



Planning & Zoning Board



ZON25-00426

Parcel C - Medina Station



Request

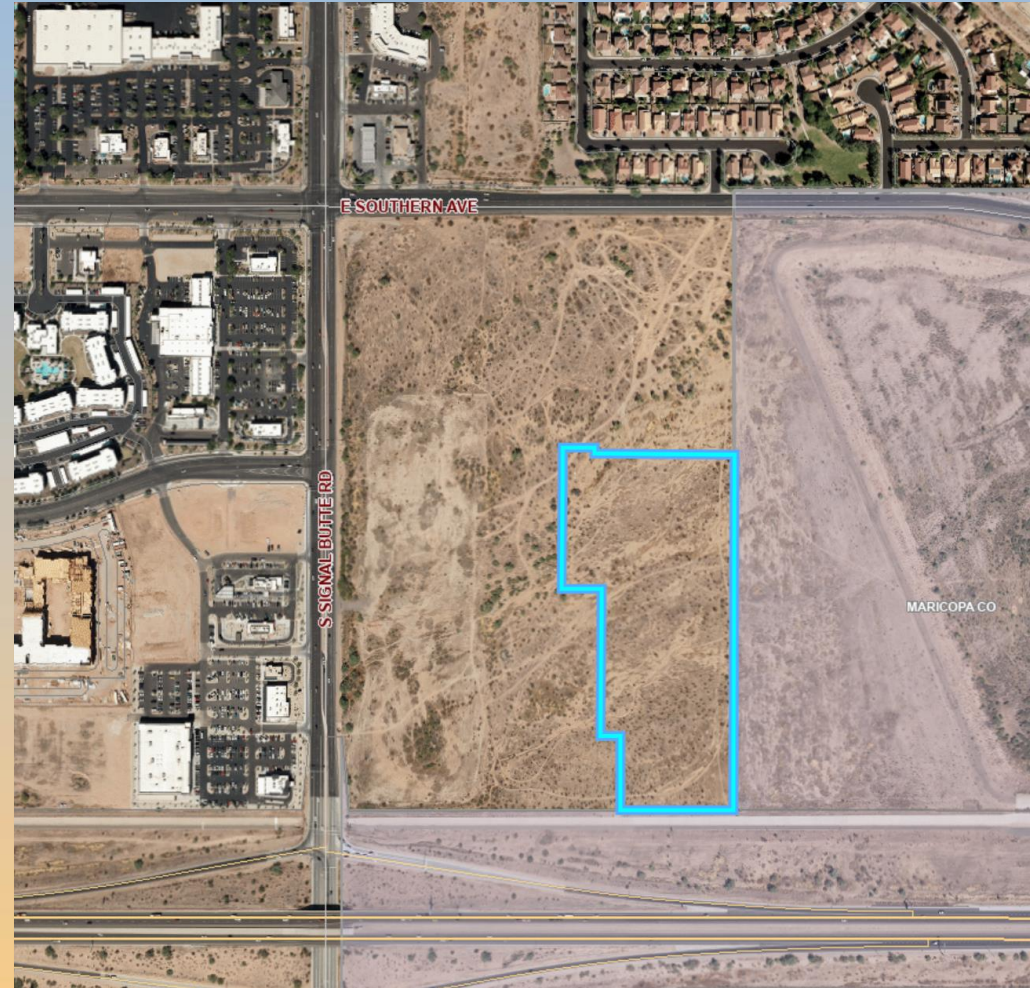
- Specific Site Plan Review for a 276-unit multiple residence development within Medina Station





Location

- Medina Station - South of Southern Avenue on the East side of Signal Butte Road
- Specific site - Southeast corner of the Medina Station development

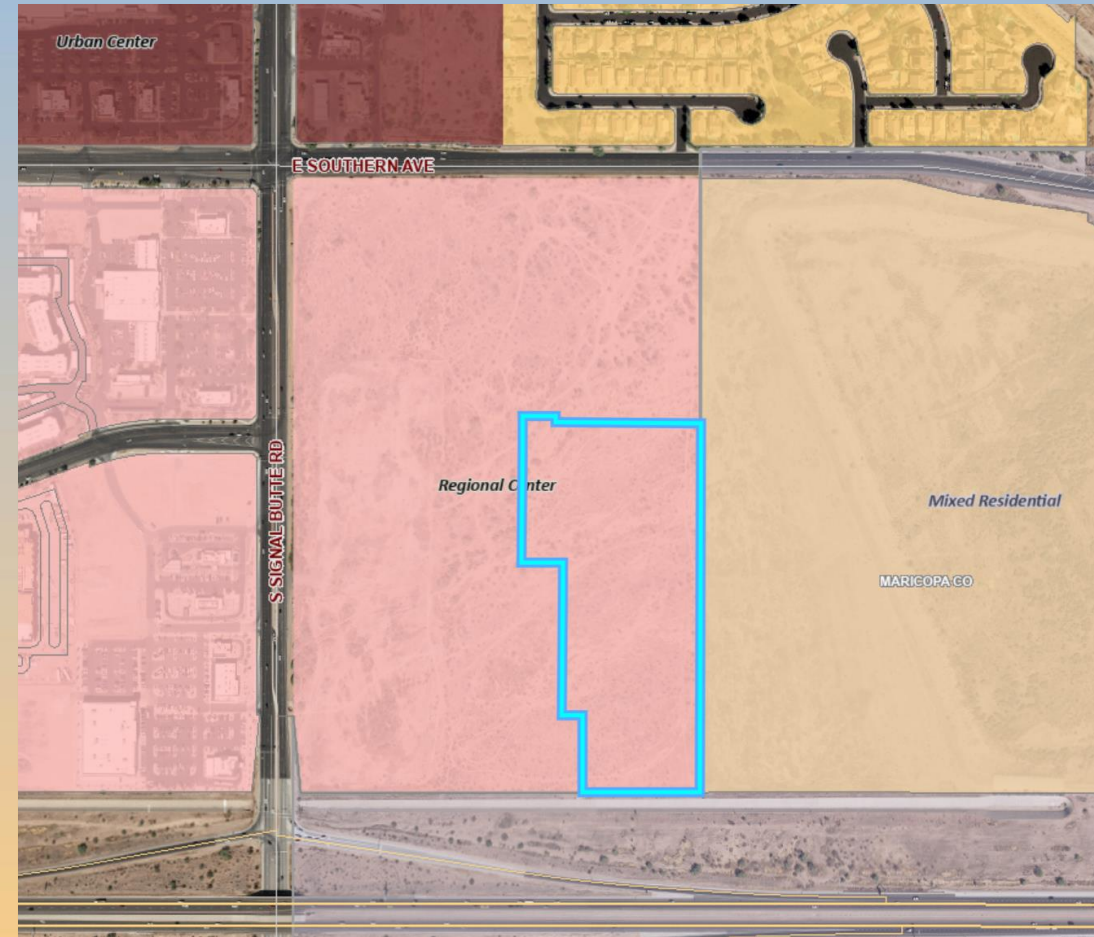




General Plan

Regional Center

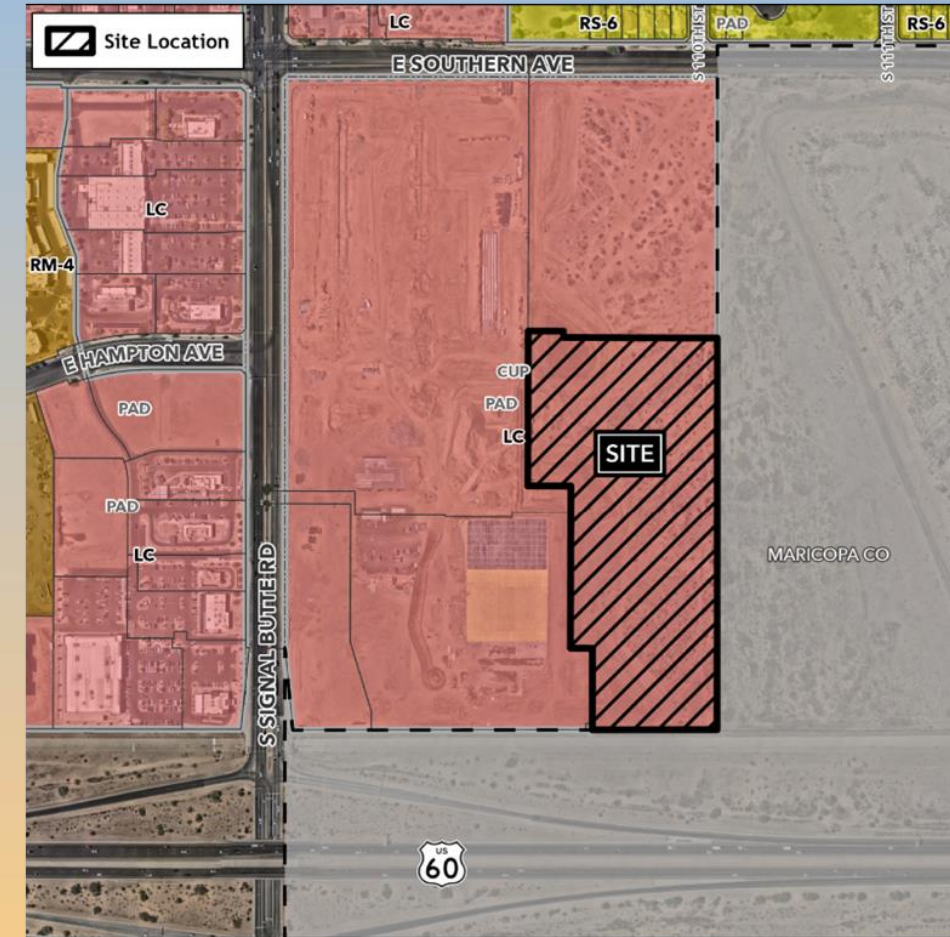
- Commercial Activity such as retail, entertainment, and eating and drinking establishments
- Multi-family is a compatible secondary use when part of mixed-use development





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Council Use Permit – Residential within a Commercial Zoning District





Site Photos

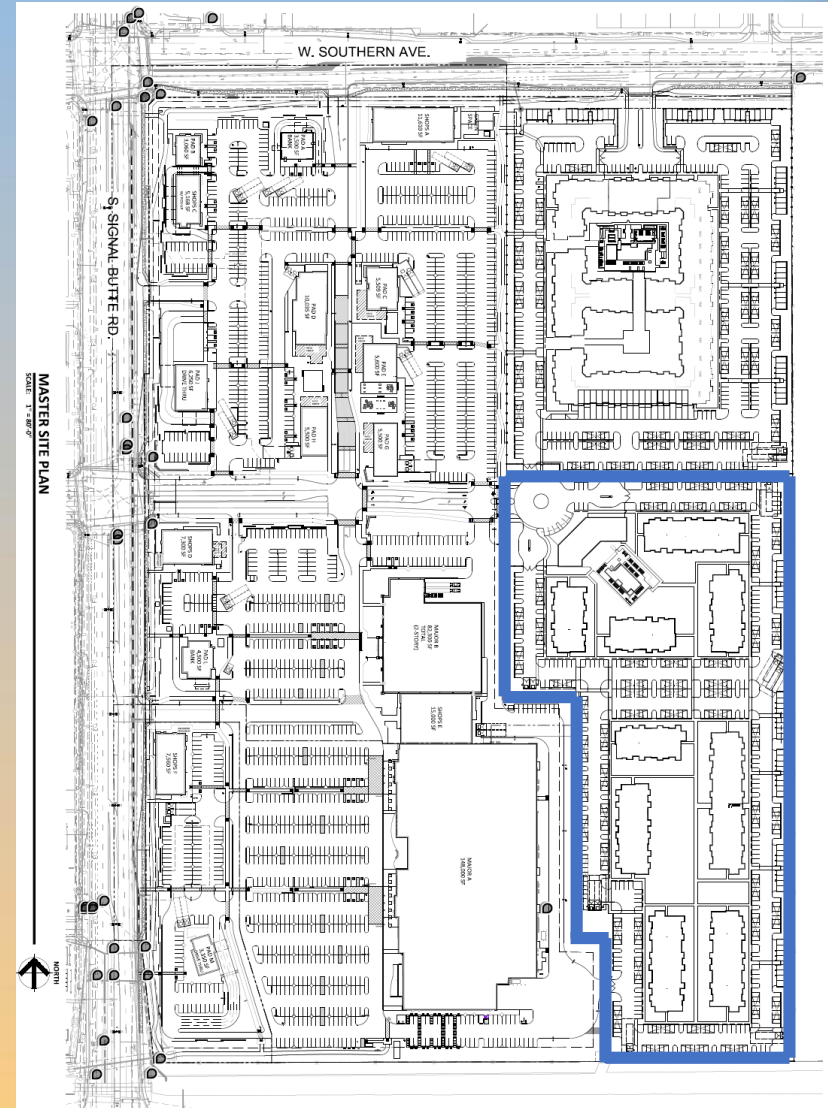


Looking East towards the site



Site Plan

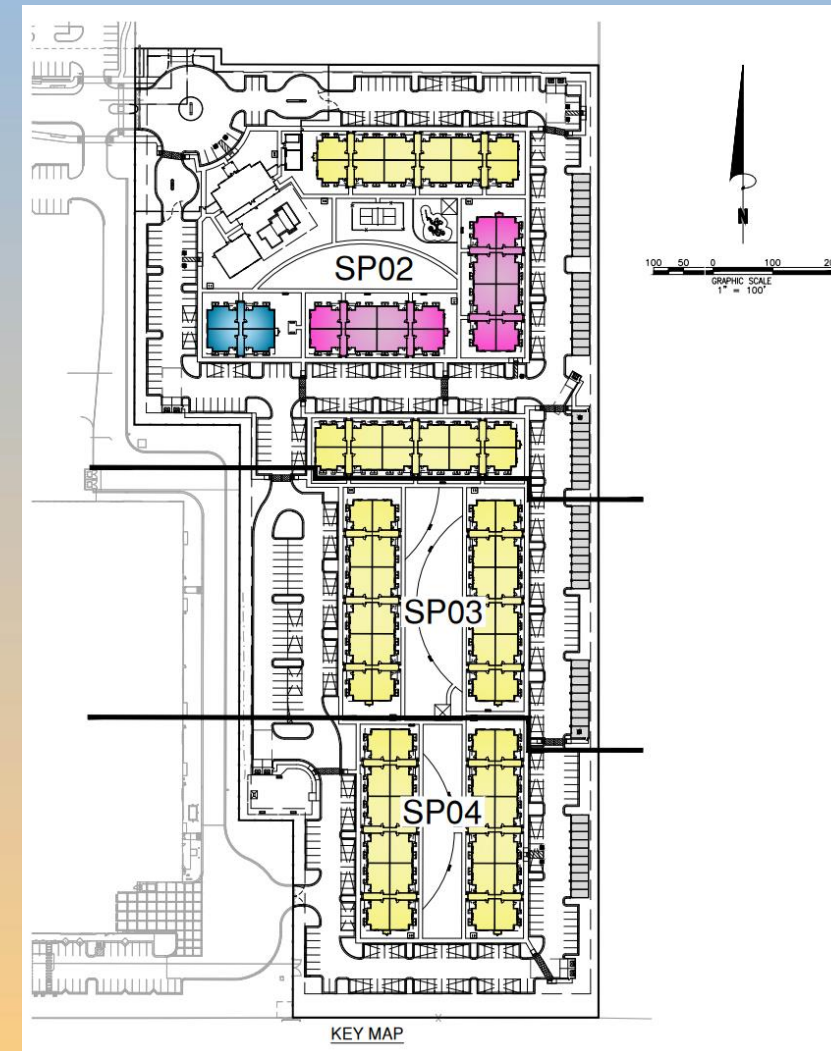
- Master Site Plan – Medina Station





Site Plan

- 9 Residential buildings, 276 units total
- Clubhouse, gym, detached garages
- Primary Access at northwest corner, emergency access at southwest corner
- 1.7 parking spaces per unit (470 spaces), 517 provided
- Dog park, sports court





Landscape Plan

PLANT SCHEDULE									
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL / COMMON NAME
TREES									
	ACACIA ANEURA	24" BOX	55		ACACIA REDOLENS	5 GAL	37		DALEA GREGGII
	ACACIA WILLARDIANA	24" BOX	89		CAESALPINIA MEXICANA	15 GAL	39		EREMOPHILA GLABRA 'MINGENOW GOLD'
	PALCO BLANCO	15 GAL	74		MEXICAN BIRD OF PARADISE	5 GAL	88		OUTBACK SUNRISE EMU BUSH
	CAESALPINIA CACALACO 'SMOOTHIE' TM	24" BOX	14		CAESALPINIA PULCHERRIMA	5 GAL	10		LANTANA MONTEVINCENSIS
	SMOOTHIE THORNLESS CASCALOTE	24" BOX	45		RED BIRD OF PARADISE	5 GAL	14		PURPLE TRAILING LANTANA
	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	24" BOX	23		MARICOPA RED FAIRY DUSTER	5 GAL	40		LANTANA MONTEVINCENSIS 'ALBA'
	'ARTS SEEDLESS' DESERT WILLOW	24" BOX	19		DODONAEA VISCOSA 'PURPUREA'	5 GAL	84		WHITE TRAILING LANTANA
	FRAXINUS VELUTINA 'ARIZONA'	24" BOX	25		PURPLE HOPSEED BUSH	5 GAL	9		LANTANA x NEW GOLD
	ARIZONA VELVET ASH	24" BOX	25		EREMOPHILA HYDROPNANA 'BLUE BELLS'	5 GAL	28		NEW GOLD LANTANA
	FRAXINUS VELUTINA 'FAN-TEX'	24" BOX	25		BLUE BELLS EMU BUSH	5 GAL	33		ROSMARINUS OFFICINALIS 'PROSTRATUS'
	FAN-TEX VELVET ASH	24" BOX	25		VALENTINE SPOTTED EMU BUSH	5 GAL	113		DWARF ROSEMARY
	PHOENIX DACTYLIFERA	24" BOX	25		JUSTICE SPICIGERA	5 GAL	54		ORNAMENTAL GRASSES
	PISTACIA x 'RED PUSH'	24" BOX	25		MEXICAN HONEYSUCKLE	5 GAL	107		BOUTELOUA GRACILIS 'BLONDE AMBITION'
	PISTACHE	24" BOX	25		LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY	5 GAL	21		BLONDE AMBITION BLUE GRAMA
	PROSOPIS GLANDULOSA	24" BOX	25		LYNN'S LEGACY LANGMAN'S SAGE	5 GAL	36		MUHLENBERGIA CAPILLARIS
	HONEY MESQUITE	24" BOX	25		LEUCOPHYLLUM x 'HEAVENLY CLOUD'	5 GAL	4		PINK MUHLY GRASS
	PROSOPIS x 'PHOENIX' TM	24" BOX	25		HEAVENLY CLOUD TEXAS RANGER	5 GAL	27		MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM
	HYBRID MESQUITE	24" BOX	25		RUELLEA BRITTONIANA 'COMPACT KATIE'	5 GAL	132		REGAL MIST MUHLY
	QUERCUS VIRGINIANA	24" BOX	25		DWARF MEXICAN PETUNIA	5 GAL	376		MUHLENBERGIA RIGIDA
	SOUTHERN LIVE OAK	36" BOX	25		SALVIA CLEVELANDII	5 GAL	585		NASHVILLE MUHLY
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	25		CHAPARRAL SAGE	5 GAL			NASSELLA TENUESIMA
					AGAVE DESMETIANA	5 GAL			MEXICAN FEATHER GRASS
					SMOOTH AGAVE	5 GAL			
					WEBER'S AGAVE	5 GAL			
					ASCLEPIAS SUBULATA	5 GAL			
					DESERT MILKWEED	5 GAL			
					DAYLILY LONGESIMIUM	5 GAL			
					TOOTHLESS DESERT SPOON	5 GAL			
					ECHINOCACTUS GRUSONI	5 GAL			
					GOLDEN BARREL CACTUS	5 GAL			
					EUPHORBIA RESINIFERA	5 GAL			
					MOROCCAN MOUND	5 GAL			
					HESPERALOE FUNIFERA	5 GAL			
					GIANT HESPERALOE	5 GAL			
					HESPERALOE PARVIFLORA	5 GAL			
					RED YUCCA	5 GAL			
					HESPERALOE PARVIFLORA 'PERLA' TM	5 GAL			
					BRINKLEY'S RED YUCCA	5 GAL			
					HESPERALOE x FUNIFERA LITTLE GIANT	5 GAL			
					LITTLE GIANT DWARF HESPERALOE	5 GAL			
					PEDILANTHUS MACROCARPUS	5 GAL			
					LADY'S SLIPPER	5 GAL			
					RUSSELLIA EQUISETIFORMIS	5 GAL			
					FIRECRACKER PLANT	5 GAL			
					YUCCA RECURVIFOLIA	5 GAL			
					SOFT LEAF YUCCA	5 GAL			
					YUCCA RURICOLA	5 GAL			
					TWISTED LEAF YUCCA	5 GAL			





Elevations





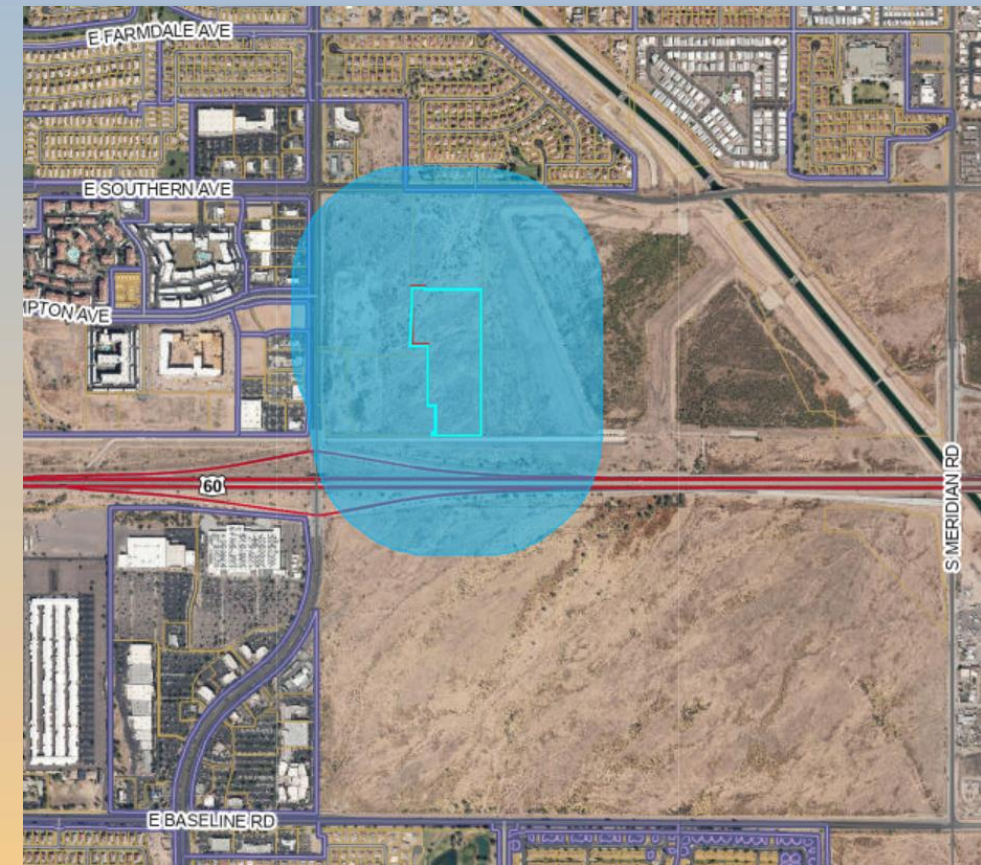
Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No responses received





Findings

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

Staff recommend Approval with Conditions



Planning & Zoning Board

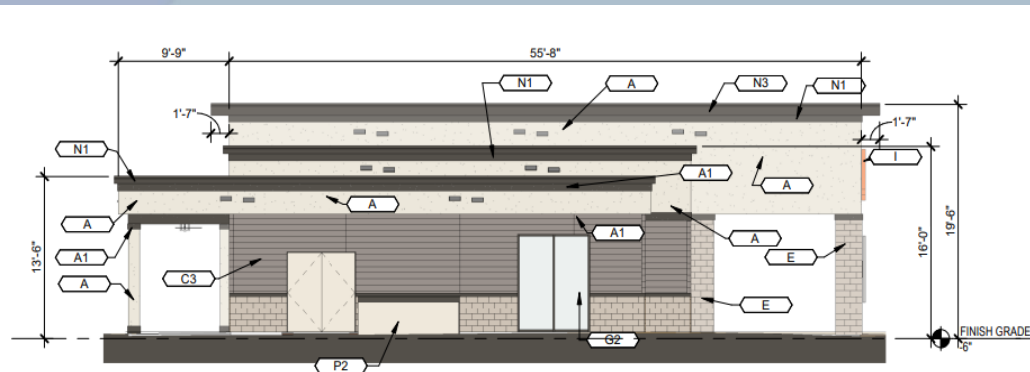


The architectural drawings show four elevations of a 24-unit building. Each drawing includes dimensions, material callouts, and a window count/percentage summary.

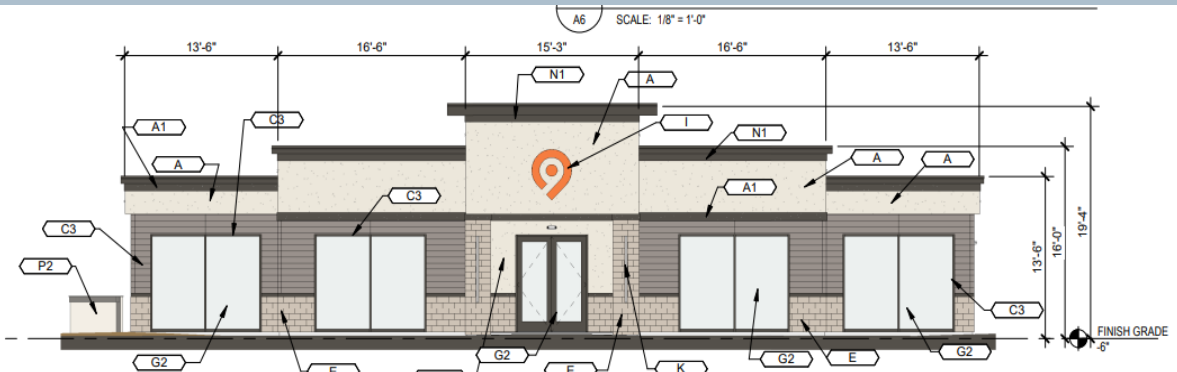
- 24 UNIT BUILDING - LEFT ELEVATION:** Shows the left side of the building. Dimensions include 4'-6", 12'-3", 23'-9", 12'-3", and 4'-6". A callout box states: "TOTAL WINDOWS THIS ELEVATION= 10, WINDOWS WITH SHADE DEVICE ABOVE = 2, TOTAL PERCENTAGE THIS ELEV. = 20.0 %". Material callouts include A, A7, H1, C4, G16, E, B1, P3, and C3. A finish grade marker is shown at the bottom right.
- 24 UNIT BUILDING - TYPICAL ELEVATION:** Shows a typical section of the building. Dimensions include 6'-6", 16'-1", 21'-3", 6'-6", 16'-3", 6'-6", 21'-3", 12'-8", 21'-3", 6'-6", 16'-3", 6'-6", 21'-3", and 16'-1". A callout box states: "TOTAL WINDOWS THIS ELEVATION= 36, WINDOWS WITH SHADE DEVICE ABOVE = 20, TOTAL PERCENTAGE THIS ELEV. = 55.5 %". Material callouts include N1, A7, H1, A, E, A1, A7, H1, M, G16, G3, H1, E, A1, H1, C4, A, G16, A7, G16, C3, J, A7, C3, K, E, P2, C3, P2, C3, E, H1, C3, P2, G16, C3, and A. A finish grade marker is shown at the bottom right.
- 24 UNIT BUILDING - FRONT ELEVATION:** Shows the front of the building. Dimensions include 6'-6", 16'-1", 21'-3", 6'-6", 16'-3", 6'-6", 33'-11", 21'-3", 6'-6", 16'-3", 6'-6", 21'-3", and 16'-1". Material callouts include C4, A7, H1, M, E, A1, H1, G16, G16, A, C3, G3, A1, H1, A7, N1, C4, A, A7, M, C3, P3, E, K, C3, P2, C3, E, K, C3, and A. A finish grade marker is shown at the bottom right.
- 24 UNIT BUILDING - RIGHT ELEVATION:** Shows the right side of the building. Dimensions include 4'-4". Material callouts include A7, A1, H1, E, A, A7, H1, K, C3, A, P3, C3, E, and C3. A finish grade marker is shown at the bottom right.



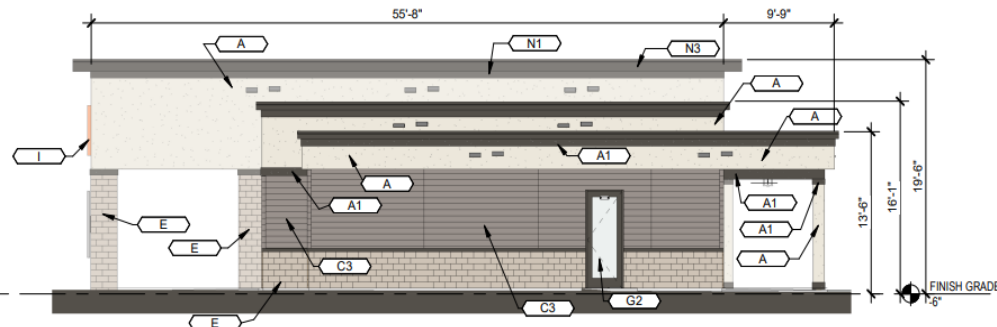
Elevations



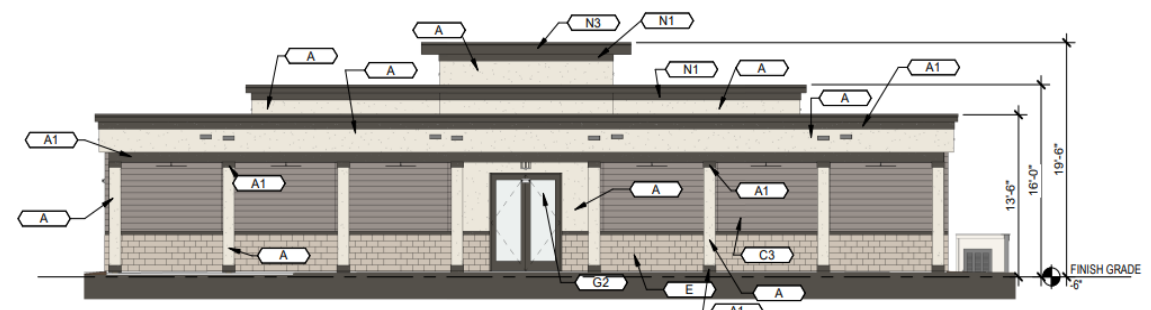
4 CLUBHOUSE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



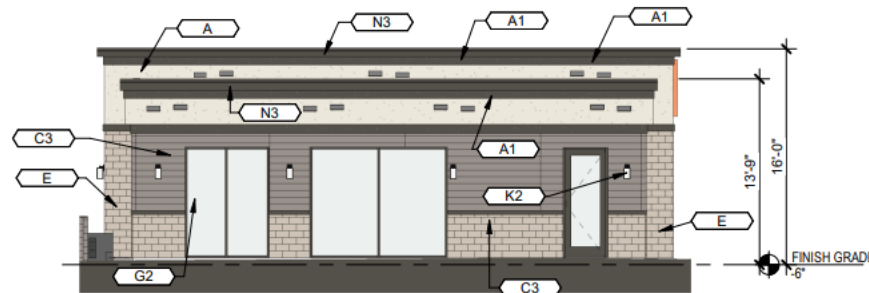
5 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



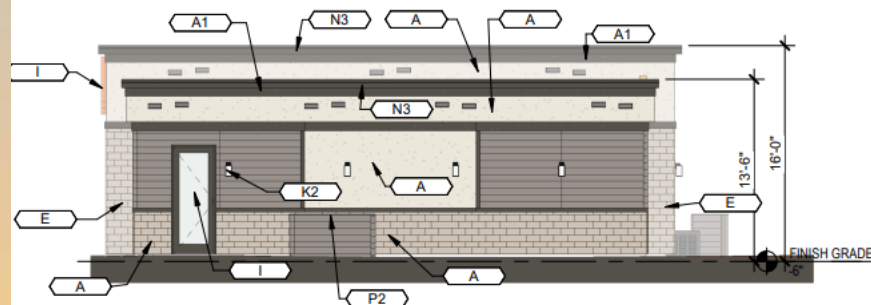
3 CLUBHOUSE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



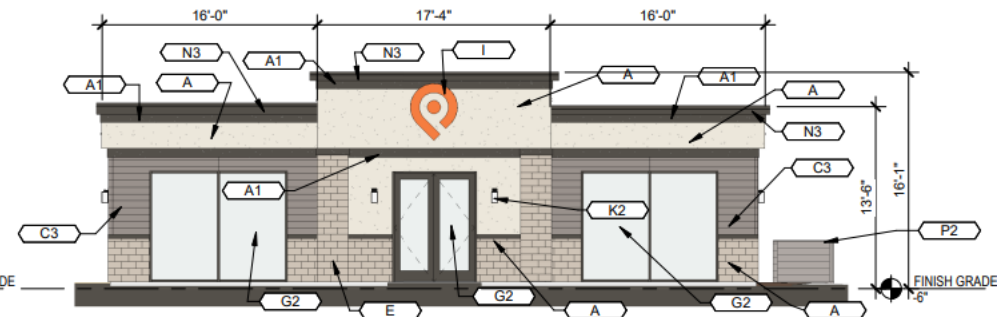
Elevations



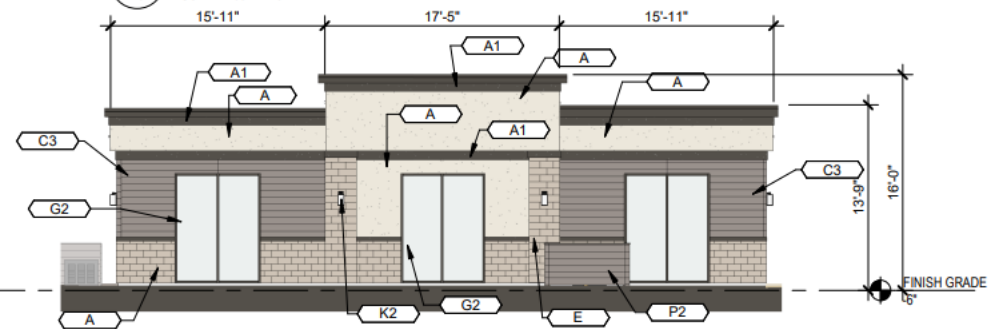
3 **FITNESS - LEFT ELEVATION**
A8 SCALE: 1/8" = 1'-0"



4 **FITNESS - RIGHT ELEVATION**
A8 SCALE: 1/8" = 1'-0"



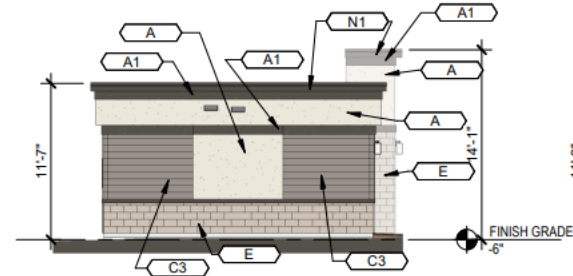
1 **FITNESS CENTER - FRONT ELEVATION**
A8 SCALE: 1/8" = 1'-0"



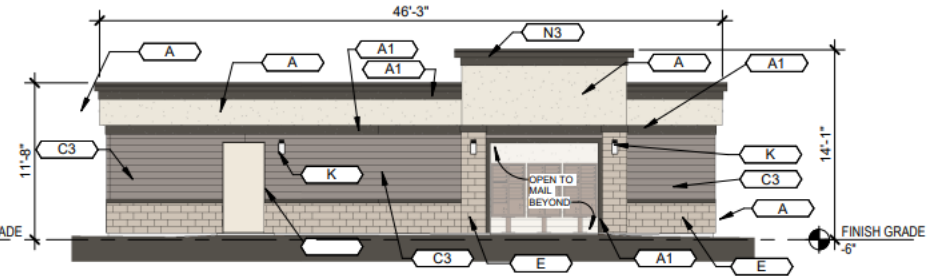
2 **FITNESS CENTER - REAR ELEVATION**
A8 SCALE: 1/8" = 1'-0"



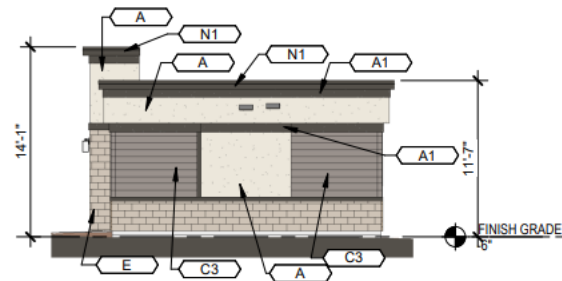
Elevations



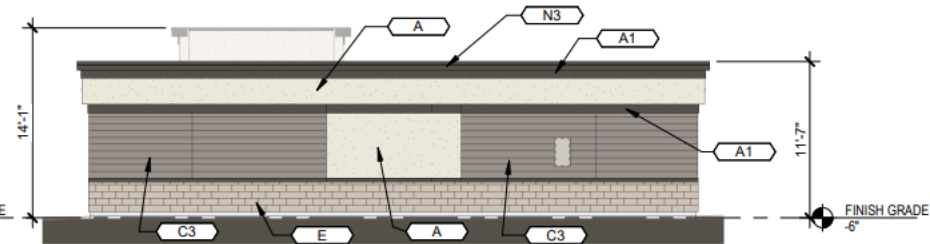
4 MAIL - LEFT SIDE ELEV.
A9 SCALE: 1/8" = 1'-0"



2 MAIL BUILDING - FRONT ELEVATION
A9 SCALE: 1/8" = 1'-0"



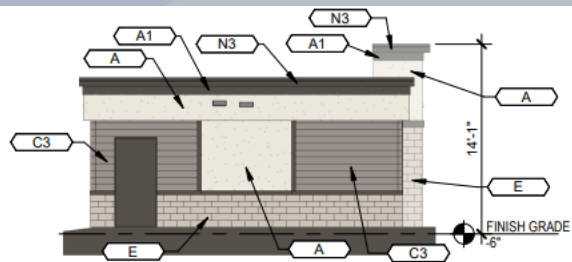
5 MAIL - RIGHT SIDE ELEV.
A9 SCALE: 1/8" = 1'-0"



3 MAIL BUILDING - REAR ELEVATION
A9 SCALE: 1/8" = 1'-0"



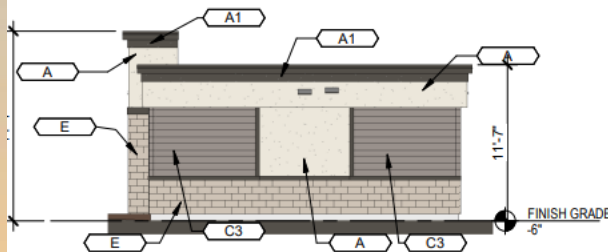
Elevations



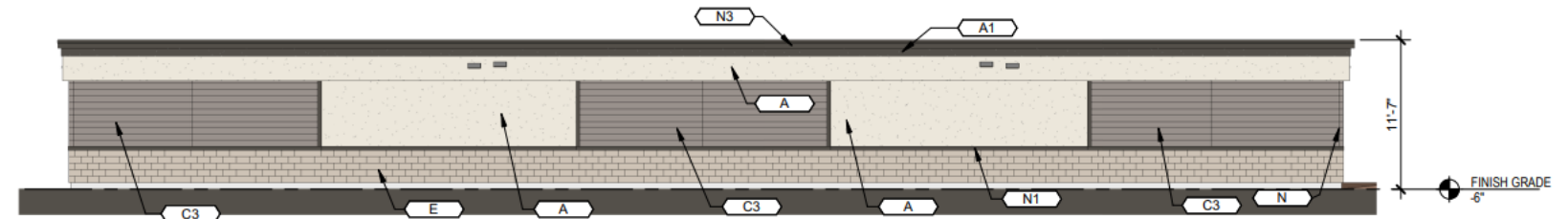
4 GARAGE G9HC - LEFT SIDE ELEV
A10 SCALE: 1/8" = 1'-0"



2 GARAGE G9HC - FRONT ELEVATION
A10 SCALE: 1/8" = 1'-0"



5 GARAGE G9HC - RIGHT SIDE ELEV
A10 SCALE: 1/8" = 1'-0"



3 GARAGE G9HC - REAR ELEVATION
A10 SCALE: 1/8" = 1'-0"