


City Council Report

Date	July 1, 2025		
Case No.	ZON25-00208		
Project Name	Medina Station		
Request	<ul style="list-style-type: none">Major Site Plan Modification for a mixed-use developmentAmending Conditions of Approval No. 1 for Case No. ZON23-00691		
Project Location	Located at the southeast corner of East Southern Avenue and South Signal Butte Road		
Parcel No(s)	220-82-018E 220-82-018F 220-82-018G 220-82-018H 220-82-018J		
Project Area	61± acres		
Council District	District 5		
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)		
General Plan Designation	Regional Center		
Applicant	Eric Hurley, SimonCRE Buddy, LLC		
Owner	SimonCRE Buddy, LLC; Target Corporation; Bela Flor Holdings, LLC		
Staff Planner	Cassidy Welch, Principal Planner		
Proposition 207 Waiver Signed	Yes		

Recommendation

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and Medina Station PAD and meets the criteria for Site Plan Modification outlined in MZO Section 11-69-7.

Staff recommends approval with conditions.

Planning & Zoning Board Recommendation:

On May 28, 2025, the Planning and Zoning Board **voted (6-0)** to recommend that City Council **approve** the Proposed Project.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to a previously approved site plan for a mixed-use development (Proposed Project). This modification includes the removal of Pad K, modifications to the size of several buildings and a modification of Condition of Approval No. 1 from Case No. ZON23-00691.

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 project site is Regional Center and the Growth Strategy is Evolve.
- Retail, Eating and Drinking Establishments, Convenience Services, and Entertainment and Recreation are principal land uses in the Regional Center Placetype and multi-family residential is a supporting land use
- 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:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.
 - LU5. Encourage the development of vibrant activity centers in Downtown and throughout the City.

Zoning:

- The project site is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD).
- Large commercial development, retail, restaurants and eating and drinking establishments with drive-thru facilities are permitted uses within the LC District.
- Multiple residence uses are permitted in the LC with the issuance of a Council Use Permit (CUP). This project site has a CUP for multiple residence use and to deviate from the commercial floor area requirements.
- This site has a CUP for a Freeway Landmark Monument (FLM).

Surrounding Zoning & Use Activity:

The proposed mixed-use development is compatible with surrounding land uses, which include commercial, single residences, and vacant land.

Northwest (Across Southern Avenue & Signal Butte Road) LC-PAD Commercial	North (Across Southern Avenue) LC & RS-6-PAD Commercial, Vacant & Single Residence	Northeast (Across Southern Avenue) RS-6-PAD Single Residence
West (Across Signal Butte Road) LC & LC-PAD-PAD Commercial	Project Site LC-PAD Vacant	East Maricopa Country RU-43 Vacant
Southwest (Across Signal Butte Road & US-60 Freeway) LC-PAD Commercial	South (Across US-60 Freeway) Maricopa County RU-43 Vacant	Southeast (Across US-60 Freeway) 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.

- **April 9, 2025:** Planning and Zoning Board approved a Specific Plan Review for a 353-unit multiple residence development for Parcel B of the development area known as Medina Station (Case No. ZON24-00913).
- **May 28, 2025:** The Planning and Zoning Board voted (6-0) to recommend that City Council approve the Proposed Project.

Project/Request Details

Site Plan:

- **Parcel A**
 - **Building Design:** The Major Site Plan Modification includes modifications to the building square footages as well as the removal of Pad K on Parcel A. The new building square footages have been outlined below:
 - **Major B** – from 50,000 square feet to 82,300 square feet
 - **Shops A** – from 11,550 square feet to 11,610 square feet
 - **Shops C** – from 5,105 square feet to 5,168 square feet
 - **Shops D** – from 7,000 square feet to 7,300 square feet
 - **Shops F** – from 7,500 square feet to 7,560 square feet
 - **Pad A** – from 3,600 square feet to 3,500 square feet
 - **Pad B** – from 3,600 square feet to 3,060 square feet
 - **Pad C** – from 5,500 square feet to 5,509 square feet
 - **Pad D** – from 11,884 square feet to 10,035 square feet
 - **Access:** Primary access to the site is through a signalized intersection at Hampton and Signal Butte Road. This primary access will serve both the proposed commercial development and future multiple residence developments. Two additional access drive are located along Signal Butte Road. A secondary access is located along Southern Avenue that will serve as a direct connection to the Restaurant Galley.
 - **Parking:** Per the Medina Station PAD and Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 1,355 parking spaces are required. Per the submitted plans, 1,524 parking spaces are provided.
- **Parcel B**
 - A Specific Plan for Parcel B (multiple residence) was approved by the Planning & Zoning Board on April 9, 2025, pursuant to the Conceptual Plan previously approved by City Council (Case No. ZON24-00913). There are no modifications proposed to the Specific Plan approved on April 9, 2025, for Parcel B.
- **Parcel C**

- City Council approved the Conceptual Plan for Parcel C on January 27, 2025. There are no modifications proposed to the Conceptual Plan approved on January 27, 2025, for Parcel C.

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 communication regarding the request.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification and amendment to condition of approval No. 1 for Case No. ZON23-00691, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all conditions of approval for Ordinance No. 5925, except compliance with the final site plan submitted with this request and not the site plan submitted with Case No. ZON23-00691.
3. Compliance with Specific Plan approved by the Planning & Zoning Board for the multiple residence development on Parcel B and any conditions of approval in Case No. ZON24-00913.
4. Compliance with all conditions of approval for Resolution 12344.
5. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents