



Planning and Zoning Report

Date	October 22, 2025	
Case No.	ZON25-00426	
Project Name	Parcel C Medina Station	
Request	Specific Plan Review for a 276-unit multiple residence development.	
Project Location	Approximately 1,100 feet southeast of the intersection of East Southern Avenue and South Signal Butte Road	
Parcel No(s)	220-82-018J	
Project Area	13.5± acres	
Council District	District 5	
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)	
General Plan Designation	Regional Center	
Applicant	Lucy Wright, Bowman Consulting Group Ltd.	
Owner	Bela Flor Holdings, LLC	
Staff Planner	Kellie Rorex, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, meets the Specific Plan approval requirements in MZO Section 11-22-5 as it is consistent with the Conceptual Plan approved by City Council with Case No. ZON25-00208, and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Specific Plan to develop a 276-unit multiple residence development within Parcel C of the larger Medina Station development (Proposed Project). The Specific Plan is in substantial conformance with the Conceptual Plan approved as a part of the Medina Station Planned Area Development Overlay.

Concurrent Applications:

- Design Review: Medina Station Design Guidelines were approved as a part of cases ZON23-00691 and DRB23-00692. Review of future Design Review applications will be administrative.

Site Context

General Plan:

- The Placetype for the subject property is Regional Center and the Growth Strategy is Evolve.
- The focus of the Regional Center Placetype is commercial activity, and as such, its principal uses are retail, personal services, eating and drinking establishments, entertainment and recreation, convenience services and business offices. Multi-family residential are secondary uses and allowed as part of mixed-use projects.
- The Proposed Project is consistent with the Regional Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.

Zoning:

- The project site is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD).
- Multiple Residence, when compliant with the minimum commercial floor area and maximum density requirements of Section 11-31-31 of the MZO, is a permitted use in the LC District. Modifications to the minimum commercial floor area and maximum density requirements are permitted in the LC District with approval of a Council Use Permit (CUP).
- A CUP was approved on January 27, 2025, to modify the minimum commercial floor area and maximum density requirements for Parcels B and C within Medina Station development (Case No. ZON23-00691; Ordinance No. 5925). **The Proposed Project is consistent with the CUP approved by City Council.**

Surrounding Zoning & Use Activity:

The proposed Multiple Residence is compatible with surrounding land uses, which include single residences, commercial, and vacant land.

Northwest LC-PAD Future Commercial	North LC-PAD Future Multiple Residence	Northeast Maricopa County RU-43 Vacant
West LC-PAD Future Commercial	Project Site LC-PAD Vacant	East Maricopa County RU-43 Vacant
Southwest (Across US 60 East) Maricopa County RU-43 Vacant	South (Across US 60 East) Maricopa County RU-43 Vacant	Southeast (Across US East) Maricopa County RU-43 Vacant

Site History:

- January 27, 2025: City Council annexed 64± acres, including the project site, into the City of Mesa and established a comparable zoning of Agricultural (AG) (Case No. ANX23-00690; Ordinance No. 5924).
- January 27, 2025: City Council approved a rezoning for 61± acres, including the project site, from AG to LC-PAD, a Council Use Permit to allow for deviations from the minimum commercial floor area and maximum density requirements for residential uses in commercial districts, a Conceptual Plan for Parcels B and C and an Initial Site Plan for Parcel A of a mixed-use development known as Medina Station (Case No. ZON23-00691; Ordinance No. 5925).
- April 7, 2025: City Council approved a resolution for a CUP to allow for a FLM on the project site (Case No. ZON24-00876; Resolution No. 12344).
- July 8, 2025: City Council approved a Major Site Plan Modification for approximately 61± acres, to a previously approved mixed-use development (Medina Station). The modification included the removal of Pad K, adjustments to the size of several buildings, and a modification to Condition of Approval No. 1 from Case No. ZON23-00691 (Case No. ZON25-00208; Ordinance No. 5953).

Project/Request Details

Site Plan:

- Building Design: The site plan includes one three-story, 12-unit building; two three-story, 24-unit buildings; and six three-story, 36-unit buildings, for a total of 276 units. All residential buildings, together with the clubhouse and fitness center, are oriented around two central common open space areas. In addition, six detached garage buildings are proposed along the east perimeter of the site. The building elevations proposed are consistent with the Medina Station Design Guidelines that were approved as part of the Medina Station PAD.

- Access: Primary access to the site will be provided through a gated entry at the northwest corner, with a secondary emergency access gate located at the southwest corner. Both access points will connect directly to the adjacent commercial portion of Medina Station.
- Parking: A modified parking ratio of 1.7 spaces per unit for Parcel C was approved as a part of the Medina Station PAD Overlay (Case No. ZON23-00691; Ordinance No. 5925). Per the approved parking ratio, a total of 470 spaces are required for the 276 proposed units. Per the site plan submitted, 517 parking spaces will be located around the perimeter of the site, 279 of which will be covered and 58 will be garage parking.
- Open Space: The site plan features two landscaped interior courtyards, which include a play area, sports court, pool, barbecue amenities, and ramadas. Additionally, a dog park is proposed in the southwest portion of the site. The landscape proposed as part of this request is consistent with the landscape palette established in the Medina Station Design Guidelines as well as the conceptual landscape plan approved as part of the Medina Station PAD.

Impact Analyses

School Impact:

- Staff reached out to the Mesa Public Schools District to provide a school impact summary for the Proposed Project. As of the writing of this report, staff has not received a response from the District.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Specific Plan, subject to the following conditions:

1. Compliance with the final Specific Plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00425.
3. Compliance with all conditions of approval associated with Case No. ZON25-00208 (Ordinance No. 5953).
4. Compliance with all applicable City development codes and regulations.

5. Prior to the submittal of a building permit, provide a recorded cross access agreement to the Planning Division demonstrating access will be provided with all parcels leading to right of way.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plans

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation