



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

January 13, 2025

CASE No.: ZON23-00691	PROJECT NAME: Medina Station
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Owner's Name:	Bela Flor Holdings, LLC
Applicant's Name:	Reese Anderson, Pew & Lake, PLC
Location of Request:	Located at the southeast corner of East Southern Avenue and South Signal Butte Road.
Parcel No(s):	220-82-018A, 220-82-018B, 220-82-018C & 220-82-018D
Request:	Rezone from Agricultural (AG) to Limited Commercial with a Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for a mixed-use development.
Existing Zoning District:	Agricultural (AG)
Council District:	5
Site Size:	61± acres
Proposed Use(s):	Mixed-Use
Existing Use(s):	Vacant
P&Z Hearing Date(s):	December 11, 2024 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (6-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **August 21, 2023**, the applicant applied to annex the property into the City of Mesa (Case No. ANX23-00690). Currently, the project site is zoned Rural-43 (RU-43) in Maricopa County, which is comparable to the City of Mesa Single Residence-43 (RS-43) zoning designation.

On **August 9, 2024**, a public hearing prior to the release of the petition for signatures for the annexation was held. The planned annexation, if approved, will assign a zoning designation of Agricultural (AG) to the property, which is a less intense zoning district designation than the

existing Maricopa County zoning. The request for annexation will be considered on the same City Council agenda as the subject request.

On **December 10, 2024**, the Design Review Board reviewed the proposed Design Guidelines and recommended approval to City Council with the condition that all future development comply with the Medina Station PAD and Design Guidelines. Per Section 11-22-5(B)(1) of the MZO, applications for PAD overlays may include conceptual plans which describe the land uses, development themes, and ranges of intensities within the proposed project. The Proposed Project includes design guidelines which establish standards and design themes for site design, architecture, lighting design and landscaping. Per Section 11-22-5(B)(1) of the MZO, approved conceptual plans require review and approval of a specific plan prior to development. Compliance with the design guidelines may eliminate the requirement for future design review applications to be reviewed by the Design Review Board subject to the Planning Director's discretion.

On **December 11, 2024**, the Planning and Zoning Board recommended that City Council approve the Proposed Project (Case No. ZON23-00691).

PROJECT DESCRIPTION

Background:

The applicant is requesting to rezone the 61± acre proposed project site from Agricultural (AG) to Limited Commercial with a Planned Area Development (LC-PAD) Overlay to allow for a mixed-use development identified as Medina Station (Proposed Project).

The Proposed Project includes a request for a Council Use Permit (CUP) to allow for modification to the commercial floor area requirements and to increase the density allowed for residential uses in a commercial district.

The Proposed Project also includes a Planned Area Development (PAD) Overlay to modify certain development standards. Per Section 11-22 of the MZO, the purpose of the PAD overlay is to permit flexibility in the application of zoning standards and requirements. Design Guidelines are included with the Proposed Project that outline standards for building elevations, open space, amenities, etc. that show the proposed development will be of superior quality.

The Proposed Project consists of three development parcels, A-C.

Development Parcel A is proposed for a large commercial development. Approval of an Initial Site Plan for 40± acres is being sought as part of the Proposed Project.

Development Parcel B is proposed for a multiple residence development. Approval of a conceptual site plan for the 11± acres is being sought as part of the Proposed Project. Per Section 11-22-5 of the Mesa Zoning Ordinance (MZO), specific site plan approval will be required prior to development on the property.

Development Parcel C is proposed for a multiple residence development. Approval of a conceptual site plan for the 13± acres is being sought as part of the Proposed Project. Per Section 11-22-5 of the MZO, specific site plan approval shall be required prior to development on the property.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation on the property is Mixed Use Activity District with a Regional-Scale Sub-type. Per Chapter 7 of the General Plan, Mixed Use Activity character areas are large in scale (over 25 acres) and provide community and regional activity areas. Per the Plan, these areas generally have a substantial commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designated and developed to attract customers from a large radius. The goal of this district is to also help create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. These areas may take on a significant residential character with development, so long as the residential component is developed secondary to the primary uses.

Per Chapter 7 of the General Plan, a minimum of 70% of the character area must be established with primary zoning and primary land uses before secondary zoning districts and land uses are allowed. The proposed LC zoning district is a primary zoning district in the Mixed Use Activity District character area and meets the minimum 70% threshold.

The Proposed Project is consistent with the Mixed Use Activity District and the review criteria outlined in Chapter 15 (pg.15-1&2) of the Mesa 2040 General Plan.

Annexation:

The proposed project site is currently located outside the City of Mesa city limits and under the land use jurisdiction of Maricopa County. The City of Mesa is currently reviewing a request to annex the property into the City of Mesa (Case No. ANX23-00690). The planned annexation, if approved, will assign a zoning designation of Agricultural (AG) on the property, which is a less intense zoning district than the existing Rural 43 zoning designation within Maricopa County.

The Ordinance for the annexation will be considered on the same City Council date and agenda as the Proposed Project.

Zoning District Designations:

The proposed project site is currently zoned Agricultural (AG). The Proposed Projects includes a rezone from AG to Limited Commercial with a Planned Area Development (LC-PAD) Overlay. Per Section 11-6-1(B) of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one to ten-mile radius.

Per Table 11-6-2 of the MZO, large commercial development, retail, restaurants and eating and drinking establishments with drive-thru facilities are permitted uses in the LC zoning district. Per Table 11-6-2 and Section 11-31-31 of the MZO, multiple residence is a permitted use in the LC zoning district provided that a minimum of 60 percent of the gross floor area (GFA) of all the

building for the project is reserved for commercial uses; for each multi-story building a minimum of 65 percent of the ground floor of the building is reserved for commercial uses; and the maximum density is 25 dwelling units per acre.

Any modifications to the commercial floor area and density requirements require approval of a Council Use Permit (CUP).

Council Use Permit (CUP):

The Proposed Project includes a Council Use Permit to allow for modifications to the commercial floor area requirements and to increase the allowed density for residential uses in commercial districts. Per Section 11-31-31(A)(1) of the MZO, projects with multiple-story buildings, or a mixture of single-story and multiple-story buildings, are required to reserve a minimum of 60% of the gross floor area (GFA) of all buildings in the project and 65% of the ground floor of each multiple-story building for commercial uses.

The Proposed Project includes approximately 50% of the GFA of all buildings for the project is reserved for commercial uses.

Development Parcel A is intended for commercial development with 100% of the ground floor of the buildings in Development Parcel A reserved for commercial uses. Development Parcels B and C are intended for solely for multiple residence development; 0% of the ground floor of the buildings in Development Parcels B & C will be reserved for commercial uses.

Per Section 11-31-31(A)(2) of the MZO, the maximum residential density in the LC district is 25 dwelling units per acre. The applicant is requesting to increase the maximum allowed residential density for the project to 35 dwelling units per acre.

Section 11-31-31(F) outlines the criteria for approval of a Council Use Permit for residential uses in commercial districts:

- A. The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and

The Proposed Project is in compliance with the Mesa 2040 General Plan character area designation of Mixed Use Activity District – Regional Scale by developing the site for commercial and residential uses in high-quality settings.

- B. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and

A Plan of Operation has been provided, and together with the Site Plan and Design Guidelines, provides evidence of compliance with zoning, building, and fire safety regulations.

- C. A finding that a “good neighbor policy” in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and

A Good Neighbor Policy was provided, which describes how the proposed development is compatibility with the surrounding community and provides contacts should issues arise.

- D. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and

Per the narrative, site plan, and additional materials are part of the Proposed Project which is in substantial conformance with City development standards.

- E. The overall project conforms to the intent and character of the zoning district and is part of a well-integrated mixed-use project.

Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade areas within a one (1) to ten-mile radius. Typical uses include, but are not limited to, large commercial developments, anchored tenant shopping centers, fast-food restaurants, and restaurants and cafes.

The Proposed Project complies the intent of the LC zoning district by providing a variety of retail and service-oriented uses, such as major and minor retail tenants, restaurants, a bank and other shops buildings that will serve not only the future multiple residences, but also the surrounding community.

The Proposed Project is part of a well-integrated mixed-use project by providing a multiple residence component that is connected to the proposed commercial area through primary vehicular drives, enhanced pedestrian connections, and shared/adjacent amenities.

Requests for a CUP shall also follow the review criteria set forth in Section 11-70-6(D) of the MZO:

- A. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:

The Proposed Project complies with the Mesa 2040 General Plan character area designation of Mixed Use Activity District – Regional Scale by developing the site for commercial and residential uses in high-quality settings.

- B. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

The Proposed Project consists of a 61± acre vacant site located at the southeast corner of Signal Butte Road and Southern Avenue. The Proposed Project includes a Planned Area Development Overlay, Design Guidelines, and specific and conceptual Site Plans that will ensure the site develops in a manner consistent with the Mesa 2040 General Plan.

- C. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

The Proposed Project will not be injurious and detrimental to the adjacent commercial developments and surrounding residential communities by providing a variety of commercial and housing options.

- D. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The existing and planned public services, facilities and infrastructure are anticipated to be adequate to serve the Proposed Project.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across Southern Avenue and Signal Butte Road) LC-PAD Commercial</p>	<p>North (Across Southern Avenue) LC & RS-6-PAD Commercial, Vacant & Single Residence</p>	<p>Northeast (Across Southern Avenue) RS-6-PAD Single Residence</p>
<p>West (Across Signal Butte Road) LC & LC-PAD-PAD Commercial</p>	<p>Project Site AG Vacant</p>	<p>East Maricopa County RU-43 Vacant</p>
<p>Southwest (Across Signal Butte Road and US-60 Freeway) LC-PAD Commercial</p>	<p>South (Across US-60 Freeway) Maricopa County RU-43 Vacant</p>	<p>Southeast (Across US-60 Freeway) Maricopa County RU-43 Vacant</p>

Compatibility with Surrounding Land Uses:

The project site is currently undeveloped. An existing commercial development is located west of the project site across Signal Butte Road. A commercial development and vacant commercial parcel are located to the north of the project site, across Southern Avenue.

A single residence subdivision exists to the north, across Southern Avenue. The proposed project site is bordered by Arizona Department of Transportation retention basin to the east and the US-60 Freeway to the south.

PAD Overlay Modification – MZO Article 3, Chapter 22:

Per Section 11-22 of the MZO, the purpose of the PAD overlay is to permit flexibility in the application of zoning standards and requirements. The Proposed Project must demonstrate that equivalent or superior is used to meet the intent of the underlying zoning district and General Plan. The PAD overlay allows for creative, innovative and flexible design that creates high-quality development for the site.

Tables 1-3 below shows the MZO required standards and the applicant’s proposed PAD standards, with requested modifications in bold.

Table 1: Development Standards – Parcel A

PARCEL A			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3</i>	30 feet	40 feet	As proposed
<u>Minimum Setbacks</u> – <i>MZO Section 11-6-3</i> <i>- Interior Side and Rear: Adjacent to Non-residential District</i>	15 feet per story	0 feet between Major A and Shops E	As proposed
<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>	15 feet	9 feet along east boundary, adjacent to Development C	As proposed
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Section 11-6-3</i> <i>- Building Height between 20 – 40 feet</i>	30 feet	0 feet	As proposed

PARCEL A			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Access, Circulation, and Parking</u> – MZO Section 11-6-3(B)(4)(iii) - Large Commercial Development	No more than fifty percent (50%) of required parking spaces shall be located between the front façade and the abutting street.	One hundred percent (100%) of required parking spaces located between the front façade and the abutting street.	As proposed
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Retail	1 space per 275 square feet of gross floor area	1 space per 375 square feet of gross floor area	As proposed
<u>Foundation Base</u> – MZO Section 11-33-5(B)(1) - Number of Trees	A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided.	Zero trees and shrubs along the east side of Major A building	As proposed
<u>Interior Parking Lot Landscaping</u> – MZO Section 11-33-4(B) - Landscape Islands	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 10 contiguous parking spaces	As proposed

PARCEL A			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(C)(2)</i> - Medians	Double-Row Parking. Minimum 8-foot landscape area measured face of curb to face of curb. Required median width does not include sidewalk.	Minimum 2-foot landscape area in locations as shown on the site plan	As proposed
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(D)(1)</i> - Number of Plants	Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island.	One shade tree and three shrubs shall be provided for every 30-foot parking island adjacent to Major A.	As proposed

Table 2: Development Standards – Parcel B

PARCEL B			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3</i>	30 feet	60 feet	As proposed
<u>Minimum Setbacks</u> – <i>MZO Table 11-5-5</i> - Interior Side and Rear: <i>3 or more units on lot</i>	15 feet per story	Minimum 10 feet	As proposed
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Section 11-6-3</i> - Building Height <i>between 20 – 40 feet</i>	30 feet	20 feet	As proposed

PARCEL B			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Private Open Space –</u> MZO Section 11-5-5(B)(3)(e)	Private open space located at the ground level shall have no dimensions less than ten (10) feet Above-ground private open space shall be a minimum 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep	Private open space located at the ground level shall have no dimensions less than eight (8) feet 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	As proposed
<u>Access, Circulation, and Parking –</u> MZO Section 11-5-5(B)(4)(f)(iii) -Attached Garages	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.	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	As proposed
<u>Required Parking Spaces by Use –</u> MZO Table 11-32-3.A - Multiple Residence	2.1 spaces per dwelling unit	1.50 spaces per dwelling unit	As proposed

PARCEL B			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<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: 15 feet South Boundary: 7 feet	East Boundary: 10 feet South Boundary: 6 feet	As proposed
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrances</i>	15 feet	10 feet where adjacent to fire access roads	As proposed

Table 3: Development Standards – Parcel C

PARCEL C			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Maximum Building Height</u> – <i>MZO Section 11-6-3</i>	30 feet	60 feet	As proposed
<u>Minimum Setbacks</u> – <i>MZO Section 11-6-3</i> <i>- Interior Side and Rear</i>	15 feet per story	Minimum 10 feet	As proposed
<u>Minimum Separation Between Buildings on Same Lot</u> – <i>MZO Section 11-6-3</i> <i>- Building Height between 20 – 40 feet</i> <i>- Building height over 40 feet</i>	30 feet 35 feet	20 feet 20 feet	As proposed

PARCEL C			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<u>Private Open Space –</u> MZO Section 11-5-5(B)(3)(e)	Private open space located at the ground level shall have no dimensions less than ten (10) feet Above-ground private open space shall be a minimum 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep	Private open space located at the ground level shall have no dimensions less than eight (8) feet 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	As proposed
<u>Access, Circulation, and Parking –</u> - MZO Section 11-5-5(B)(4)(f)(iii) Attached Garages	When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.	For Carriage Units: The maximum number of garage doors adjacent to one another shall be limited to four (4)	As proposed
<u>Required Parking Spaces by Use –</u> MZO Table 11-32-3.A - Multiple Residence	2.1 spaces per dwelling unit	1.70 spaces per dwelling unit	As proposed

PARCEL C			
Development Standards	MZO Required	PAD Proposed	Staff Recommendation
<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: 15 feet North Boundary: 15 feet	East Boundary: 10 feet North Boundary: 9 feet	As proposed
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrances</i>	15 feet	10 feet where adjacent to fire access roads	As proposed

Design Guidelines and PAD Justification:

As part of the Planned Area Development overlay request, the applicant submitted Design Guidelines to facilitate development of all areas within the 61± acre Medina Station site. To ensure high-quality development, the Design Guidelines establish standards for high-quality building design, site standards and landscaping. They are intended to support the requested deviations as a part of the PAD overlay by providing a uniform architectural and landscape theme that will apply to Development Parcels A-C and create a high-quality, well-integrated mixed-use development.

The site standards include pedestrian circulation, open space and amenities, and parking standards.

The architecture standards include building forms, materials, colors and architectural features. In addition to compliance with the minimum design standards outlined in Section 11-6-3 of the MZO, the Design Guidelines establish additional design criteria through the architectural features that each building is required to meet.

The landscaping standards include a plant palette, lighting, streetscape, and open space & amenity standards.

Site Plan and General Site Development Standards:

The Proposed Project includes a large commercial development on approximately 39± acres. The site plan includes two major retail buildings totaling approximately 200,000 square feet, three drive-thru pads totaling approximately 12,570 square feet, four shops buildings totaling approximately 41,050 square feet, two commercial pads totaling approximately 9,500 square feet, one pad with a pick-up window at 3,600 square feet, one shops building with a drive-thru

at 5,000 square feet, and five restaurant buildings totaling approximately 33,615 square feet known as Restaurant Galley.

Primary access to the site is through a signalized intersection at Hampton and Signal Butte Road. This primary access will serve both the proposed commercial development and future multiple residence developments. Two additional access drives are located along Signal Butte Road. A secondary access is located along Southern Avenue that will serve a Restaurant Galley. Per the submitted site plan, 1,332 parking spaces are required and 1,472 parking spaces are provided.

The Proposed Project meets the review criteria outlined in Section 11-69-5 of the MZO.

The Proposed Projects also includes conceptual site plans for Parcel B and Parcel C. Per Section 11-22-5 of the MZO, applications for a PAD overlay may include generalized plans describing land uses, development themes and density. Approved conceptual site plans require review and approval of a specific site plan by the Planning and Zoning Board prior to development. The conceptual site plans proposed are consistent with the requirements from Section 11-22-5 of the MZO.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process that included notifying surrounding property owners within 1,000 feet, HOAs within one mile and registered neighborhoods within one-half mile, and the Councilmember and Council District Coordinator.

The applicant held two neighborhood meetings on November 8, 2023, with 14 property owners in attendance and July 2, 2024, with 14 property owners in attendance. The concerns that were presented at these meetings were traffic, oversupply of multiple residence in the area and an overconcentration of drive-thru uses.

Staff received two online comment cards for the Planning & Zoning Board hearing in opposition to the Proposed Project. Concerns included the strain on schools, utilities, safety services; worsening traffic congestion, particularly along US 60 to Southern Avenue; the number of fast food/casual dining restaurants proposed; and the number of apartment complexes in the vicinity.

Staff Recommendation:

Staff find that the Proposed Project complies with the Mesa 2040 General Plan, the intent of the PAD overlay outlined in MZO Section 11-22-1, the criteria for Site Plan Review outlined in MZO Section 11-69-5, and the review criteria for a Council Use Permit outlined in MZO Sections 11-31-31(F) and 11-70-6.

Staff recommends Approval of the request with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Execute and comply with development agreement number DA24-00054 and all future amendments to it, and comply with any future development agreements.

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:

PARCEL A	
Development Standards	Approved
<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> - Interior Side and Rear: Adjacent to Non-residential District	0 feet between Major A and Shops E
<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: Non-Group C-O-I Development	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> - Building Height between 20 – 40 feet	0 feet
<u>Access, Circulation, and Parking</u> – <i>MZO Section 11-6-3(B)(4)(iii)</i> - Large Commercial Development	One hundred percent (100%) of required parking spaces located between the front façade and the abutting street.
<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

PARCEL A	
Development Standards	Approved
<u>Interior Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(B)</i> - <i>Landscape Islands</i>	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> - <i>Medians</i>	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> - <i>Number of Plants</i>	One shade tree and three shrubs shall be provided for every 30-foot parking island adjacent to Major A.

PARCEL B	
Development Standards	Approved
<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> - <i>Interior Side and Rear: 3 or more units on lot</i>	Minimum 10 feet
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Section 11-6-3</i> - <i>Building Height between 20 – 40 feet</i>	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 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

PARCEL B	
Development Standards	Approved
<u>Access, Circulation, and Parking –</u> <i>MZO Section 11-5-5(B)(4)(f)(iii)</i> -Attached Garages	<p>For Carriage Units: The maximum number of garage doors adjacent to one another shall be limited to four (4)</p> <p>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</p>
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Multiple Residence	1.50 spaces per dwelling unit
<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>East Boundary: 10 feet</p> <p>South Boundary: 6 feet</p>
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)</i> - Exterior Walls with Public Entrances	10 feet where adjacent to fire access roads

PARCEL C	
Development Standards	Approved
<u>Maximum Building Height –</u> <i>MZO Section 11-6-3</i>	60 feet
<u>Minimum Setbacks –</u> <i>MZO Section 11-6-3</i> - Interior Side and Rear	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 - Building height over 40 feet	<p>20 feet</p> <p>20 feet</p>

PARCEL C	
Development Standards	Approved
<u>Private Open Space</u> – <i>MZO Section 11-5-5(B)(3)(e)</i>	<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>
<u>Access, Circulation, and Parking</u> – <i>- MZO Section 11-5-5(B)(4)(f)(iii)</i> <i>Attached Garages</i>	<p>For Carriage Units: The maximum number of garage doors adjacent to one another shall be limited to four (4)</p>
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> <i>- Multiple Residence</i>	<p>1.70 spaces per dwelling unit</p>
<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>	<p>East Boundary: 10 feet</p> <p>North Boundary: 9 feet</p>
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrances</i>	<p>10 feet where adjacent to fire access roads</p>

Exhibits:

- Exhibit 1 - Presentation
- Exhibit 2 - Ordinance
- Exhibit 3 - Ordinance Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 - Minutes
- Exhibit 7 - Submittal Documents