



ZON23-00691 Medina Station

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Request

- Rezone from AG to LC-PAD
- Council Use Permit
- Site Plan Review
- Concurrent Annexation Request
- To allow for a mixed-use development





Location

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

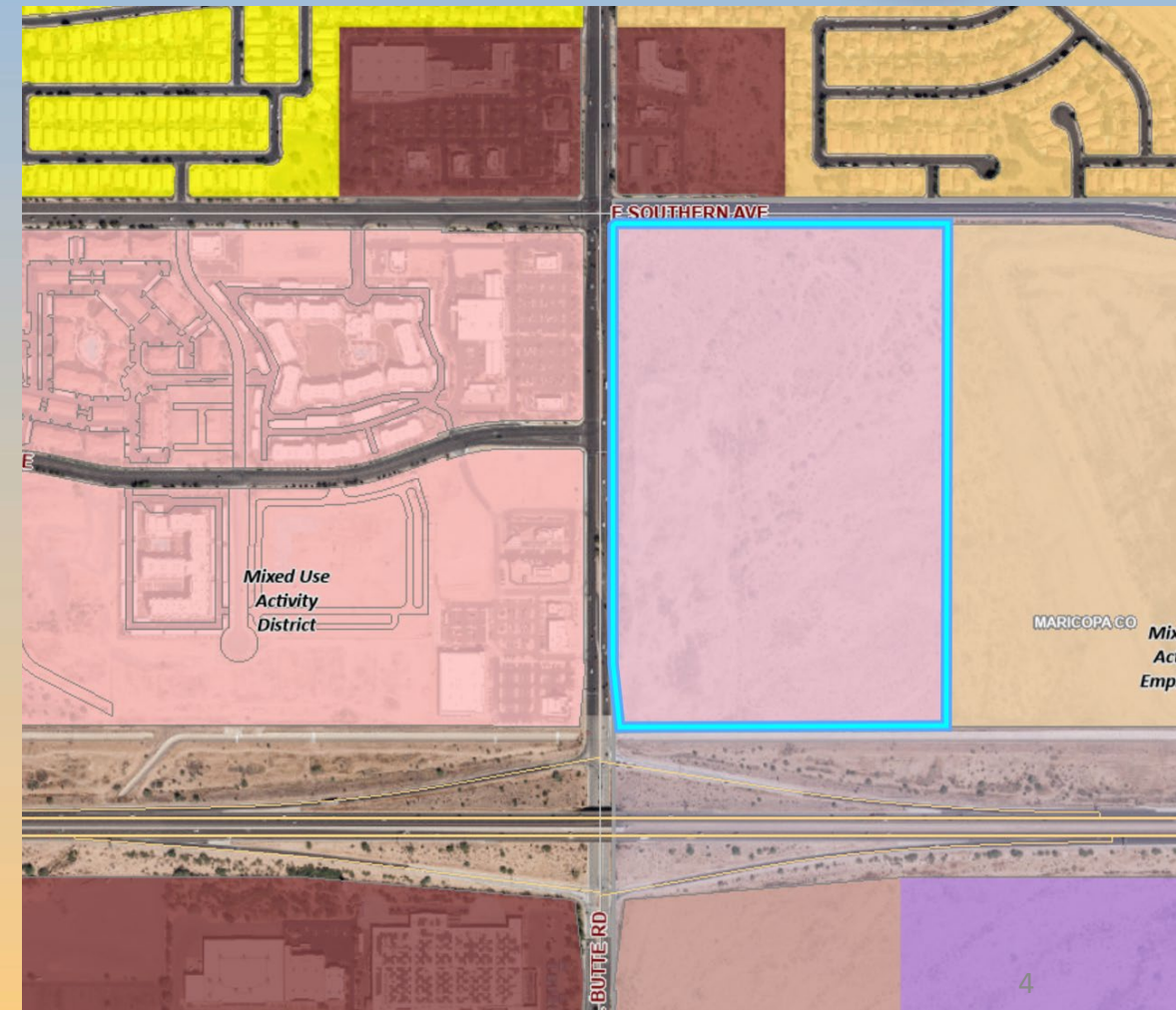




General Plan

Mixed Use Activity District – Regional-Scale sub-type

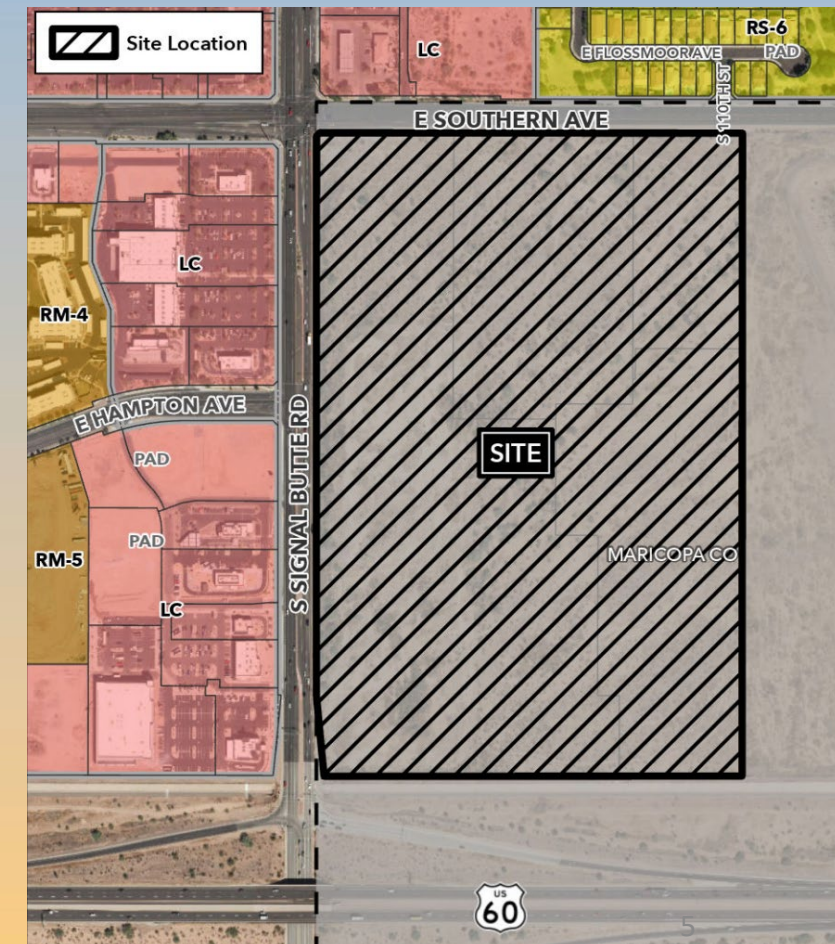
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





Zoning

- Concurrent Annexation Request
- Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- Retail, restaurants, drive-thru facilities permitted
- CUP for multiple residential in LC District to deviate from percentage requirements
- PAD to allow modifications to development standards





Applicable Approval Criteria

CUP for Residential Uses in Commercial Districts - Section 11-31-31(F)

- ✓ Provide Good Neighbor Policy
- ✓ Comply with General Plan, Sub Area Plans and other plans or policies
- ✓ Comply with all zoning, building, and fire safety regulations
- ✓ Demonstrate existing buildings/site substantially conforms (N/A)
- ✓ Conforms to the intent and character of the zoning - part of a well integrated mixed-use project

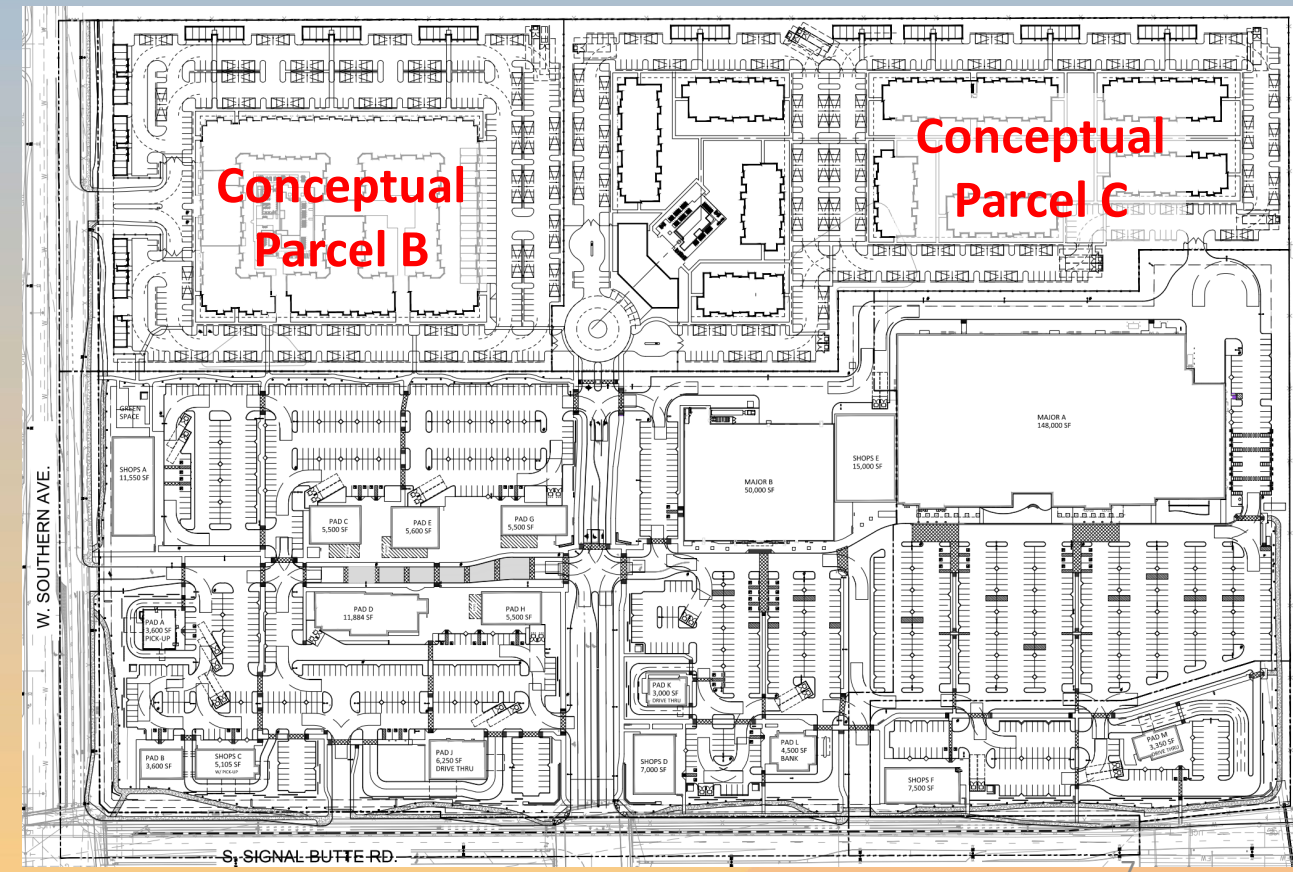
Council Use Permit - Section 11-70-6(D)

- ✓ Advance goals and objectives and be consistent with policies of General Plan and other plans/policies;
- ✓ Demonstrate consistency with zoning and conforms with General Plan and other plans/policies
- ✓ Demonstrate proposed project is not detrimental to surrounding properties or general welfare of the City; and
- ✓ Demonstrate public services, public facilities and public infrastructure



Site Plan

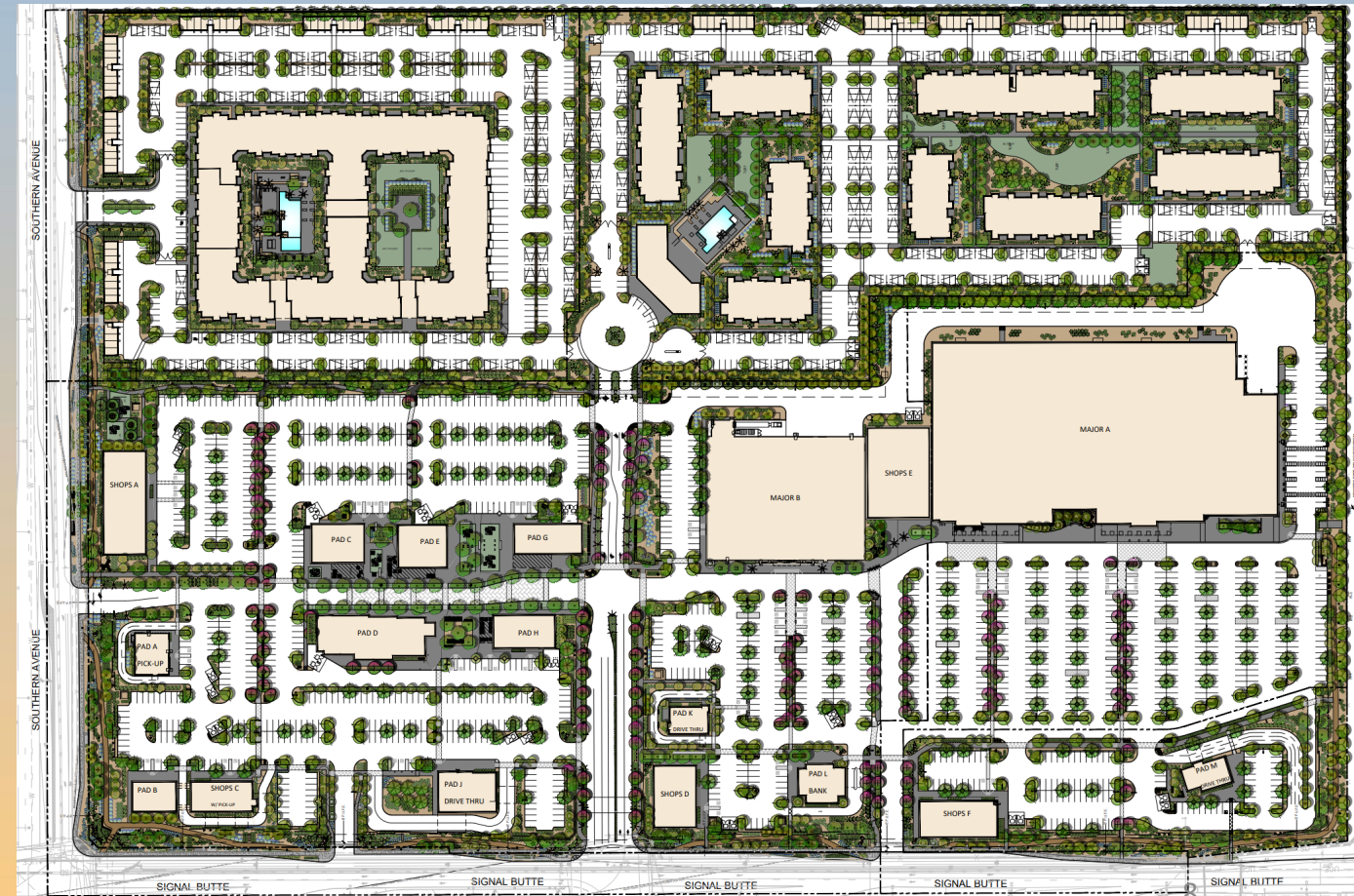
- Final site plan for commercial
 - 305,335 total square feet
 - Parking
 - 1,332 parking spaces required
 - 1,472 spaces provided
- Conceptual site plan for multiple residence (Parcels B and C)





Site Plan

- 2 Major Retail (200,000 sf)
- 3 Drive-thrus (12,570 sf)
- 4 Shops (41,050 sf)
- 2 Commercial Pads (9,500 sf)
- 1 Pick-up Window Pad (3,600 sf)
- 1 Shop with Drive-thru (5,000 sf)
- 5 Restaurants (33,615 sf)





PAD Overlay

Modifications to Development Standards include:

- Building and Landscape setbacks
- Building Separation
- Foundation Base
- Required Parking
- Private Open Space

Commensurate quality and justification for the requested deviations will be through the superior site design including the Restaurant Galley, outdoor open space amenities and Design Guidelines



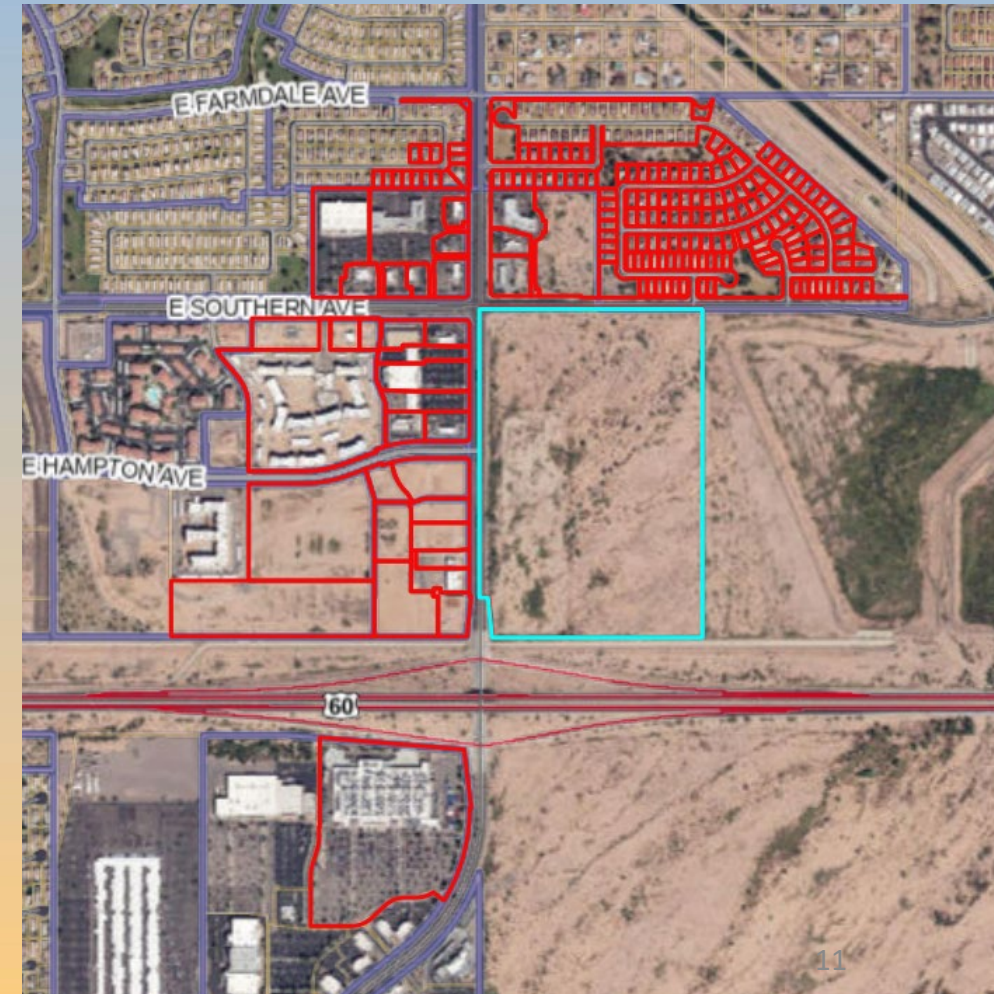
Design Guidelines and Standards

- **Building Style**
 - Desert Modern
- **Pedestrian Circulation**
 - Primary and secondary connections, materials, landscaping, width
 - Perimeter walking path
- **Colors and Materials**
 - Primary, secondary & accents
 - Material minimums per building type
- **Public Art**
 - Required for Restaurant Galley
- **Architectural Features**
 - Minimum requirements per building type
 - Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, glazing, public art
- **Landscape Design**
 - Palette, hardscaping, outdoor amenity areas
- **Wall Design & Plan**
 - Consistent perimeter wall designs



Citizen Participation

- Notified property owners within 1,000', HOAs, and registered neighborhoods
- Applicant held 2 neighborhood meetings
- Common concerns
 - Traffic
 - Oversupply of drive-thrus and multiple residence



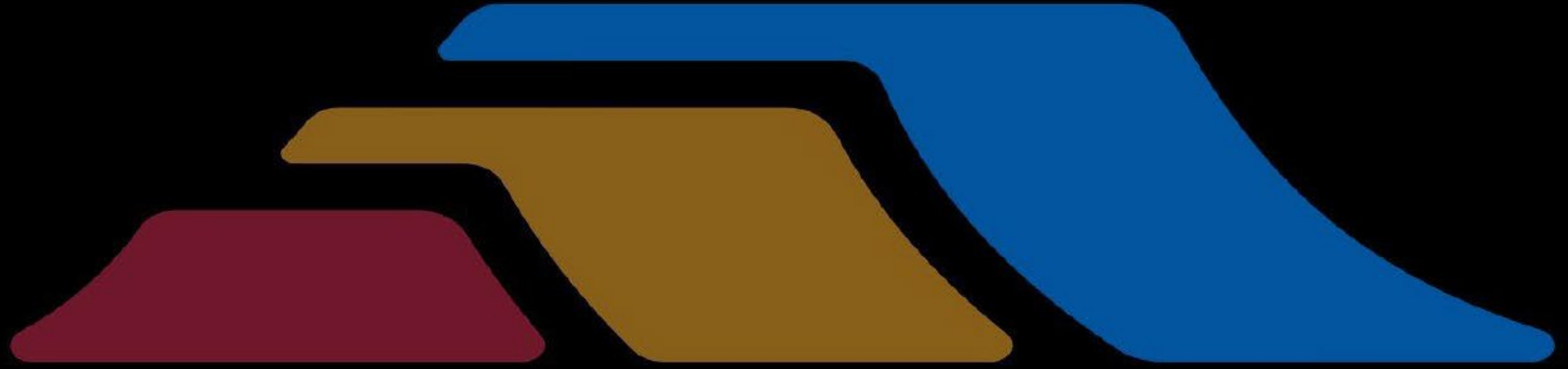


Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapters 31 & 70 for Council Use Permit
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (6 - 0)



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Site Photos



Looking west towards the site