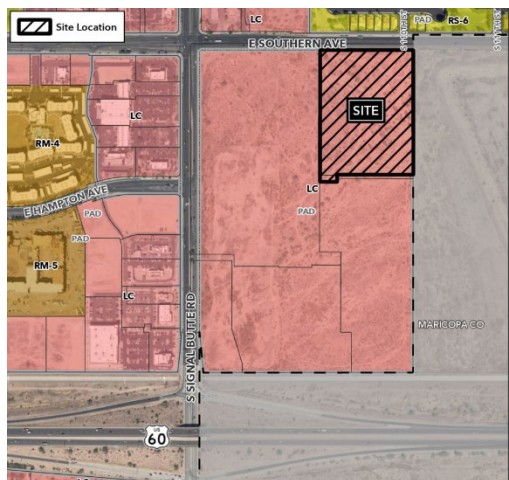


Planning & Zoning Board Staff Report

April 9, 2025

Case No.	ZON24-00913	
Project Name	Medina Station – Parcel B	
Request	• Site Plan Review for a 353-unit multiple residence development	
Project Location	Located approximately 775 feet east of the southeast corner of South Signal Butte Road and East Southern Avenue	
Parcel No(s)	220-82-018H	
Project Area	10.3± acres	
Council District	District 5	
Existing Zoning	Limited Commercial with a Planned Area Development Overlay (LC-PAD)	
General Plan Designation	Mixed Use Activity District	
Applicant	Reese Anderson, Pew & Lake, P.L.C.	
Owner	Bela Flor Holdings, LLC	
Staff Planner	Cassidy Welch, Principal Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Conceptual Plan approved by City Council with Case No. ZON23-000691, and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for an Initial Site Plan to develop a 353-unit multiple residence development within Parcel B of the larger Medina Station development (Proposed Project). The Initial Site Plan is in substantial conformance with the Conceptual Plan approved as a part of the Medina Station Planned Area Development Overlay.

Concurrent Applications:

- **Design Review:** A Design Review Board meeting will be scheduled for a later date to review the proposed elevations, landscape plan, and photometric plan.

Site Context

General Plan:

- The Proposed Project was reviewed under the 2040 General Plan.
- The Character Area for the project site is Mixed Use Activity District with a Regional-Scale Sub-type.
- Multiple Residence uses are a secondary land use, that when integrated alongside office, retail, and/or entertainment uses help create a regional activity area.
- The Proposed Project is consistent with the Mixed Use Activity District Regional-Scale Character Area and is consistent with the Mesa 2040 General Plan.

Zoning:

- The project site is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD).
- Multiple Residence, when compliant with the minimum commercial floor area and maximum density requirements of Section 11-31-31 of the MZO, is a permitted use in the LC District. Modifications to the minimum commercial floor area and maximum density requirements are permitted in the LC District with approval of a Council Use Permit (CUP).
- A CUP was approved on January 27, 2025, to modify the minimum commercial floor area and maximum density requirements for Parcels B and C within Medina Station development (Case No. ZON23-00691; Ordinance No. 5925).

Surrounding Zoning & Use Activity:

The proposed Multiple Residence is compatible with surrounding land uses, which include single residences, commercial, and vacant land.

Northwest (Across Southern Ave.) LC Vacant	North (Across Southern Ave.) RS-6-PAD Single Residence	Northeast (Across Southern Ave.) RS-6-PAD Single Residence
West LC-PAD Vacant	Project Site LC-PAD Vacant	East Maricopa County RU-43 Vacant
Southwest LC-PAD Vacant	South LC-PAD Vacant	Southeast Maricopa County RU-43 Vacant

Site History:

- **January 27, 2025:** City Council annexed 64± acres, including the project site, into the City of Mesa and established a comparable zoning of Agricultural (AG) (Case No. ANX23-00690; Ordinance No. 5924).
- **January 27, 2025:** City Council approved a rezoning for 61± acres, including the project site, from AG to LC-PAD, a Council Use Permit to allow for deviations from the minimum commercial floor area and maximum density requirements for residential uses in commercial districts, a Conceptual Site Plan for Parcels B and C, and an Initial Site Plan for Parcel A of a mixed-use development known as Medina Station (Case No. ZON23-00691; Ordinance No. 5925).

Project/Request Details

Site Plan:

- **Building Design:** The Multiple Residence development will feature one primary four-story building centrally located on the site. Additionally, six two-story carriage buildings will be located along the northern and eastern boundaries.
- **Open Space:** The primary building features two interior courtyards. A secondary amenity area will be located in the northwestern corner of the site, adjacent to an approved open space area within the adjacent commercial development. Additionally, a dog park will be located in the southwestern corner of the site.
- **Access:** Primary vehicular access to the site will be provided through a gated entry at the north end of the site to Southern Avenue. A secondary ingress/egress gate will be located at the southwest corner of the site, providing access to the adjacent commercial development to the west. Additionally, two pedestrian connections, each eight-feet-wide, will be located

along the west side of the site, linking to the future Medina Station commercial development.

- **Parking:** A modified parking ratio of 1.5 spaces per unit for Parcel B was approved as a part of the Medina Station PAD Overlay (Case No. ZON23-00691; Ordinance No. 5925). Per the approved parking ratio, a total of 530 spaces are required for the 353 proposed units. Per the site plan submitted, 530 parking spaces will be located around the perimeter of the site, 353 of which will be covered.

Impact Analyses

School Impact:

The Mesa Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- **Elementary:** 22 students (Brinton)
- **Middle School:** 11 students (Smith)
- **High School:** 16 students (Skyline)

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Initial Site Plan, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00079.
3. Compliance with all conditions of approval associated with Case No. ZON23-00691 (Ordinance No. 5925).
4. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plans

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plan

Exhibit 6 – Preliminary Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation