



# Planning & Zoning Board



# ZON24-00913

Cassidy Welch, Principal Planner

April 9, 2025



# Request

- Site Plan Review
- To allow for a multiple residence development





# Location

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

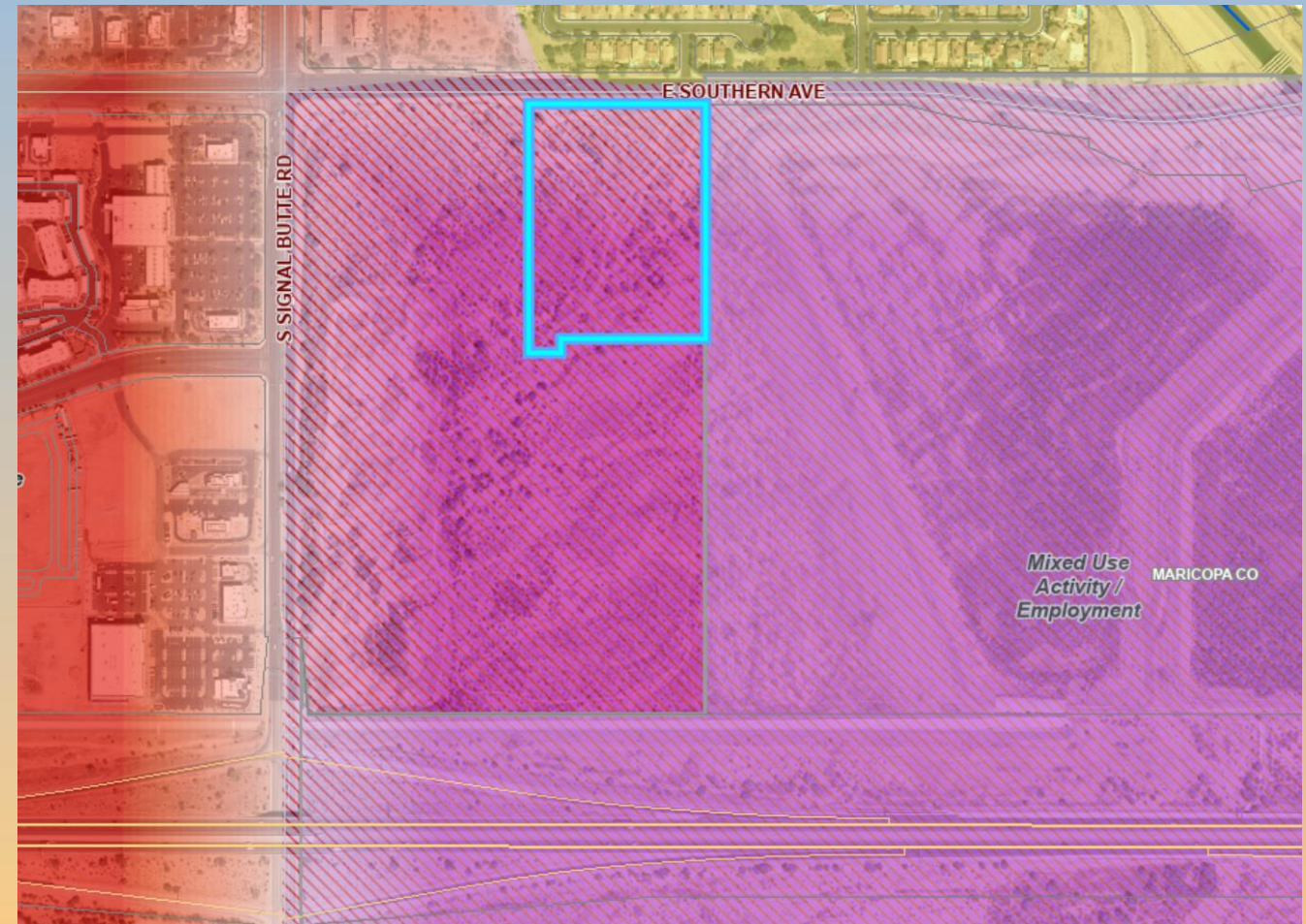




# General Plan

## Mixed Use Activity District – Regional-Scale sub-type

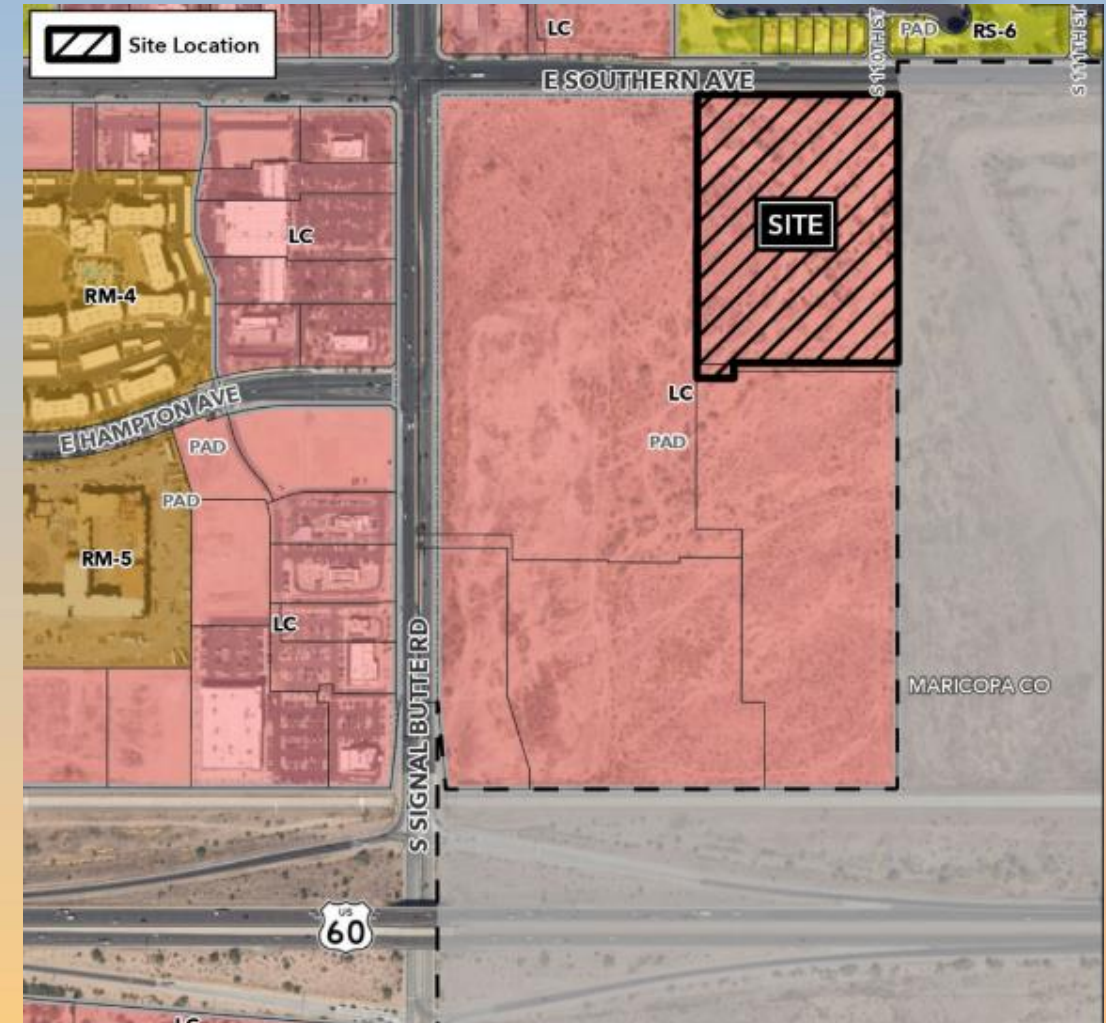
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





# Zoning

- Limited Commercial with a Planned Area Development and Council Use Permit (LC-PAD-CUP)
- Multiple residence is a permitted use in the LC zoning district
- ZON23-00691 approved CUP to modify commercial area and density requirements





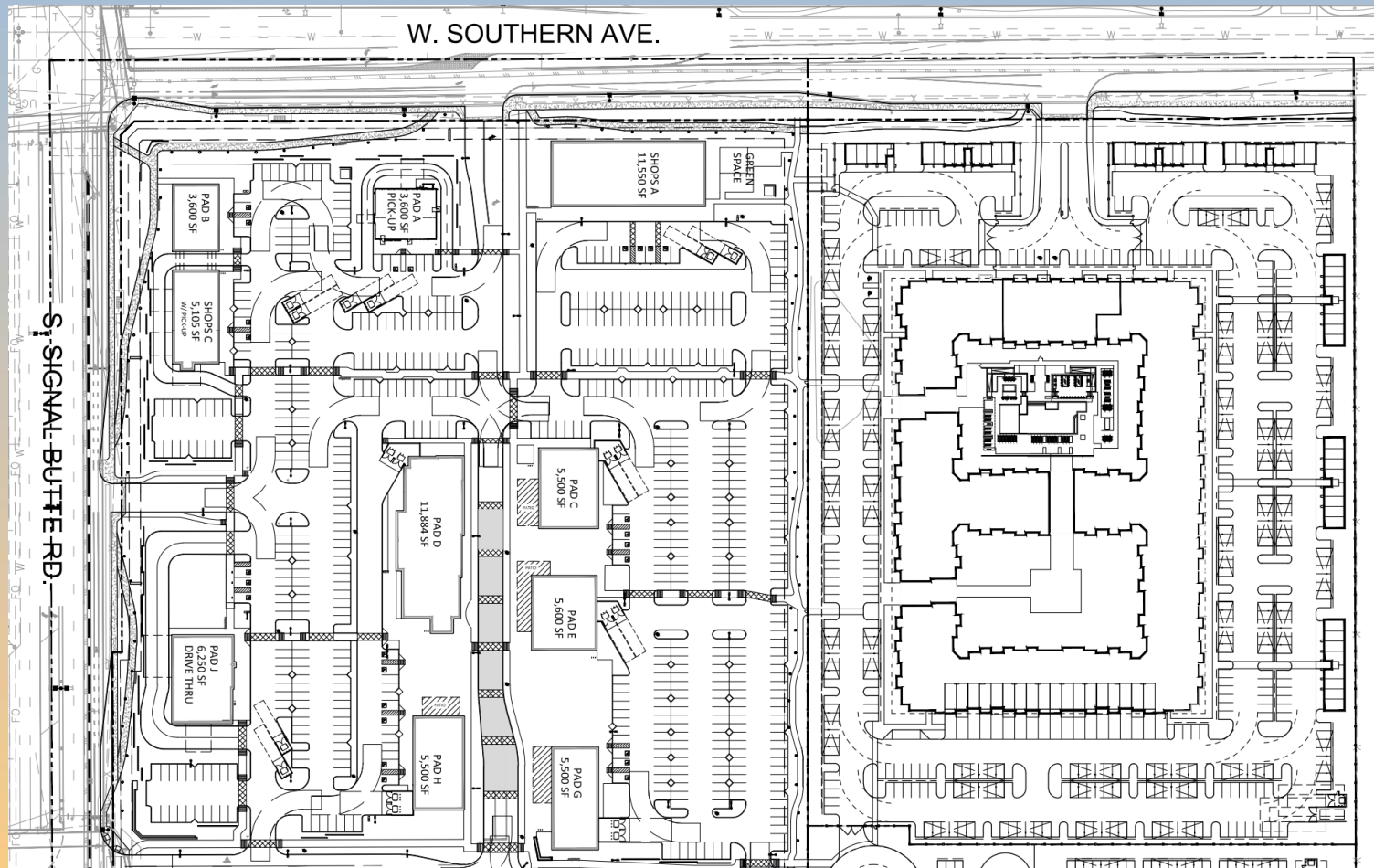
# Site Photos



Looking west towards the site



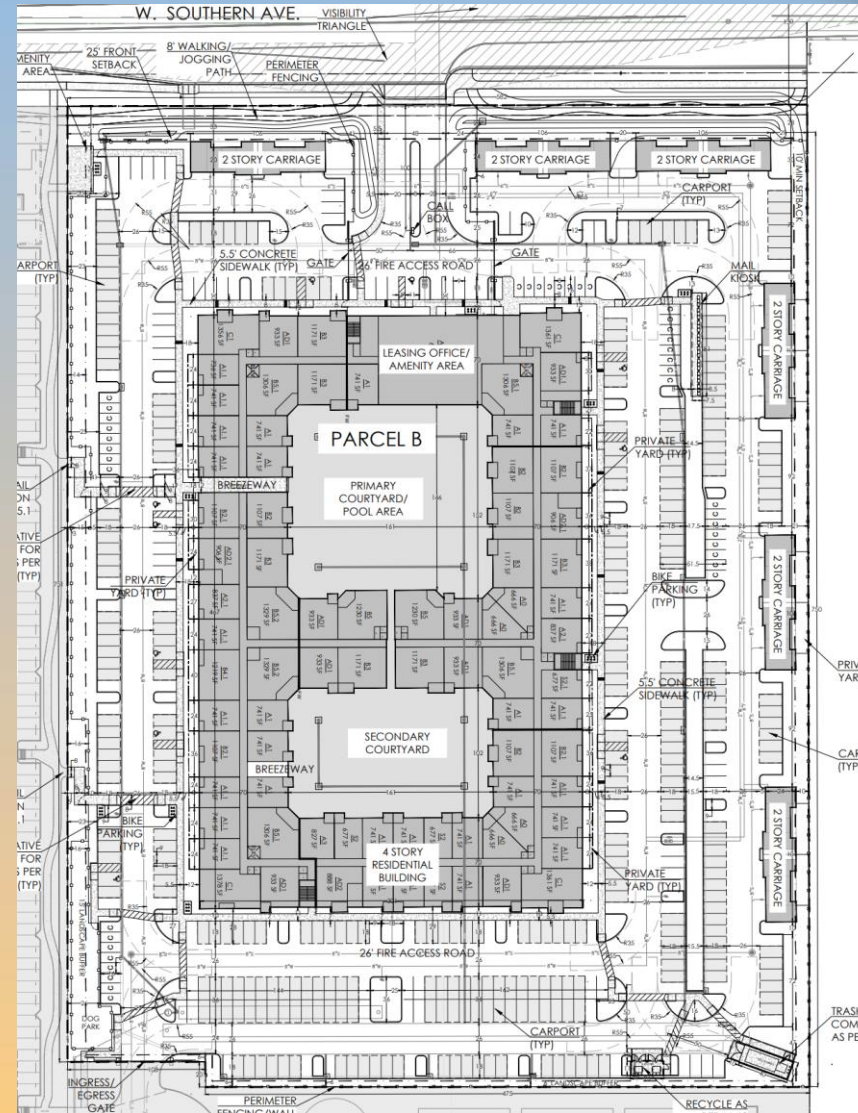
# Conceptual Site Plan





# Site Plan

- 353 units; One 4-story building, six 2-story carriage buildings
- Two interior courtyards, secondary open space amenities along west
- Primary access from Southern Avenue, secondary access from south
- 530 spaces required; 530 spaces





# Landscape Plan

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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### TREES

	AL	11	Acacia aneura / Mulga
	CS	53	Caesalpinia cocalaco 'Smoothie' / Smoothie Thornless Cascalote
	FV	11	Fraxinus velutina 'Fan-Tex' / Fan-Tex Velvet Ash
	PC	23	Phoenix dactylifera / Medjool Date Palm
	PR	6	Pistacia x 'Red Push' / Red Push Pistache
	PP	20	Prosopis x 'Phoenix' / Phoenix Thornless Mesquite
	QV	130	Quercus virginiana / Southern Live Oak

### PLANT SCHEDULE

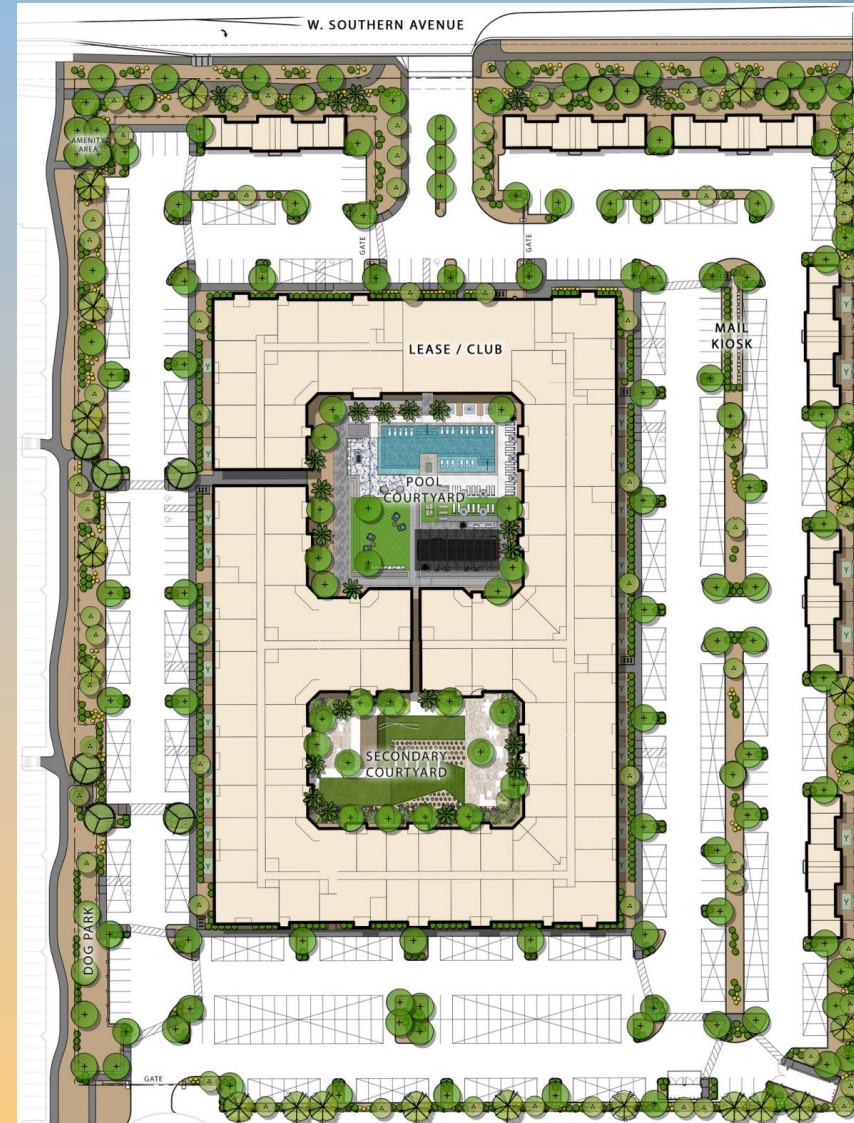
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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### SHRUBS

	LMS	827	Large & Medium Shrub Mexican Bird Of Paradise Valentine Spotted Eru Bush Little Giant Dwarf Hesperaloe Lynn's Legacy Texas Sage Regal Mini Grass Yellow Bell Orange Jubilee Yellow Bell
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	SAS	404	Small & Accent Shrub Smooth Agave Blue Elf Aloe Golden Barrel Cactus Red Yucca Bottlebrush Red Yucca Mexican Fence Post Cactus Firecracker Plant Palm Leaf Yucca Purple Hailing Lantana Gold Mound Lantana
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PRIVATE YARD





# Elevations

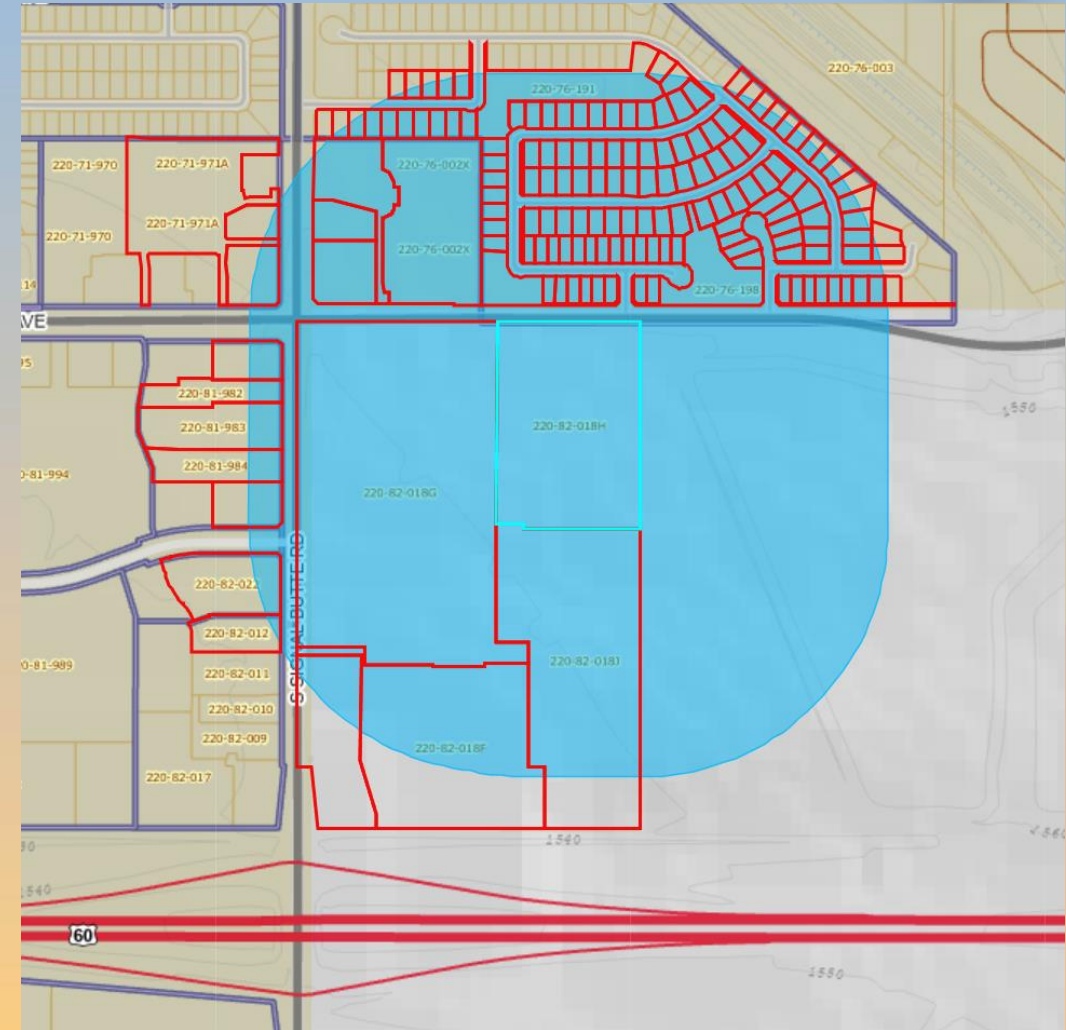
- Elevations are still currently under review
- Compliance with Medina Station Design Guidelines





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant received 1 response expressing concern with use
- Staff has not received any communication





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with conceptual site plan for Medina Station
- ✓ Criteria in 69 for Site Plan Review

*Staff recommend Approval with Conditions*



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