



City Council ZON25-00208

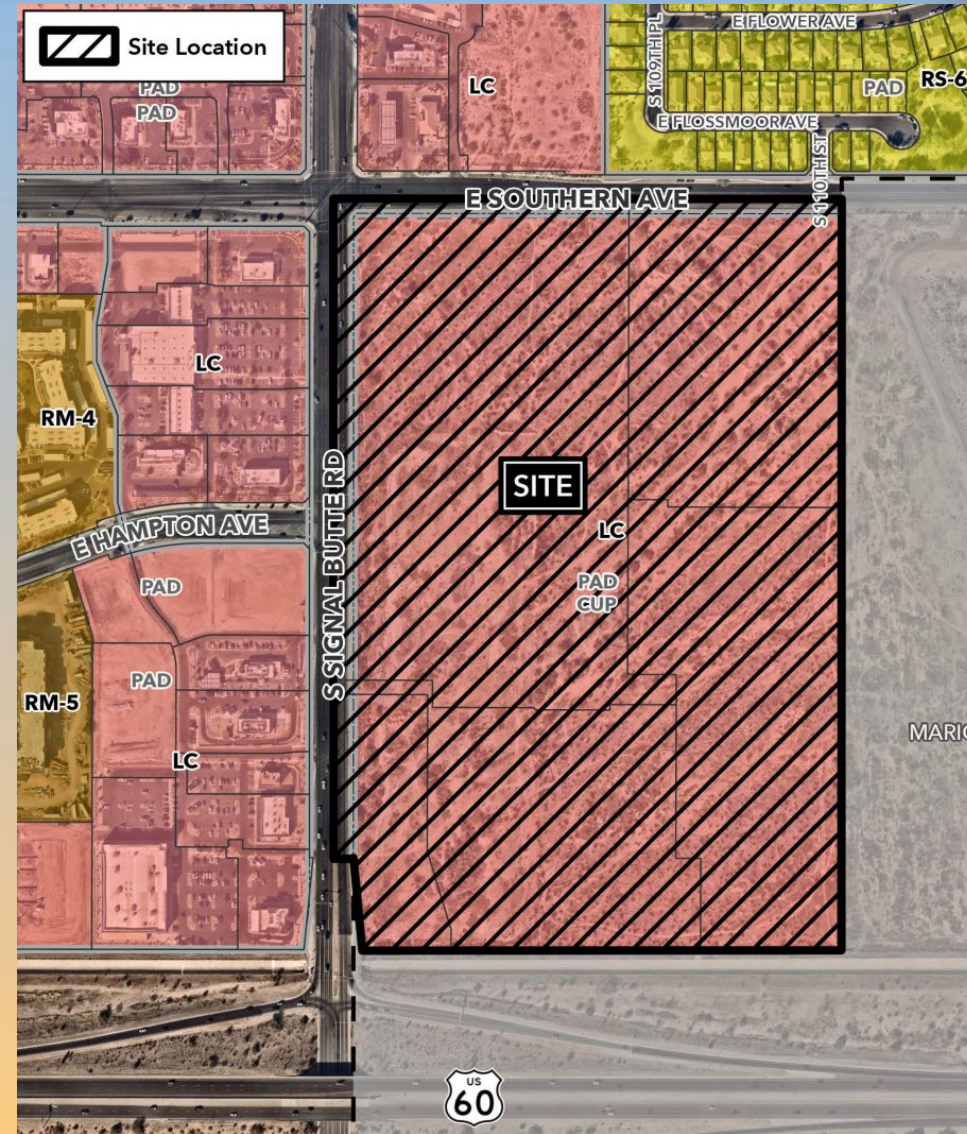
Mary Kopaskie-Brown, Planning Director

July 1, 2025
1



Request

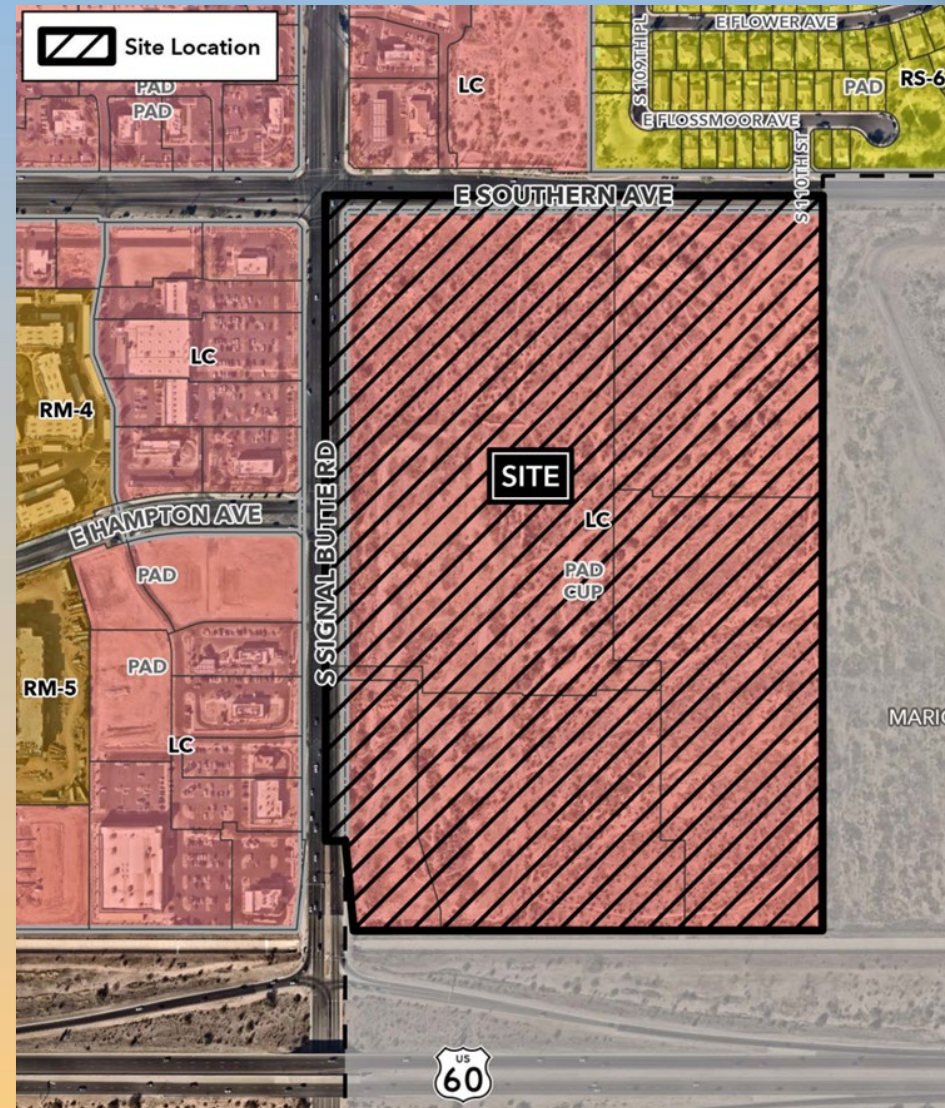
- Major Site Plan Modification
- Amending Condition #1 for ZON23-00691
- To allow for a mixed-use development





Location

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

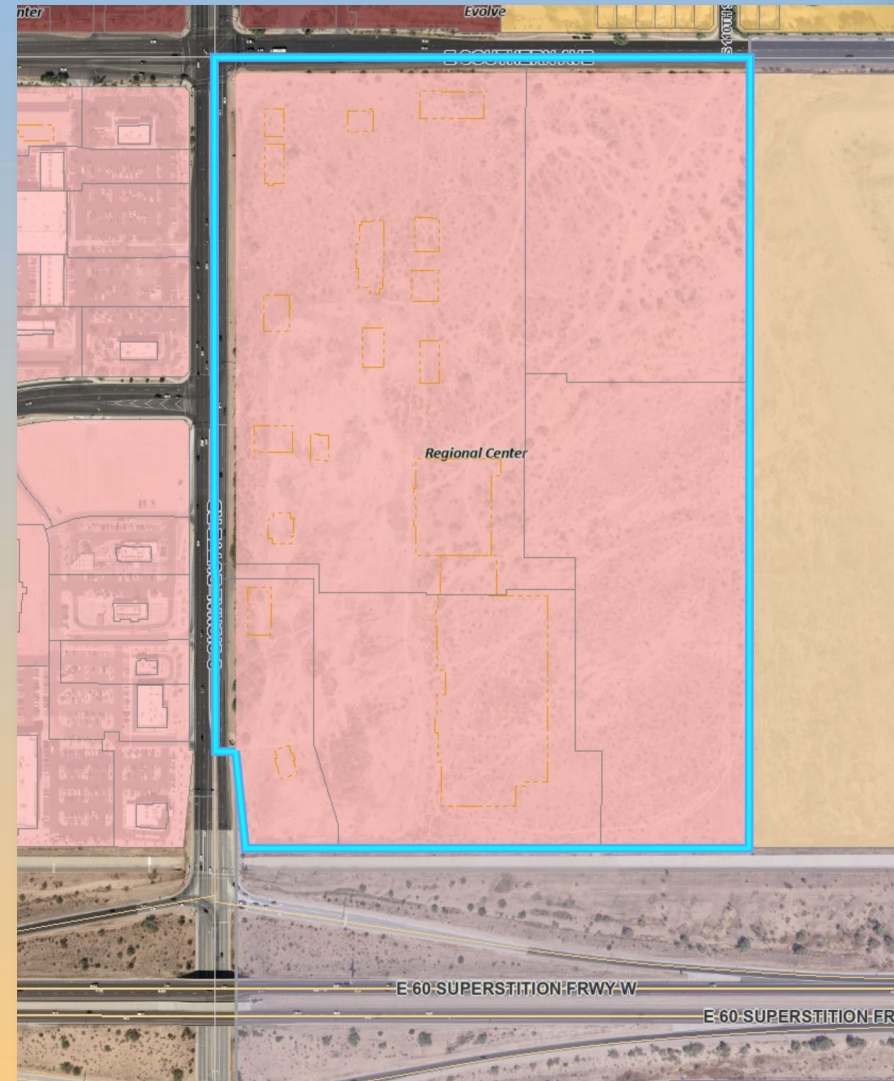




General Plan

Regional Center Placetype – Evolve Growth Strategy

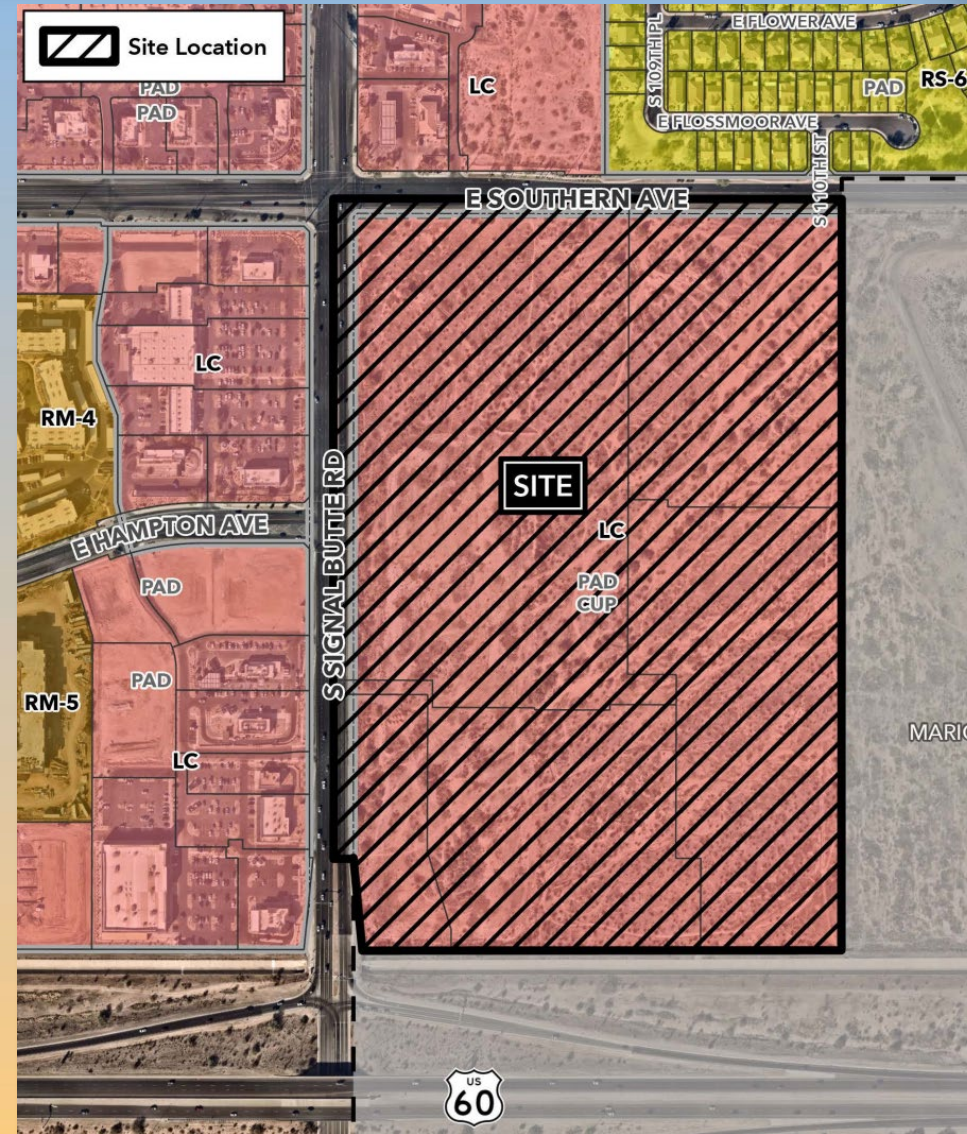
- Retail, Drink and Eating Establishments, Convenience Services & Entertainment and Recreation are principal land uses





Zoning

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





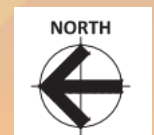
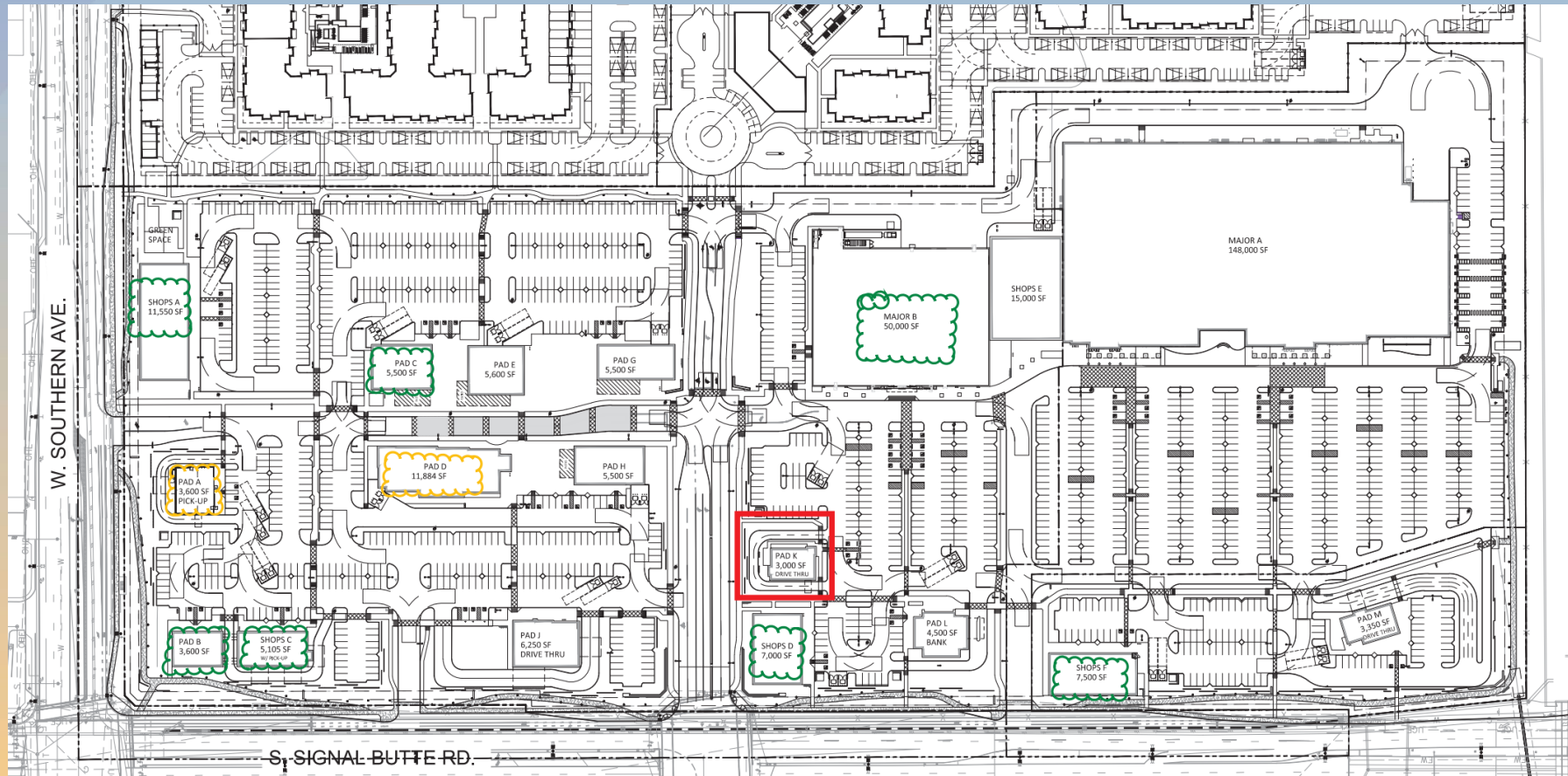
Site Photos



Looking east towards the site



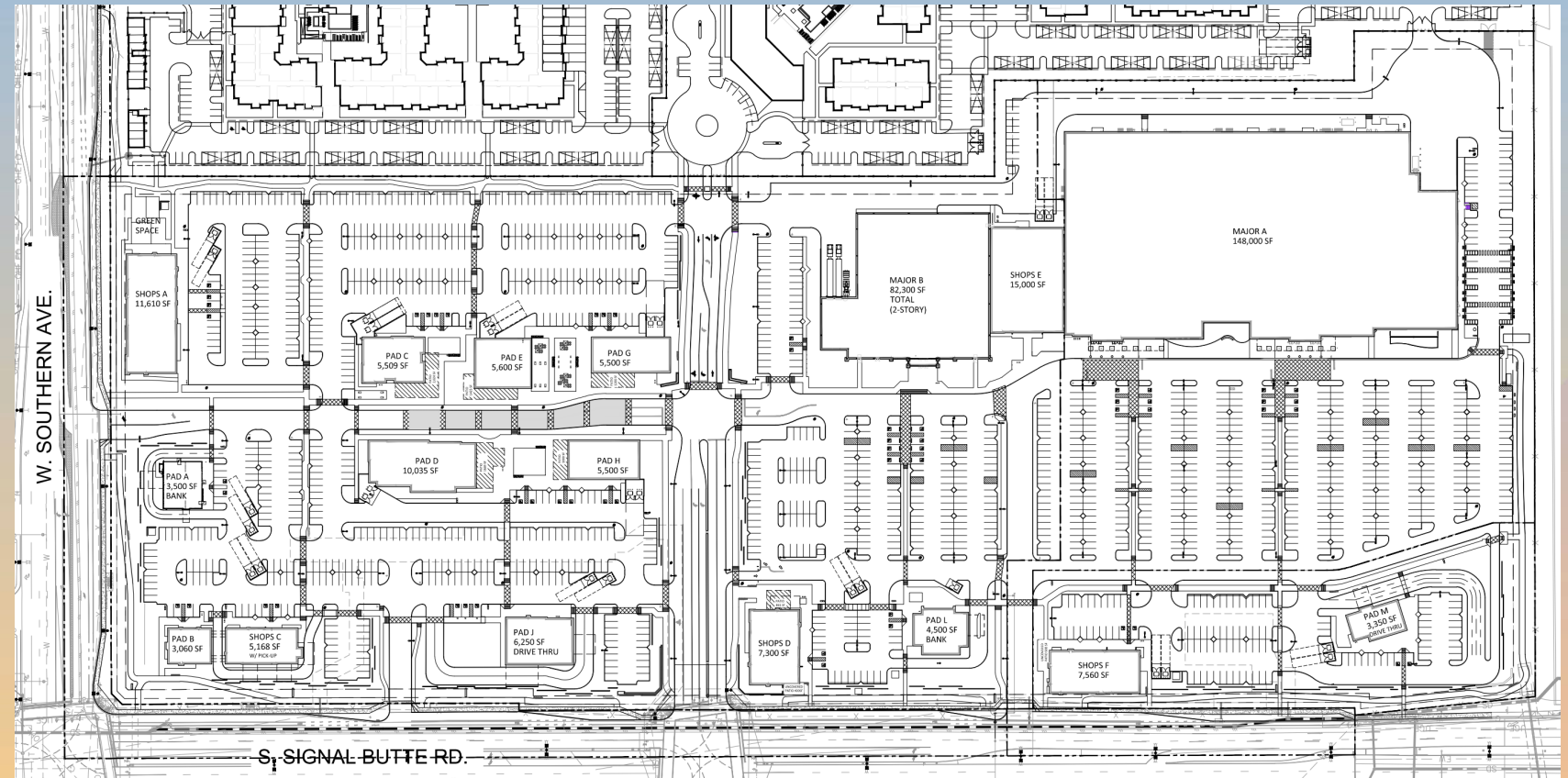
Approved Site Plan





Site Plan

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

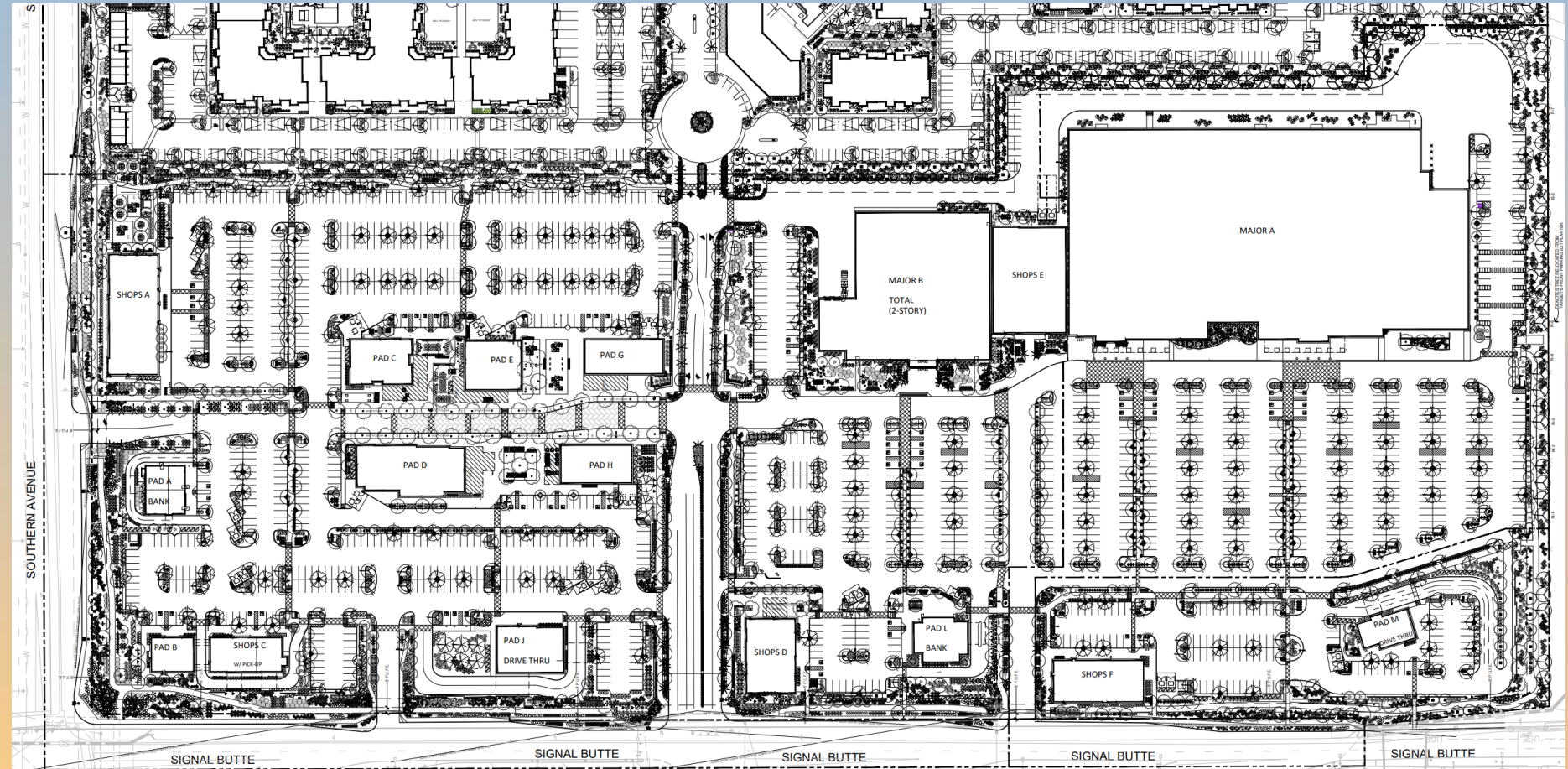




Landscape Plan

LANDSCAPE LEGEND

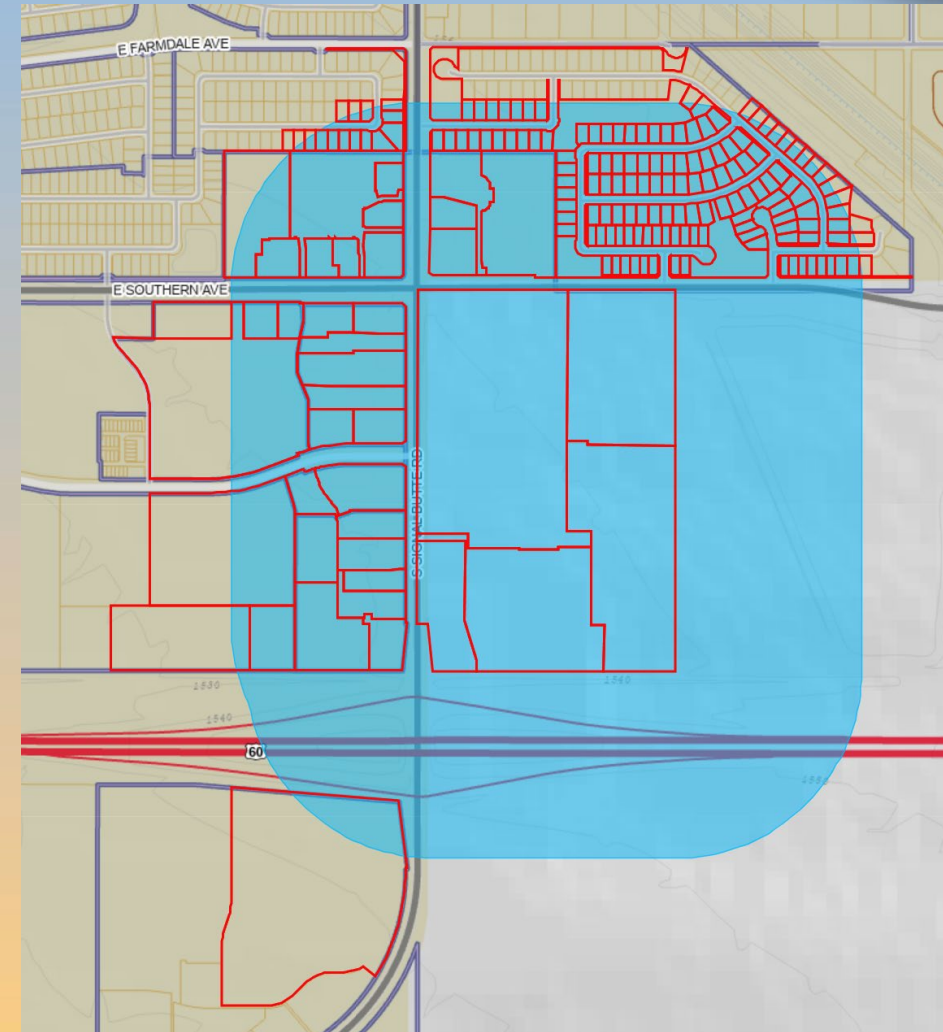
TREES	ACCENTS
PROSOPIS HYBRID 'PHOENIX' -PHOENIX THORNLESS MESQUITE 24" BOX	RUSELLIA EQUITIFORMIS CORAL FOUNTAIN 5 GALLON
PISTACIA X RED PUSH PISTACHE 36" BOX	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
PROSOPIS 'PHOENIX' -PHOENIX THORNLESS MESQUITE 36" BOX	HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON
QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING HI-CANOPY)	MUEHLBERGIA CAPILLARIS PINK MUHLYDEER GRASS 5 GALLON (QTY. XXX)
QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING HI-CANOPY)	YUCCA RECURVIFOLIA SOFT LEAF YUCCA 5 GALLON
PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20' T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.	ECHINOCACTUS GRISONII GOLDEN BARREL CACTUS 10" ROUND (MATCHING)
ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX (MATCHING)	AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON
CAESALPINIA CACALACO SMOOTH CASCALOTE 24" BOX (MATCHING)	DASTYLIRION LONGISSIMA TOOTHLESS DESERT SPOON 5 GALLON
FRAXINUS VELUTINA 'FAN-TEX' FAN-TEX ASH 24" BOX (MATCHING)	HESPERALOE PERPA 'STOPLIGHTS' STOP LIGHTS RED YUCCA 1 GALLON
LARGE SHRUBS	PACHYCREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON	GROUND COVER
HESPERALOE FUNIFERA LITTLE GIANT (CIVANO) 15 GALLON	LANTANA X 'NEW GOLD' 'NEW GOLD' 1 GALLON
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
MEDIUM SHRUBS	EREMOPHILA GLABRA 'MINGENOW GOLD' 5 GALLON
EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON
LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY 5 GALLON	INERT MATERIALS
VINES	1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
TECOMA STANS YELLOW BELLS 5 GALLON	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
Planning and Zoning Board recommends Approval with Conditions (6-0)***



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