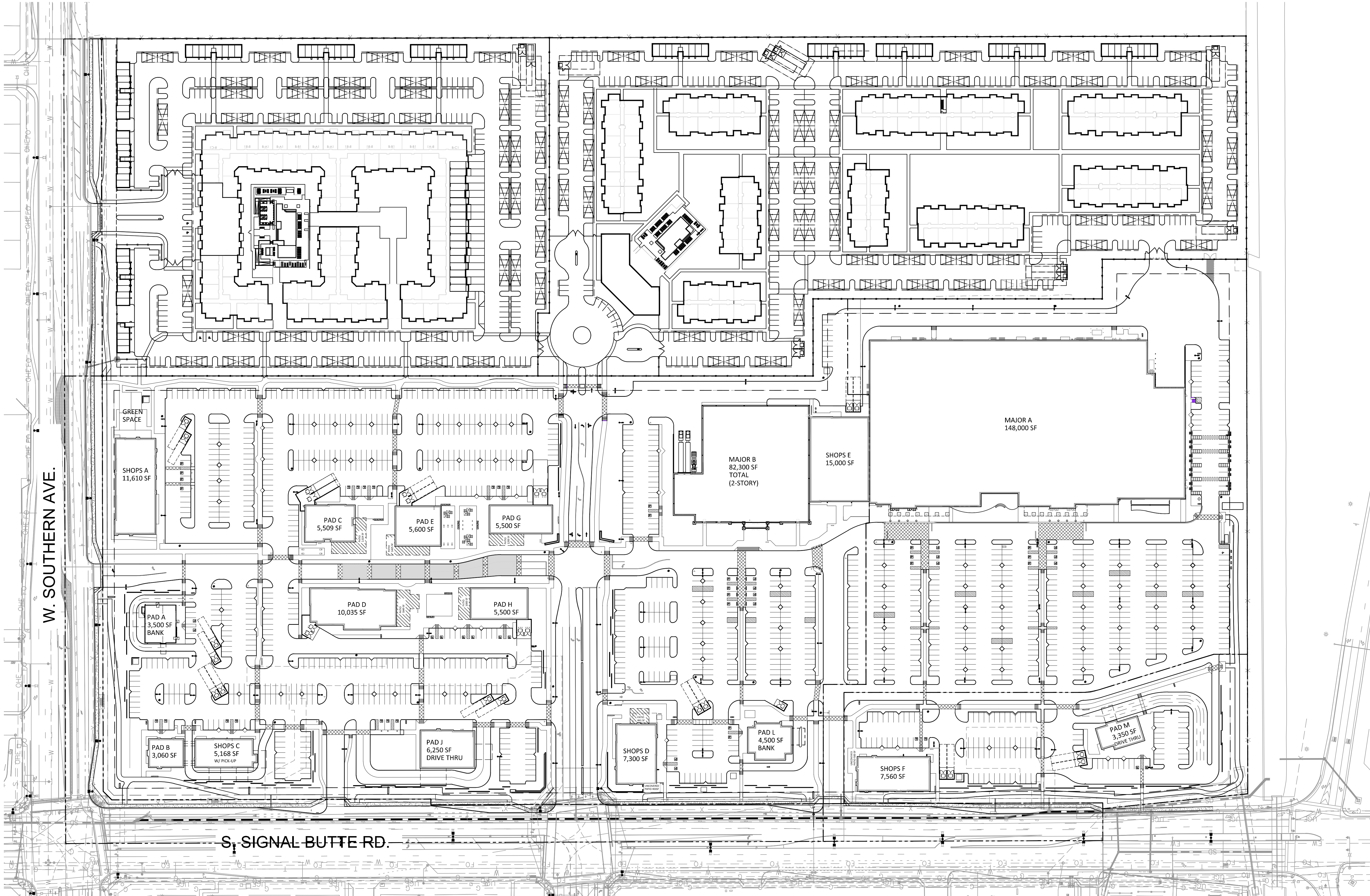




MASTER SITE PLAN

SCALE: 1" = 80'-0"



MEDINA STATION
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
DATE: 05-12-2025 (FINAL)

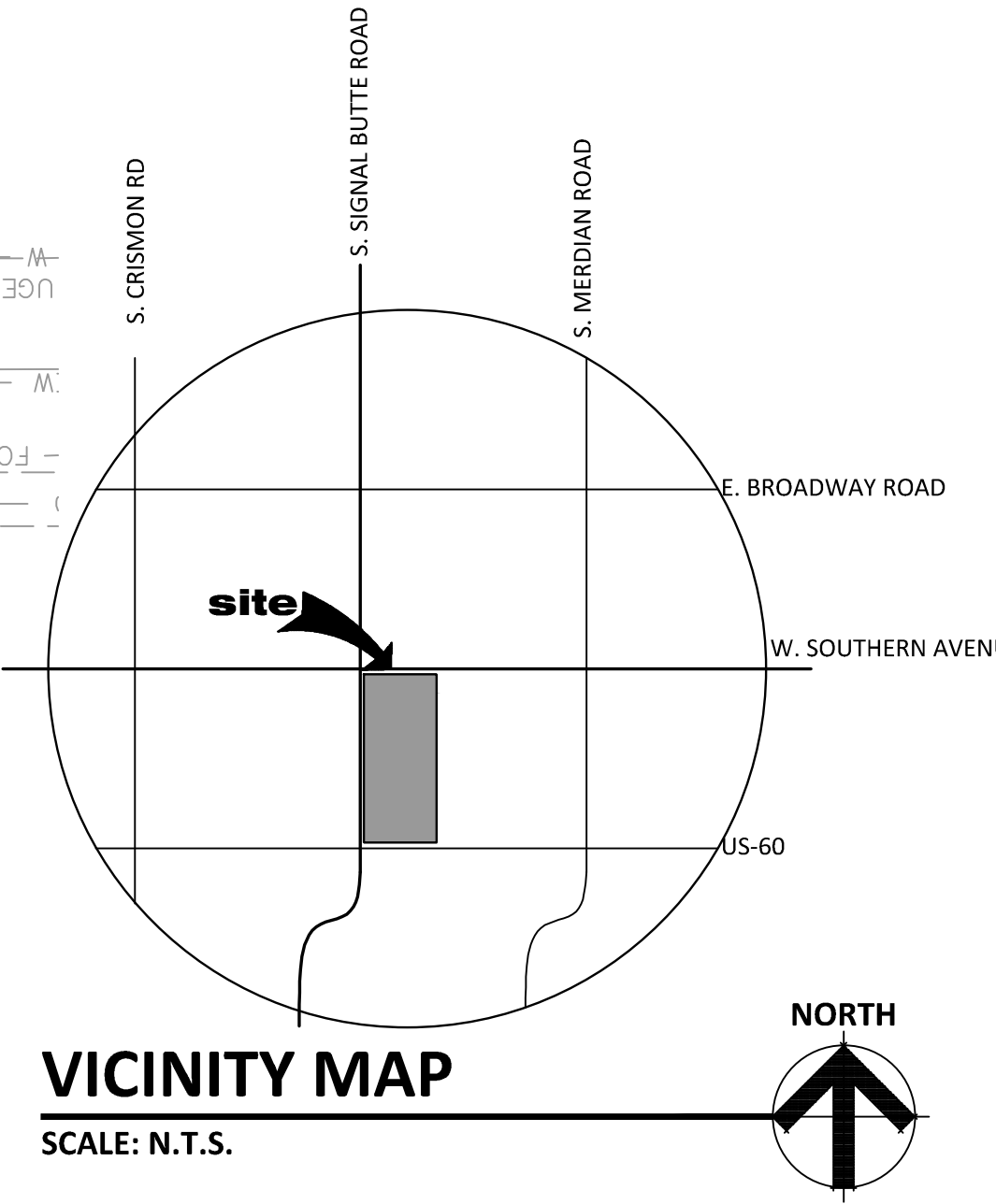
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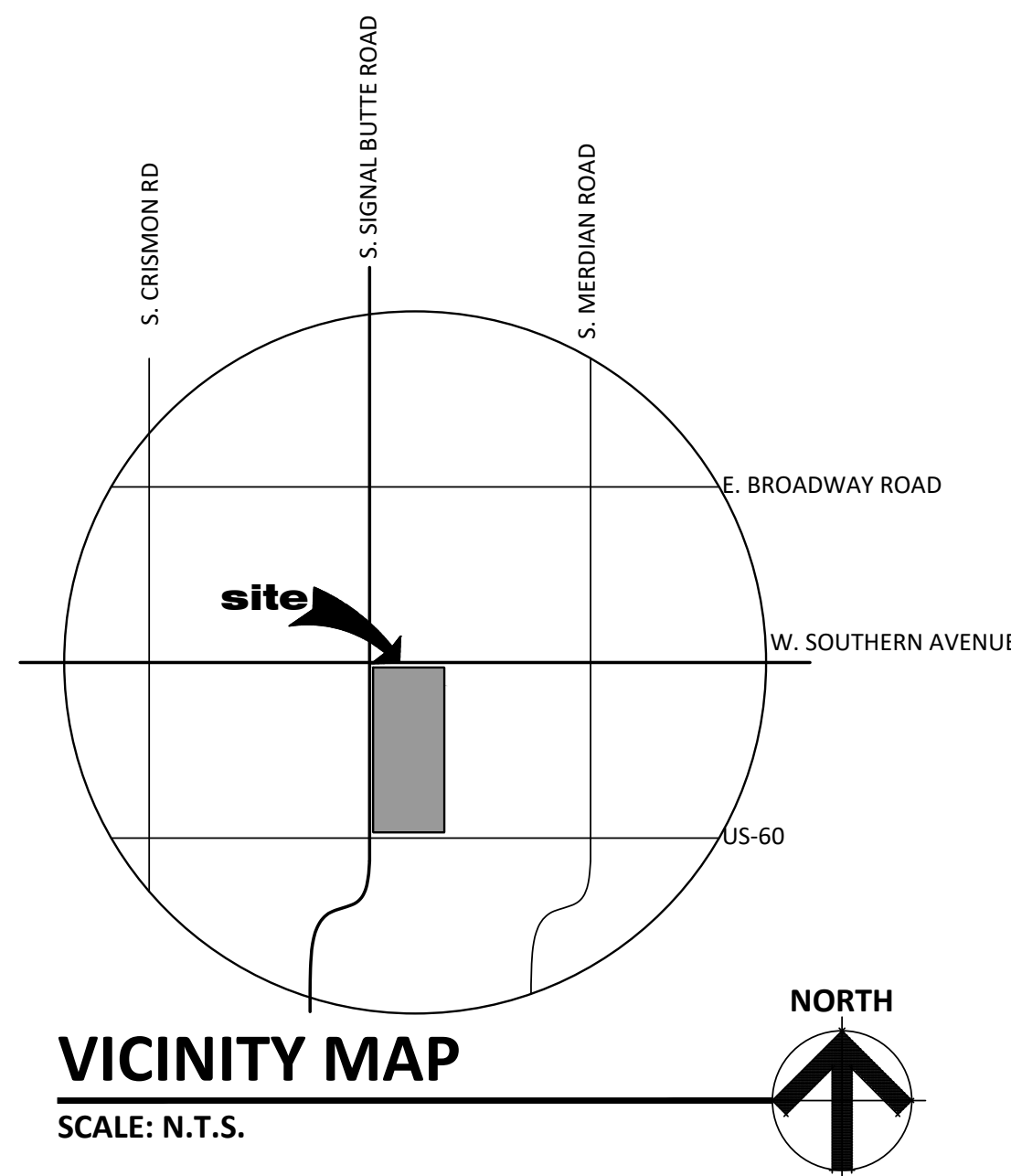
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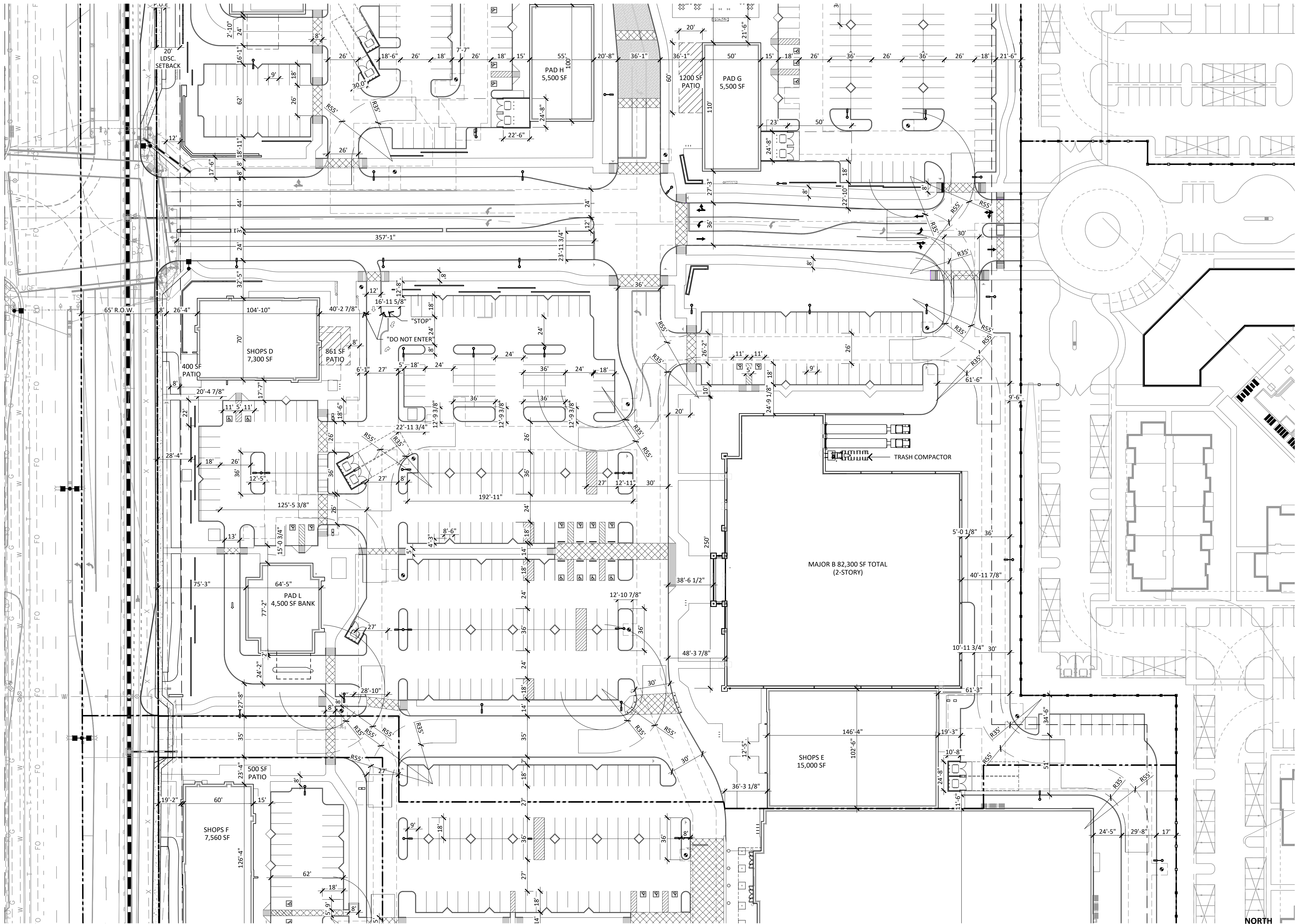
SITE DATA

PARCEL NUMBER (APN):	220-82-018E, 220-82-018F, 220-82-018G, 220-82-018H, 220-82-018I
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:	7,335+ S.F.
OVERALL PARKING REQUIREMENTS:	1,355 SPACES
TOTAL PARKING REQUIRED:	1,504 SPACES
TOTAL PARKING PROVIDED:	
MAJOR A - 148,000 S.F.:	PARKING REQ./PARKING PROV.: 395 SPACES / 395 SPACES
MAJOR B - 82,300 S.F.:	220 SPACES / 220 SPACES
SHOPS A - 11,610 S.F.: (RETAIL)	31 SPACES / 31 SPACES
SHOPS C - 5,168 S.F.: (RETAIL, REST. W/ NO DT, REST W/ DT)	14 SPACES / 47 SPACES
SHOPS D - 7,300 S.F.: (REST. W/ NO DT, RETAIL)	22 SPACES / 78 SPACES
SHOPS E - 15,000 S.F.: (RETAIL)	40 SPACES / 40 SPACES
SHOPS F - 7,560 S.F.: (RETAIL, REST. W/ NO DT, REST W/ DT)	21 SPACES / 78 SPACES
PAD A - 3,500 S.F.: (RETAIL/BANK)	10 SPACES / 10 SPACES
PAD B - 3,060 S.F.: (RETAIL)	8 SPACES / 8 SPACES
PAD C - 5,509 S.F.: (REST. W/ NO DT)	85 SPACES / 85 SPACES
PAD D - 10,035 S.F.: (REST. W/ NO DT)	144 SPACES / 144 SPACES
PAD E - 5,600 S.F.: (REST. W/ NO DT)	83 SPACES / 83 SPACES
PAD G - 5,500 S.F.: (REST. W/ NO DT)	80 SPACES / 80 SPACES
PAD H - 5,500 S.F.: (REST. W/ NO DT)	81 SPACES / 81 SPACES
PAD J - 6,250 S.F.: (REST. W/ DT)	77 SPACES / 77 SPACES
PAD L - 4,500 S.F.: (RETAIL/BANK)	12 SPACES / 12 SPACES
PAD M - 3,350 S.F.: (REST. W/ DT)	35 SPACES / 35 SPACES
PARKING CODE REFERENCE:	
RETAIL:	1 SPACE PER 375 S.F.
RESTAURANT (NO DRIVE THRU):	1 PER 75 S.F. INDOOR
RESTAURANT (DRIVE THRU):	1 PER 200 S.F. OUTDOOR
	1 PER 100 S.F. INDOOR
	1 PER 200 S.F. OUTDOOR
LOT AREAS	
LOT 1	LOT 3
143,017 SF (NET AREA) / 3.28 ACRES	454,467 SF (NET AREA) / 10.43 ACRES
172,035 SF (GROSS AREA) / 3.94 ACRES	492,275 SF (GROSS AREA) / 11.30 ACRES
LOT 2	LOT 4
464,152 SF (NET AREA) / 10.65 ACRES	581,637 SF (NET AREA) / 13.35 ACRES
466,512 SF (GROSS AREA) / 10.71 ACRES	581,637 SF (NET AREA) / 13.35 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)	
NOTE:	
SHARED / CROSS PARKING AGREEMENT IN PLACE FOR COMMERCIAL DEVELOPMENT.	



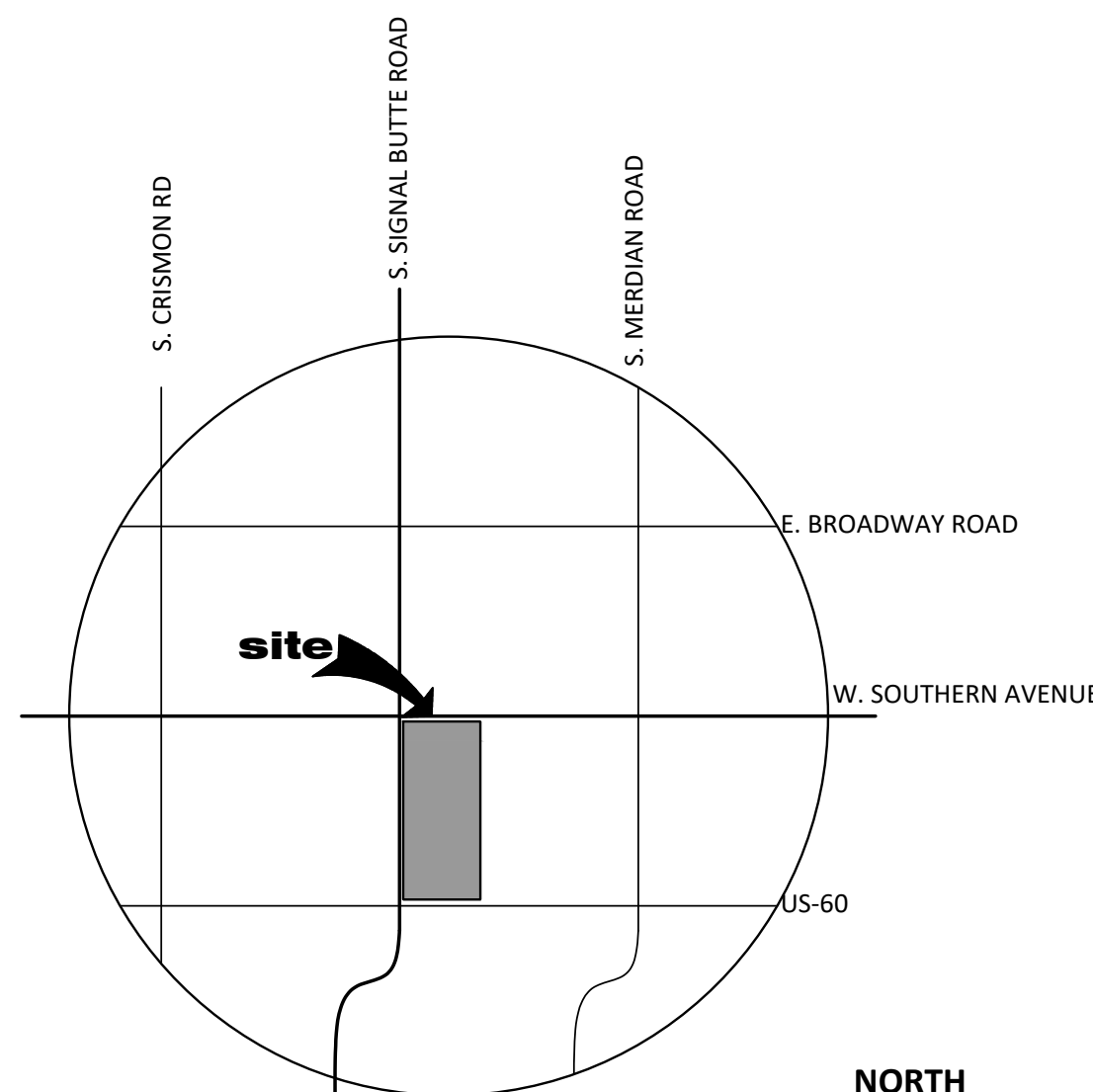
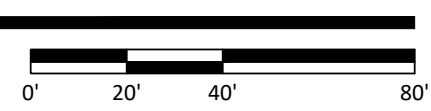


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SITE PLAN

SCALE: 1" = 40'-0"



VICINITY MAP

SCALE: N.T.S.



MEDINA STATION
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
DATE: 05-12-2025 (FINAL)

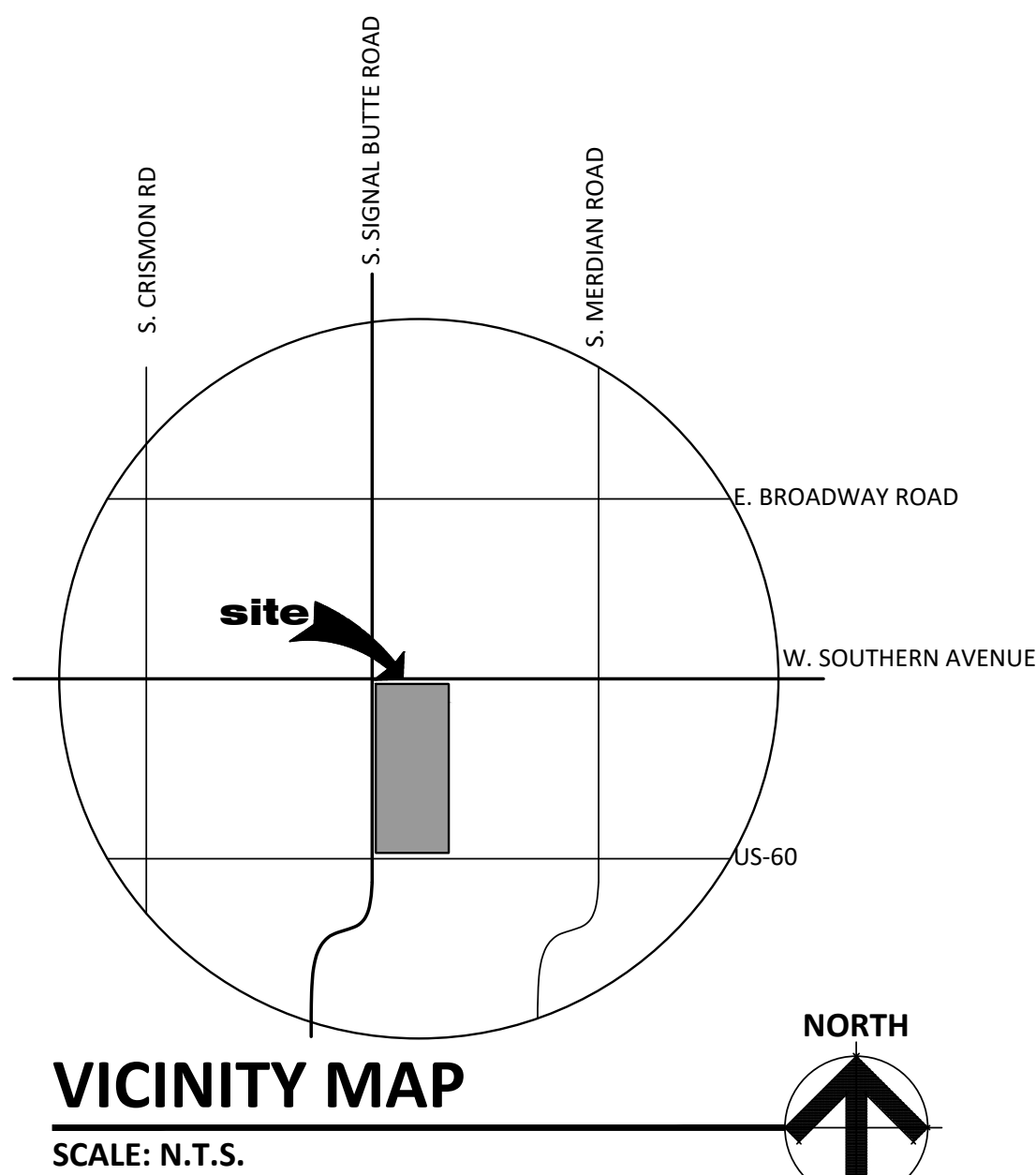
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SITE PLAN

SCALE: 1" = 40'-0"



VICINITY MAP

SCALE: N.T.S.



MEDINA STATION

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
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SP-3

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