



Design Review Board



DRB23-00692 Medina Station Design Guidelines

Cassidy Welch, Senior Planner

December 10, 2024



Request

- Design Review
- Medina Station Design Guidelines





Location

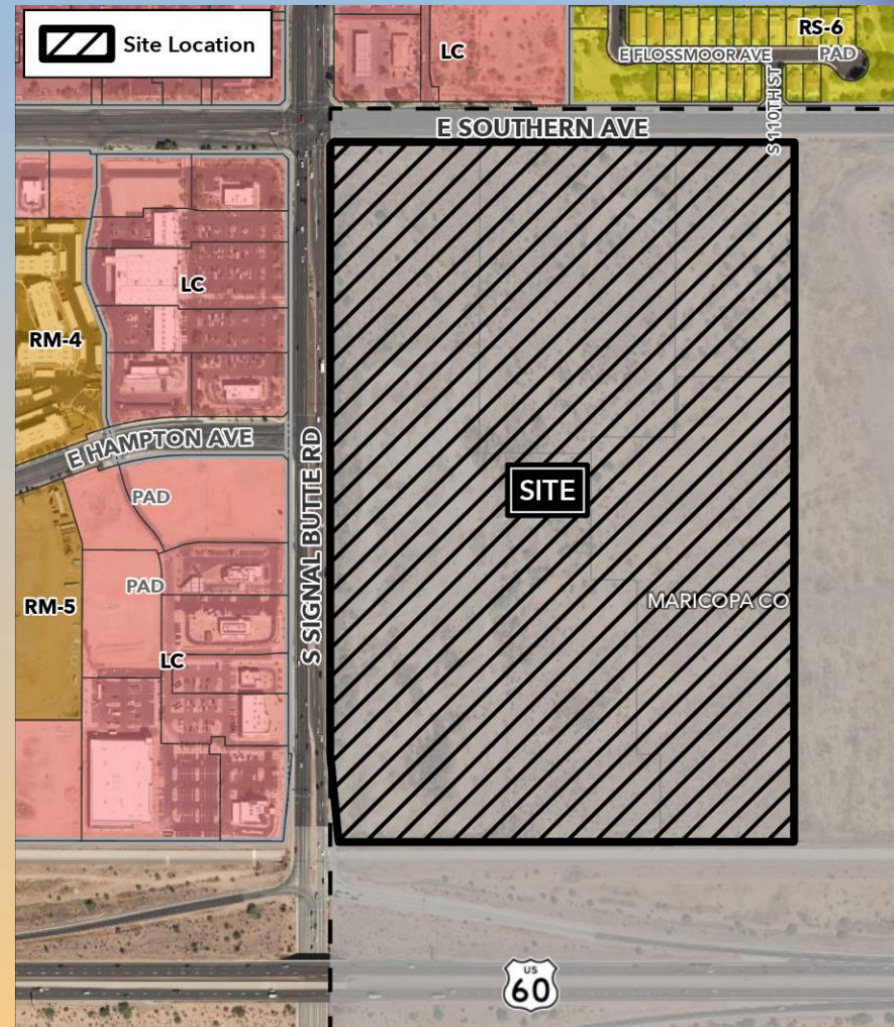
- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway





Zoning

- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Proposed: Planned Employment Park with a Planned Area Development (PEP-PAD)





Site Photos

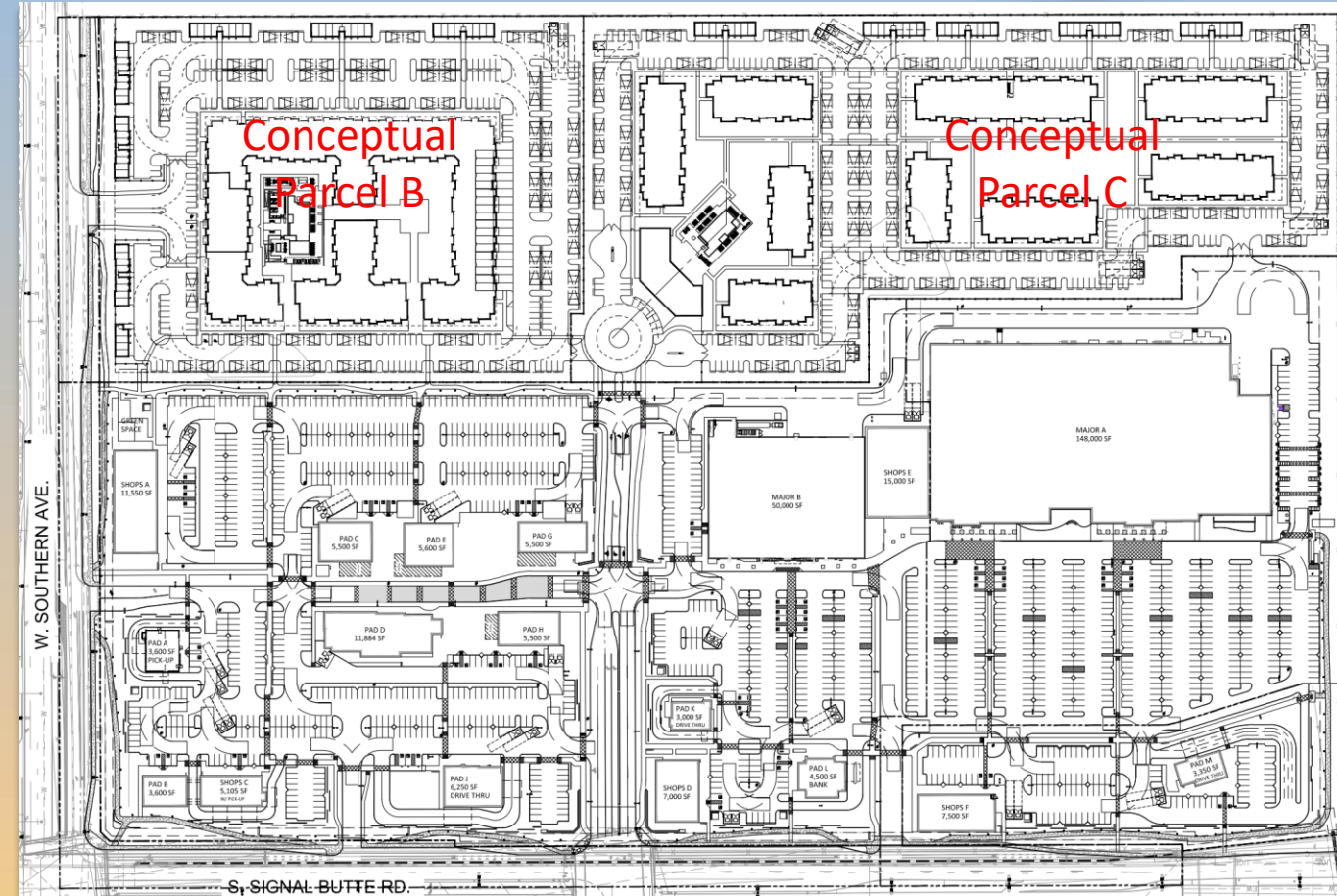


Looking east towards the site



Site Plan

- Final site plan for commercial
- Conceptual for multiple residence
- 305,335 total square feet
- 1,332 parking spaces required; 1,472 spaces provided





Design Guidelines

- **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





Design Guidelines







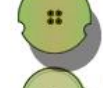
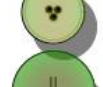

- **Architectural Features**
 - Minimum requirements per building type
 - Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, glazing, public art
- **Public Art**
 - Required for Restaurant Galley
- **Landscape Design**
 - Palette, hardscaping, outdoor amenity areas
- **Wall Design & Plan**
 - Consistent perimeter wall designs

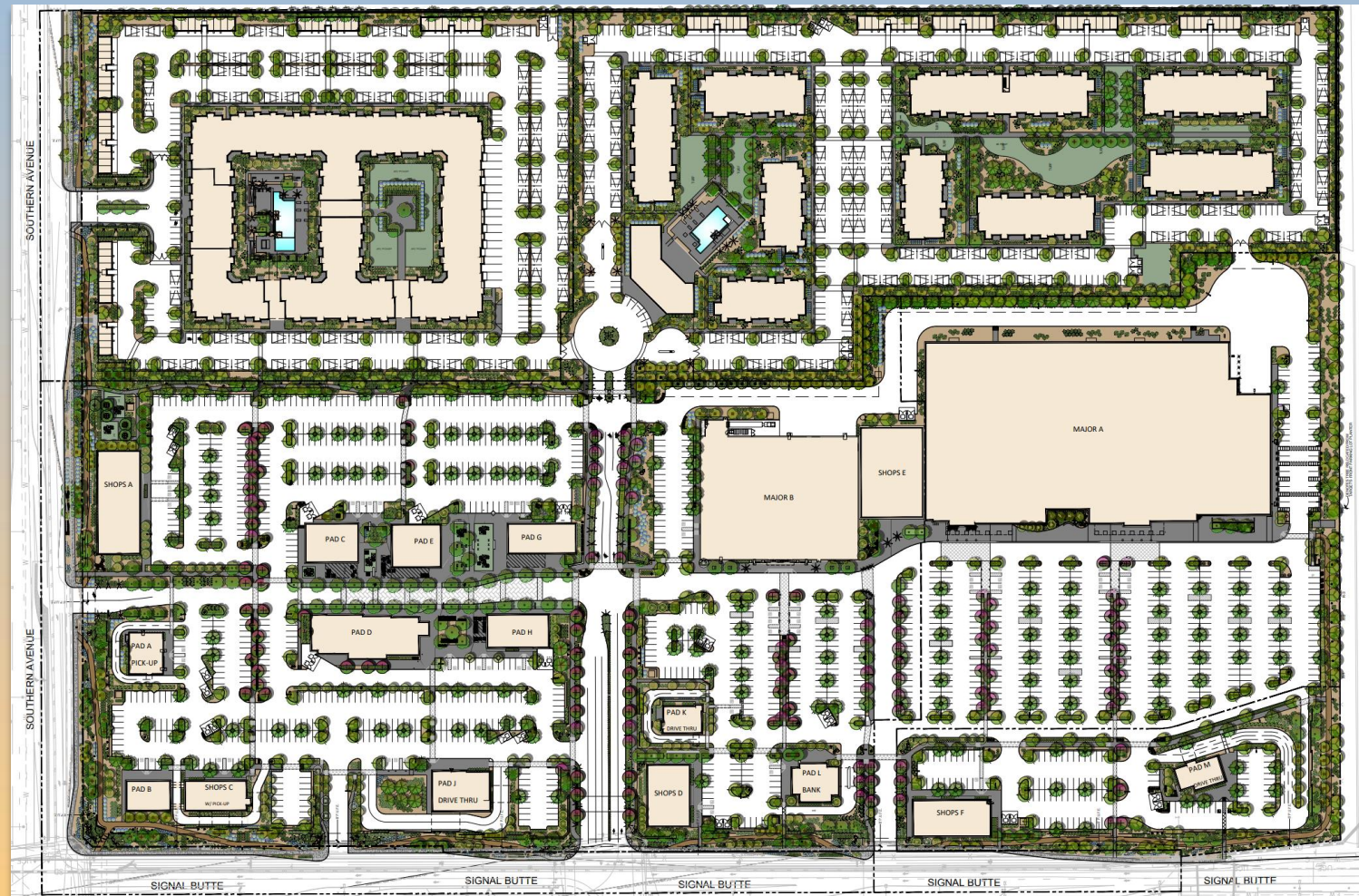


Landscape Plan

LANDSCAPE LEGEND

TREES

- 
 PROSOPIS HYBRID 'PHOENIX'
 PHOENIX THORNLESS MESQUITE
 24" BOX
- 
 PISTACIA X
 RED PUSH PISTACHE
 36" BOX
- 
 PROSOPIS 'PHOENIX'
 PHOENIX THORNLESS MESQUITE
 36" BOX
- 
 QUERCUS VIRGINIANA
 LIVE OAK
 36" BOX (MATCHING HI-CANOPY)
- 
 QUERCUS VIRGINIANA
 LIVE OAK
 24" BOX (MATCHING HI-CANOPY)
- 
 PHOENIX DACTYLIFERA
 DATE PALM (MATCHING)
 20' T.F. DIAMOND CUT, STRAIGHT,
 NO AERIAL ROOTS SHOWING.
- 
 ACACIA ANEURA
 MULGA (SRP/APS APPROVED)
 24" BOX (MATCHING)
- 
 CAESALPINIA CACALACO
 'SMOOTHIE' CASCALOTE
 24" BOX (MATCHING)
- 
 FRAXINUS VELUTINA 'FAN-TEX'
 FAN-TEX ASH
 24" BOX (MATCHING)





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Design Review criteria

Staff recommends Approval with Conditions



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