

# SITE DATA

PARCEL NUMBER (APN): 220-82-018A, 220-82-018B, 220-82-018C, 220-82-018D  
 EXISTING ZONING: RU43  
 PROPOSED ZONING: LC-PAD

GROSS SITE AREA: 64.5 ACRES (2,812,172 S.F.)  
 NET SITE AREA: 59.78 ACRES (2,604,134 S.F.)  
 MAX BUILDING HEIGHT: 30'-0"  
 PROPOSED BUILDING HEIGHT: 40'-0"  
 MAXIMUM LOT COVERAGE: 80%

SET BACKS:  
 FRONT: 15'-0"  
 SIDE: 20'-0"  
 SIDE FREEWAY: 30'-0"  
 REAR: 20'-0"  
 BACK ADJ. TO RESIDENTIAL: 25'-0"  
 CORNER INTERSECTION: 25'-0" RADIUS

TOTAL BUILDING AREA: 302,409 SF  
 LOT COVERAGE: 79.8%  
 (1,150,585 S.F. / 1,441,836 S.F.)  
 PUBLIC SPACE REQUIRED: 1,512 S.F.  
 ((278,750 S.F. / 1000) \* 5)  
 PUBLIC SPACE PROVIDED: 7,535+ S.F.

OVERALL PARKING REQUIREMENTS:  
 TOTAL PARKING REQUIRED: 1,440 SPACES  
 TOTAL PARKING PROVIDED: 1,464 SPACES

MAJOR A - 148,000 S.F.:	395 SPACES
MAJOR B - 50,000 S.F.:	134 SPACES
SHOPS A - 11,550 S.F.:	30 SPACES
SHOPS C - 5,105 S.F.:	46 SPACES
SHOPS D - 7,000 S.F.:	69 SPACES
SHOPS E - 15,000 S.F.:	40 SPACES
SHOPS F - 7,500 S.F.:	76 SPACES
PAD A - 3,600 S.F.:	36 SPACES
PAD B - 3,600 S.F.:	8 SPACES
PAD C - 5,500 S.F.:	79 SPACES
PAD D - 10,900 S.F.:	151 SPACES
PAD E - 5,600 S.F.:	82 SPACES
PAD G - 5,500 S.F.:	79 SPACES
PAD H - 5,500 S.F.:	77 SPACES
PAD J - 6,250 S.F.:	63 SPACES
PAD K - 3,000 S.F.:	30 SPACES
PAD L - 4,500 S.F.:	12 SPACES
PAD M - 3,350 S.F.:	33 SPACES

PARKING CODE REFERENCE:  
 RETAIL: 1 SPACE PER 375 S.F.  
 RESTAURANT (NO DRIVE THRU): 1 PER 75 S.F. INDOOR  
 1 PER 200 S.F. OUTDOOR  
 RESTAURANT (DRIVE THRU): 1 PER 100 S.F. INDOOR  
 1 PER 200 S.F. OUTDOOR

### LOT AREAS

LOT 1  
 143,017 SF (NET AREA) / 3.28 ACRES  
 172,035 SF (GROSS AREA) / 3.94 ACRES

LOT 2  
 464,152 SF (NET AREA) / 10.65 ACRES  
 466,512 SF (GROSS AREA) / 10.71 ACRES

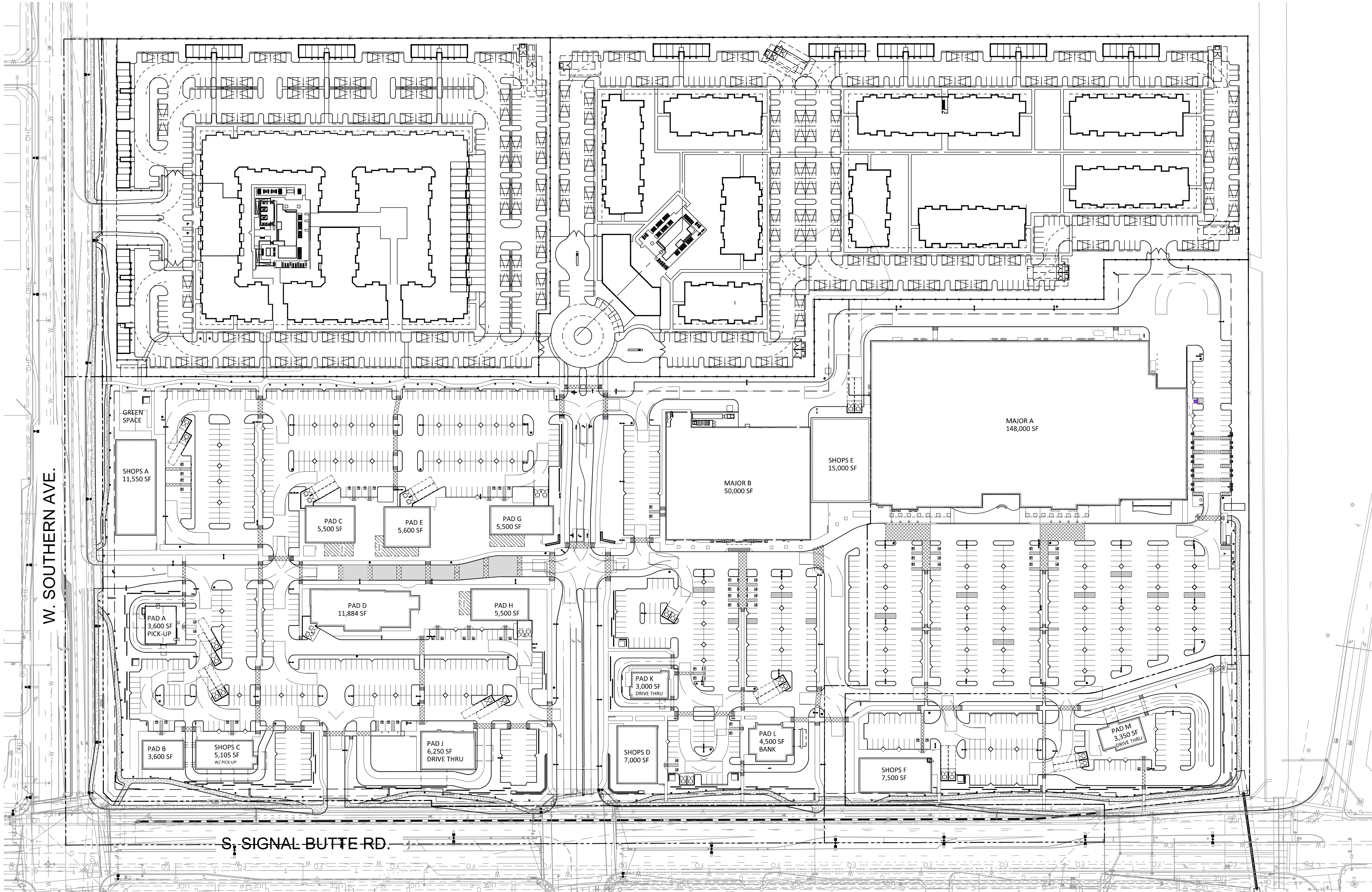
LOT 3  
 960,841 SF (NET AREA) / 22.06 ACRES  
 1,099,713 SF (GROSS AREA) / 25.25 ACRES

LOT 4  
 454,467 SF (NET AREA) / 10.43 ACRES  
 492,275 SF (GROSS AREA) / 11.30 ACRES

LOT 5  
 581,637 SF (NET AREA) / 13.35 ACRES  
 581,637 SF (GROSS AREA) / 13.35 ACRES

### BICYCLE PARKING CALCULATIONS:

1 BICYCLE SPACE PER 10 ON-SITE PARKING SPACES  
 1 BICYCLE SPACE PER 20 ON-SITE PARKING SPACES  
 (AFTER 50 BICYCLE SPACES HAVE BEEN PROVIDED)



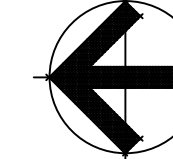
W. SOUTHERN AVE.

S. SIGNAL BUTTE RD.

## MASTER SITE PLAN

SCALE: 1" = 80'-0"

NORTH



## MEDINA STATION

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE

MESA, ARIZONA

DATE: 11-27-2024 (FINAL)

MSP-1

RKAA#24082.50

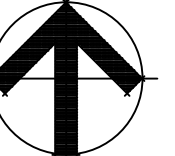
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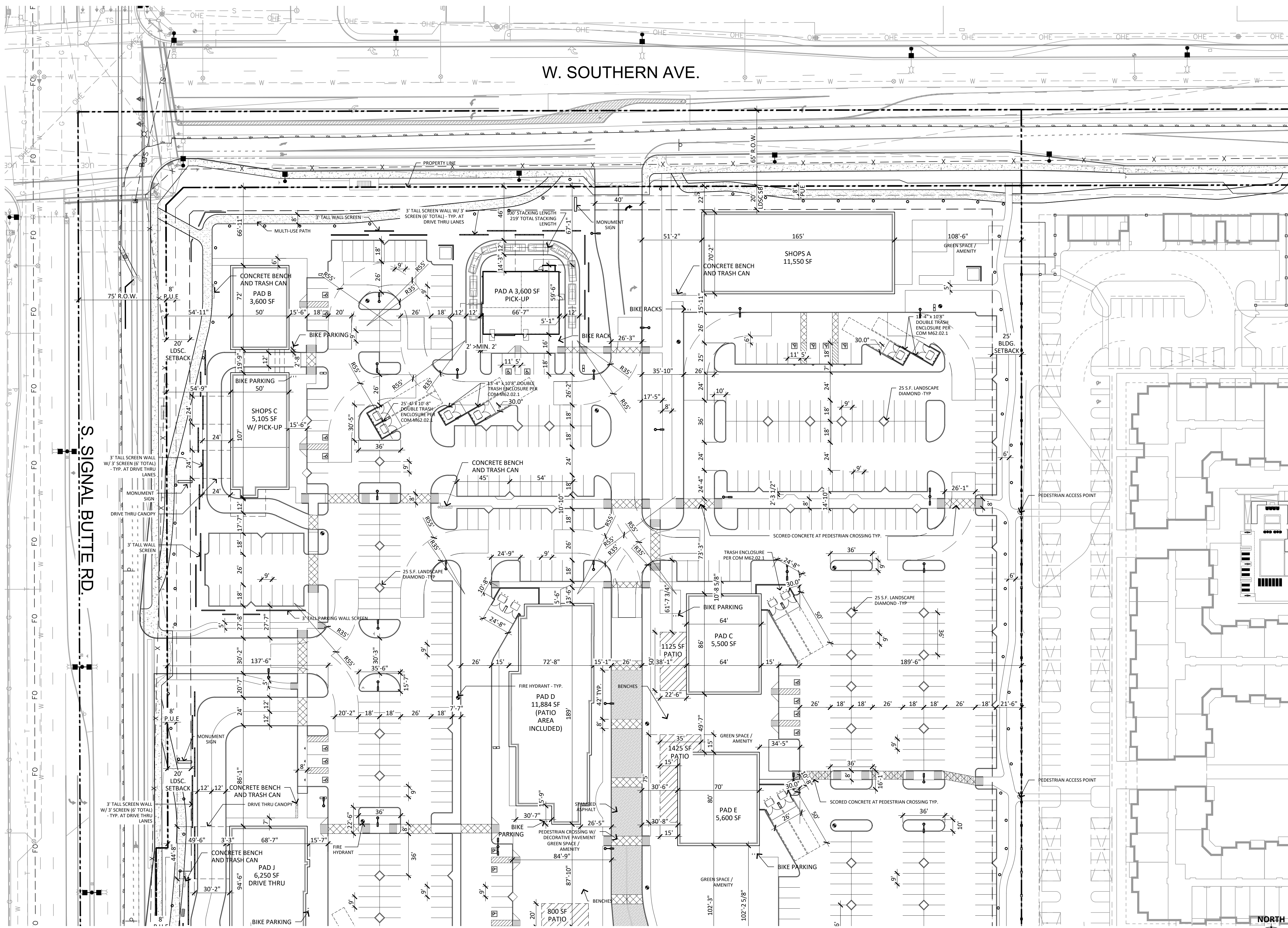
## VICINITY MAP

SCALE: N.T.S.

NORTH

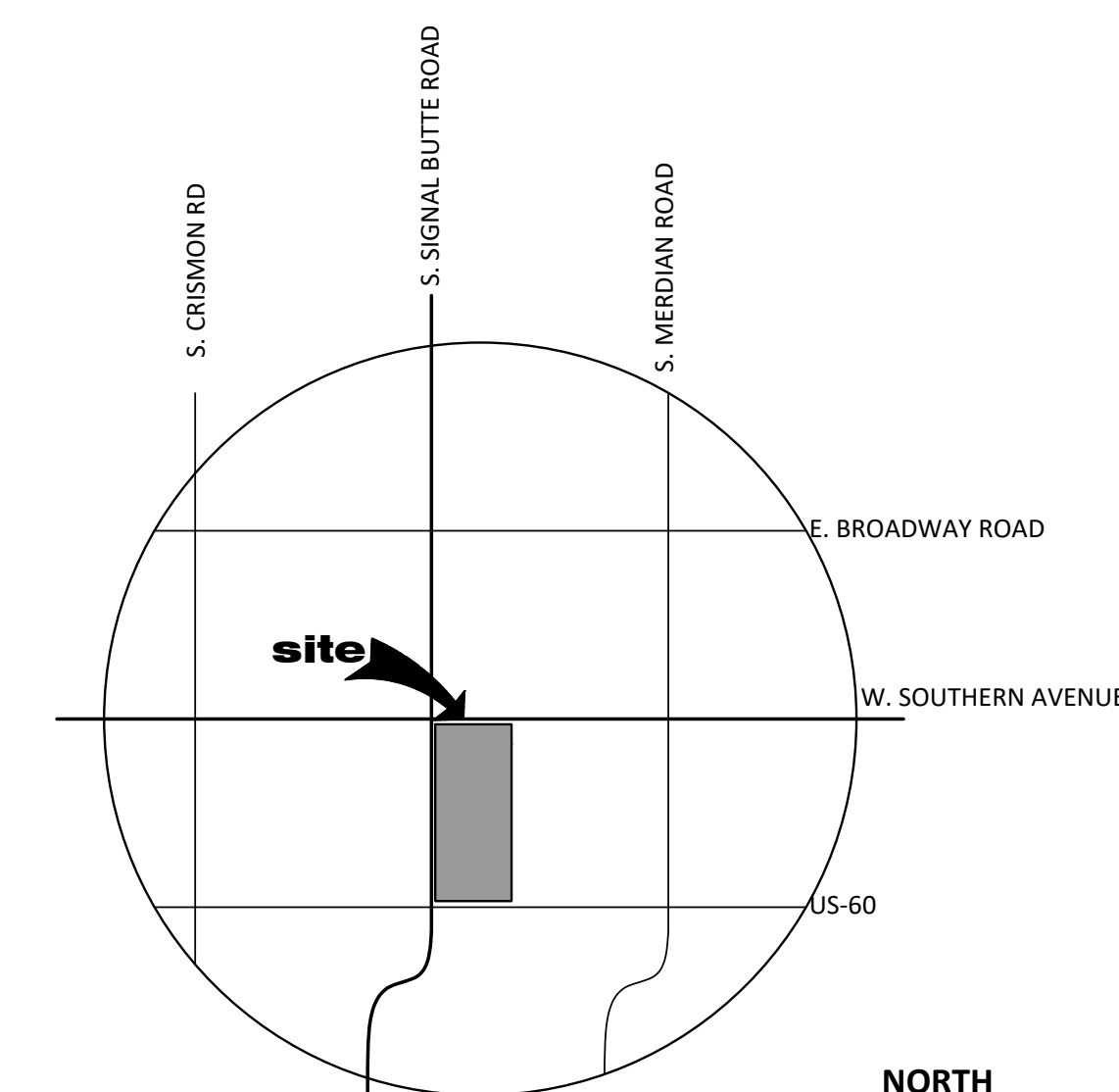
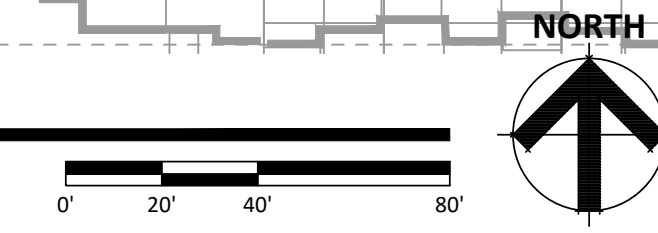






**SITE PLAN**

SCALE: 1" = 40'-0"



**VICINITY MAP**

SCALE: N.T.S.



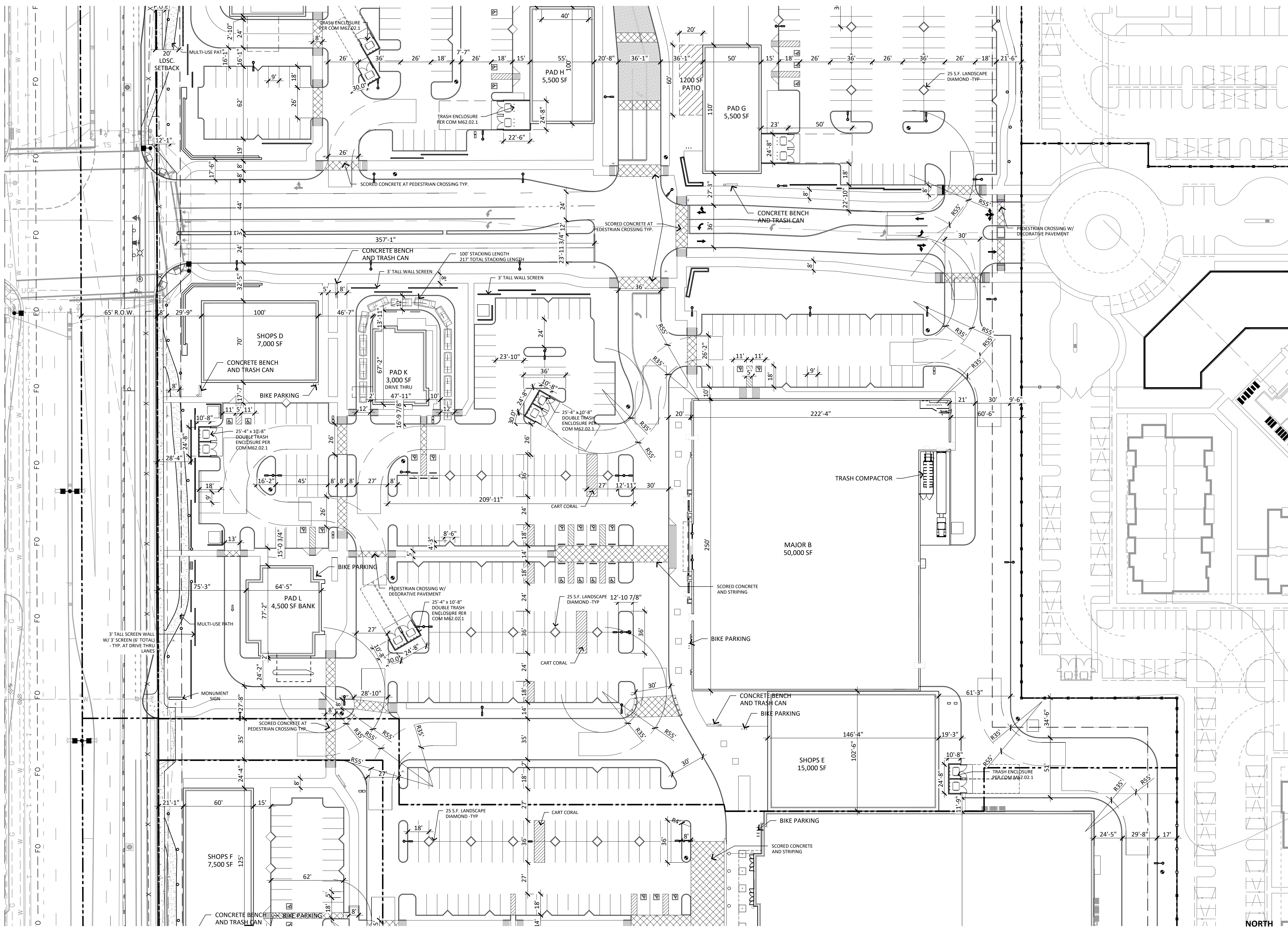
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SP-1

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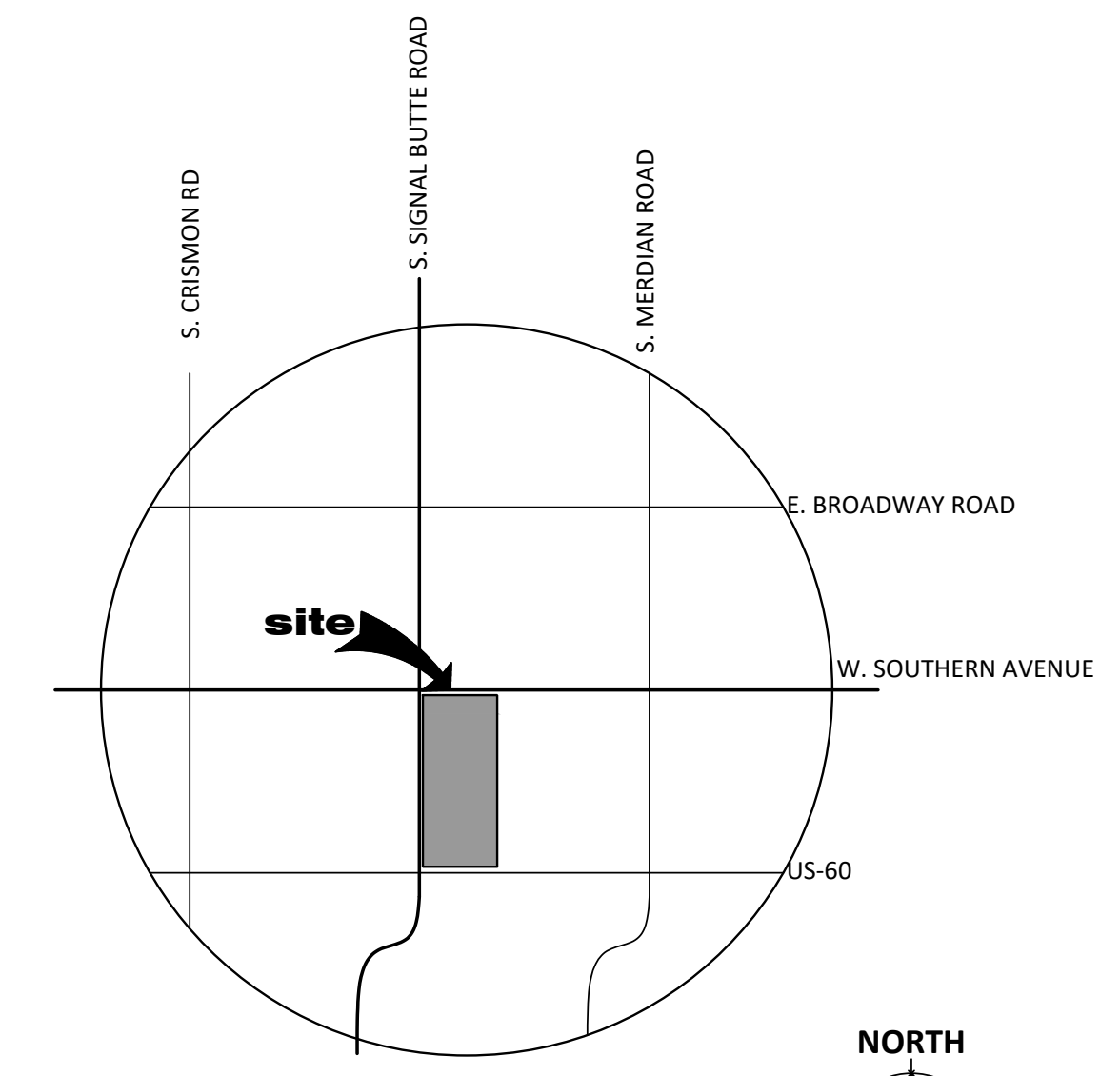
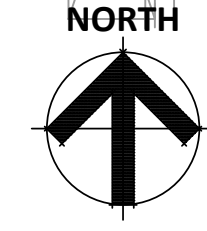
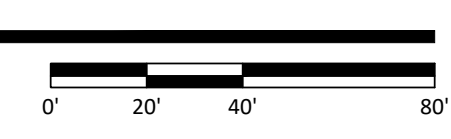
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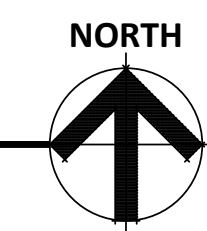
**SITE PLAN**

SCALE: 1" = 40'-0"



**VICINITY MAP**

SCALE: N.T.S.



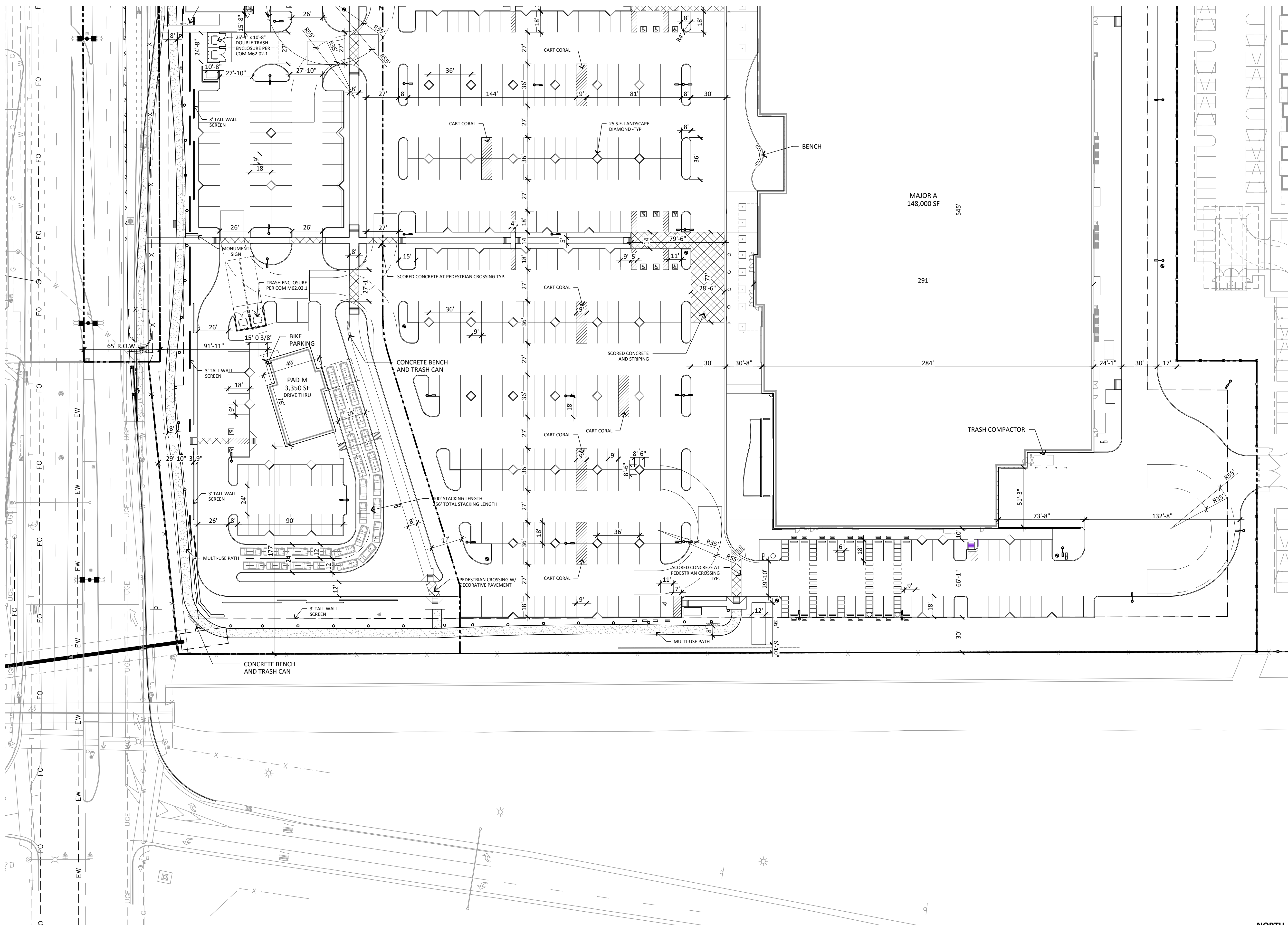
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SP-2

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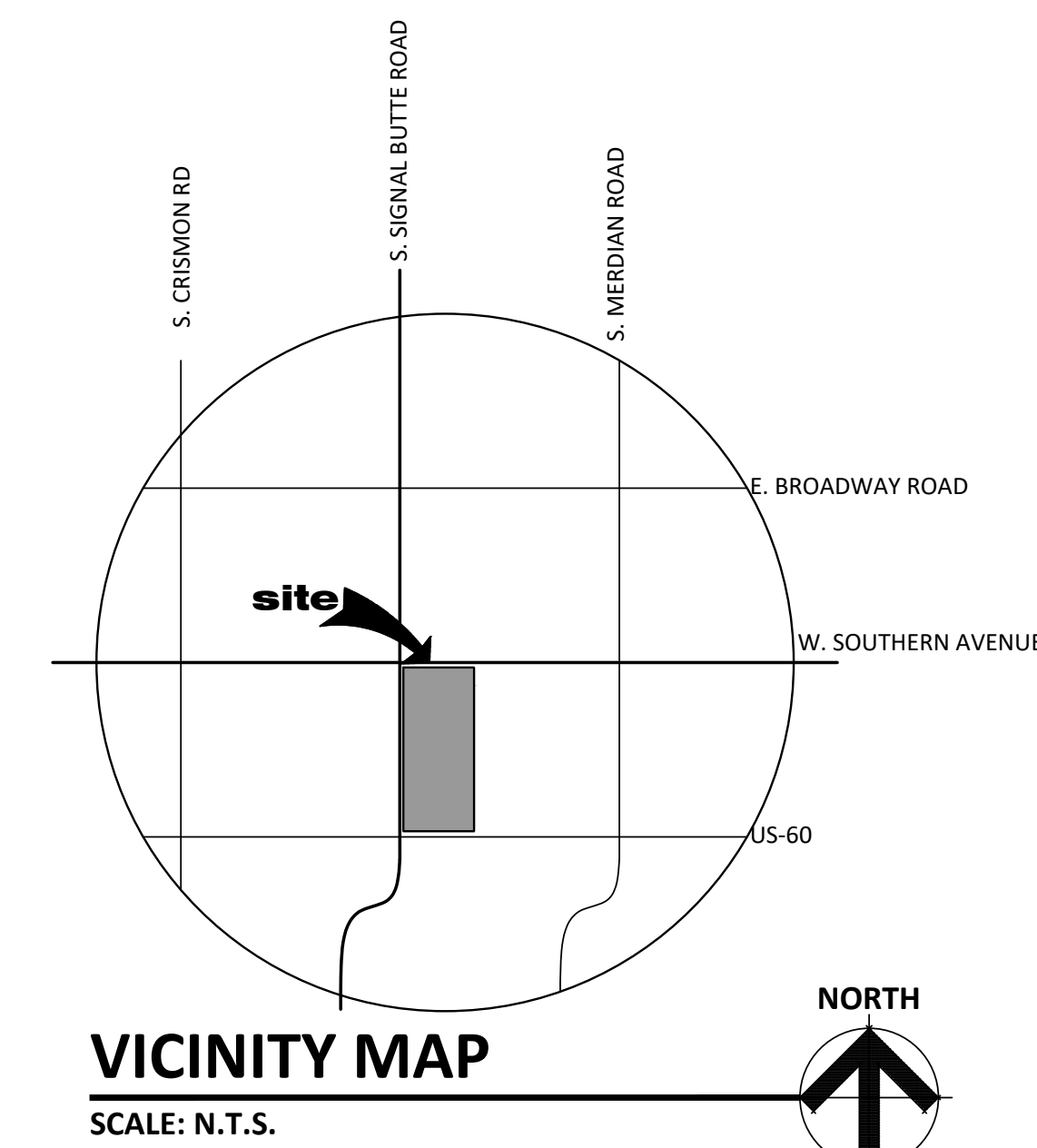
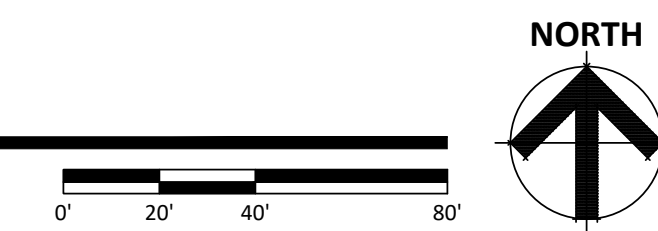
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**SITE PLAN**

SCALE: 1" = 40'-0"



**MEDINA STATION**  
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**SP-3**

RKAA#24082.50

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