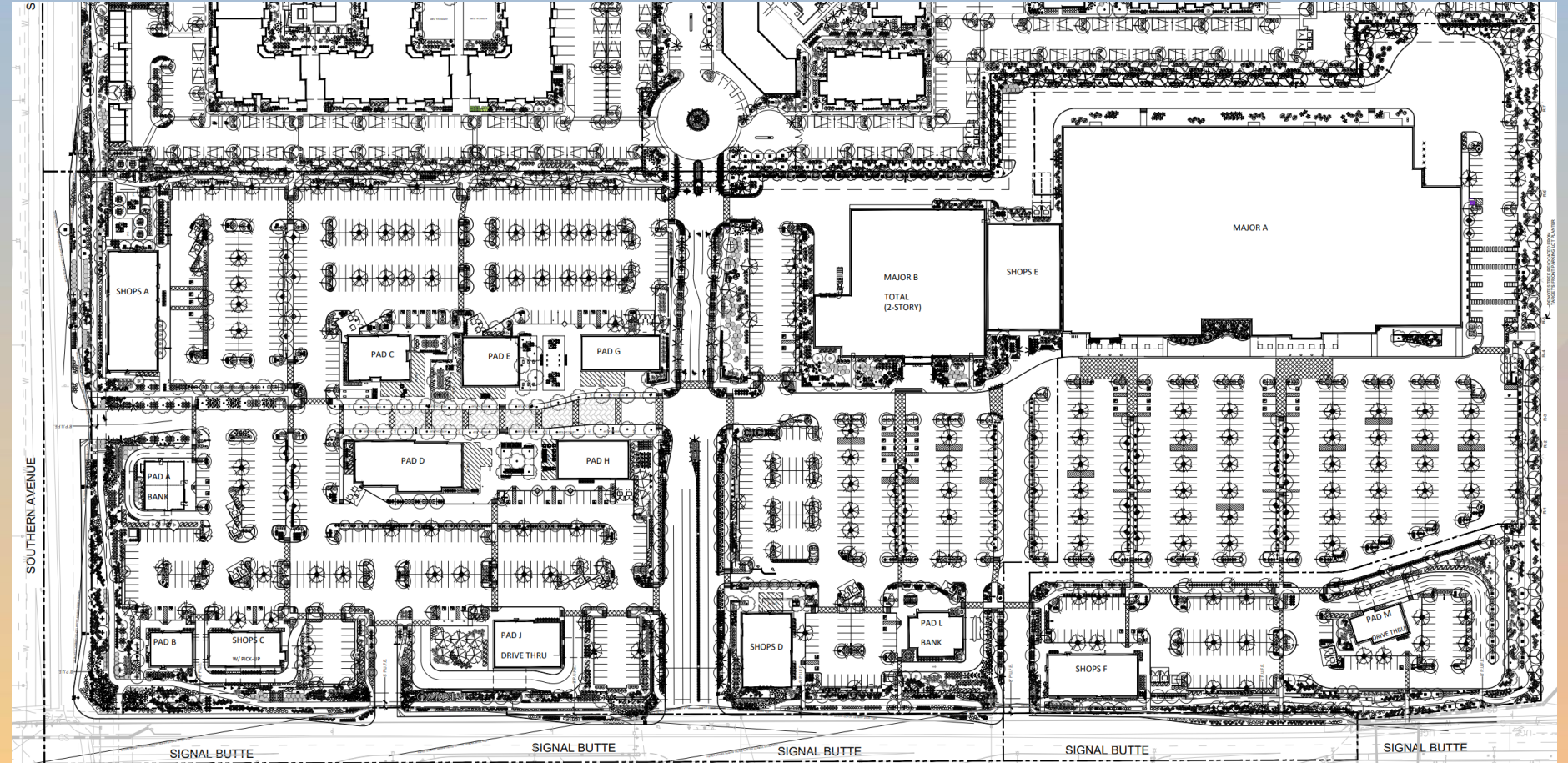
ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON

INERT MATERIALS
1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

3"-8" COBBLE (ROCK PROS CARMEL)
DECOMPOSED GRANITE
8" DEPTH IN ALL LANDSCAPE AREAS

3'x3'x3" SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH

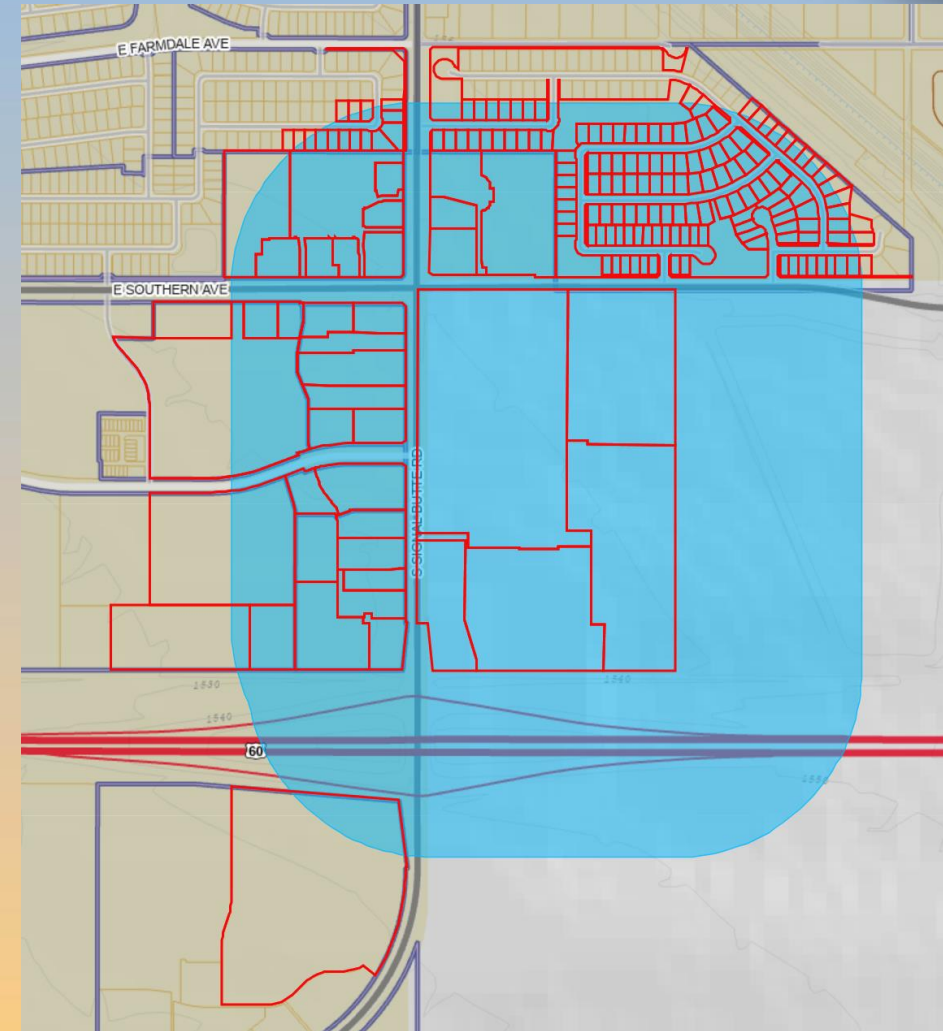
ARTIFICIAL TURF
OWNER'S SELECTION
INSTALL PER MANUFACTURER





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Staff received 1 response





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Medina Station PAD
- ✓ Criteria in Chapter 69 for Site Plan Modification

Staff recommend Approval with Conditions



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