

MINUTES OF THE DECEMBER 11, 2024 PLANNING & ZONING BOARD MEETING

- \*4-b ZON23-00691 - "Medina Station"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review to allow for a mixed-use development. **(District 5)**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON23-00691 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Execute and comply with any development agreements, and all future amendments.
3. Site Plan Review through the public hearing process is required for all development on the property.
4. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
5. Compliance with all requirements of Design Review Case No. DRB23-00692.
6. Compliance with the Medina Station Design Guidelines.
7. Compliance with the final approved Traffic Impact Study.
8. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
9. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
10. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following tables:

<b>PARCEL A</b>	
<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3</i>	40 feet
<u>Minimum Setbacks</u> – <i>MZO Section 11-6-3</i> <i>- Interior Side and Rear: Adjacent to Non-residential District</i>	0 feet between Major A and Shops E
<u>Perimeter Landscaping</u> – <i>MZO Section 11-33-3(B)(2)</i> <i>- Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses or Districts: Non-Group C-O-I Development</i>	9 feet along east boundary, adjacent to Development C
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Section 11-6-3</i> <i>- Building Height between 20 – 40 feet</i>	0 feet
<u>Access, Circulation, and Parking</u> – <i>MZO Section 11-6-3(B)(4)(iii)</i> <i>- Large Commercial Development</i>	One hundred percent (100%) of required parking spaces located between the front façade and the abutting street.

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<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Retail	1 space per 375 square feet of gross floor area
<u>Foundation Base –</u> <i>MZO Section 11-33-5(B)(1)</i> - Number of Trees	Zero trees and shrubs along the east side of Major A building
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(B)</i> - Landscape Islands	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 10 contiguous parking spaces
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(C)(2)</i> - Medians	Minimum 2-foot landscape area in locations as shown on the site plan
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(D)(1)</i> - Number of Plants	One shade tree and three shrubs shall be provided for every 30-foot parking island adjacent to Major A.

<b>PARCEL B</b>	
<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height –</u> <i>MZO Section 11-6-3</i>	60 feet
<u>Minimum Setbacks –</u> <i>MZO Table 11-5-5</i> - Interior Side and Rear: 3 or more units on lot	Minimum 10 feet
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Section 11-6-3</i> - Building Height between 20 – 40 feet	20 feet
<u>Private Open Space –</u> <i>MZO Section 11-5-5(B)(3)(e)</i>	Private open space located at the ground level shall have no dimensions less than eight (8) feet

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	Above-ground private open space shall be a minimum 60 square feet and shall not be less than six (6) feet wide or less than six (6) feet deep
<u>Access, Circulation, and Parking</u> – <i>MZO Section 11-5-5(B)(4)(f)(iii)</i> <i>-Attached Garages</i>	For Carriage Units: The maximum number of garage doors adjacent to one another shall be limited to four (4)  For all other non-facing public street units: The maximum number of garage doors adjacent to one another shall be limited to eighteen (18), with no more than 2 consecutive garage doors without a minimum 1 foot offset
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> <i>- Multiple Residence</i>	1.50 spaces per dwelling unit
<u>Perimeter Landscaping</u> – <i>MZO Section 11-33-3(B)(2)</i> <i>- Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses or Districts</i>	East Boundary: 10 feet  South Boundary: 6 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrances</i>	10 feet where adjacent to fire access roads

<b>PARCEL C</b>	
<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3</i>	60 feet

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<p><u>Minimum Setbacks</u> –  <i>MZO Section 11-6-3</i>                      - Interior Side and Rear</p>	<p>Minimum 10 feet</p>
<p><u>Minimum Separation Between Buildings on Same Lot</u> –  <i>MZO Section 11-6-3</i>                      - Building Height between 20 – 40 feet                      - Building height over 40 feet</p>	<p>20 feet                      20 feet</p>
<p><u>Private Open Space</u> –  <i>MZO Section 11-5-5(B)(3)(e)</i></p>	<p>Private open space located at the ground level shall have no dimensions less than eight (8) feet</p> <p>Above-ground private open space shall be a minimum 60 square feet and shall not be less than six (6) feet wide or less than six (6) feet deep</p>
<p><u>Access, Circulation, and Parking</u> –                      - <i>MZO Section 11-5-5(B)(4)(f)(iii)</i>                      Attached Garages</p>	<p>For Carriage Units:                      The maximum number of garage doors adjacent to one another shall be limited to four (4)</p>
<p><u>Required Parking Spaces by Use</u> –  <i>MZO Table 11-32-3.A</i>                      - Multiple Residence</p>	<p>1.70 spaces per dwelling unit</p>
<p><u>Perimeter Landscaping</u> –  <i>MZO Section 11-33-3(B)(2)</i>                      - Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses or Districts</p>	<p>East Boundary:                      10 feet</p> <p>North Boundary:                      9 feet</p>
<p><u>Foundation Base</u> –  <i>MZO Section 11-33-5(A)</i>                      - Exterior Walls with Public Entrances</p>	<p>10 feet where adjacent to fire access roads</p>

**Vote (6 – 0; Boardmember Montes, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Blakeman, Farnsworth

NAYS – None

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**Note:** Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at

[www.mesaaz.gov](http://www.mesaaz.gov)