

Medina Station – Parcel B

SEC Southern Avenue & Signal Butte Road

Site Plan - Project Narrative

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Submitted by:

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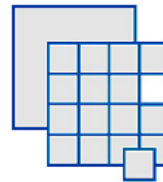
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Introduction

Pew & Lake, PLC, on behalf of our client NRP Group, is pleased to submit this project narrative and the enclosed exhibits to discuss Specific Site Plan request for a proposed multi-family development within the Medina Station mixed-use development. The subject site is located east of Signal Butte Road and south of Southern Avenue. The subject site is further identified as Maricopa County Assessor parcel number 220-82-018H and is outlined in red on the image below.

Site Aerial



Background

Medina Station is designed to be a master planned community with a mixture of uses laid out with a high degree of connectivity. The various used are linked by a system of pedestrian connections designed to provide direct access to commercial uses for the residents. The housing development will create a strong, vibrant and diverse community that will yield an attractive architectural layout and become a solid support for the retail uses.

The Medina Station Master Planned community Case No. ZON23-00691 is currently in final review stages and anticipates gaining approval by Mesa City Council in January of 2025. The proposed development of Parcel B has been designed in compliance with the Medina Station PAD development standards and will satisfy the requirements of the Medina Station Design Guidelines.

Project Description

Parcel B is approximately 11.14 gross acres (10.27 net acres) in size. The proposed development envisions a 353-unit multi-family community with a net density of 34.4 du/ac and building heights up to 60 ft. NRP Group has designed a dynamic, luxury community that offers a premiere urban lifestyle. The development concept is based upon a walkable, mixed-use neighborhood that will support the adjacent retail activities. This high density urban multi-family project will be a leading-edge community that offers quality amenities.

The apartment development consists of one main building that is 4-stories in height with 2-story carriage building located along the Southern Avenue street frontage and along the eastern boundary. The six carriage units along the eastern boundary offer ground floor private yards. Ground floor private yards are also offered for ground floor units within the main building. The main residential building is directly across from the major commercial uses and creates easy walkable pedestrian access through several gates or Hampton Avenue for the residents to have convenient access to the commercial experience. There are four main pedestrian paths from the residential building to the commercial (one along Southern Avenue, two within the interior and one along the main drive that aligns with Hampton Avenue. The three, 2-story carriage buildings provide a pedestrian scale along Southern Avenue. The proposed carriage buildings along Southern Avenue will help create a buffer between the existing residential neighborhood to the north, across Southern Avenue, and the main residential building.

The orientation of the building and the interconnected pedestrian paths also help connect residents to the multi-use trails that lead to the future planned CAP Regional Trail system to the east. The primary private amenities are enclosed withing the main building.

There are two gated vehicular access points. The main vehicle access is from Southern Avenue and the other access is provided at the roundabout in the Hampton Avenue alignment. Parking requirements have been reduced by the Medina Station PAD and justified through the parking study. We are proposing that no more than 2 consecutive garage doors shall be in the same plane without at least a 1 ft. offset to preserve and enhance architectural interest.

Amenities for Parcel B will consist of a fitness center, pool, dog park, sky view lounge, co-working spaces, ramada/shade structures, barbeque facilities, social spaces and gaming areas.

This apartment community will provide a distinct urban living option and convenience in a walkable and comfortable modern setting.

Medina Station PAD Compliance

Parcel B will adhere to the development and design standards set forth in the Medina Station Planned Area Development. The landscaping, wall/fence theming, and circulation plans have also been designed in compliance with the Medina Station PAD Design Guidelines.

Conclusion

The NRP Group looks forward to bringing this unique and high-quality multi-family community to the City of Mesa and the Medina Station development.