



Planning & Zoning Board



ZON24-00876

Medina Station Freeway Landmark Monument

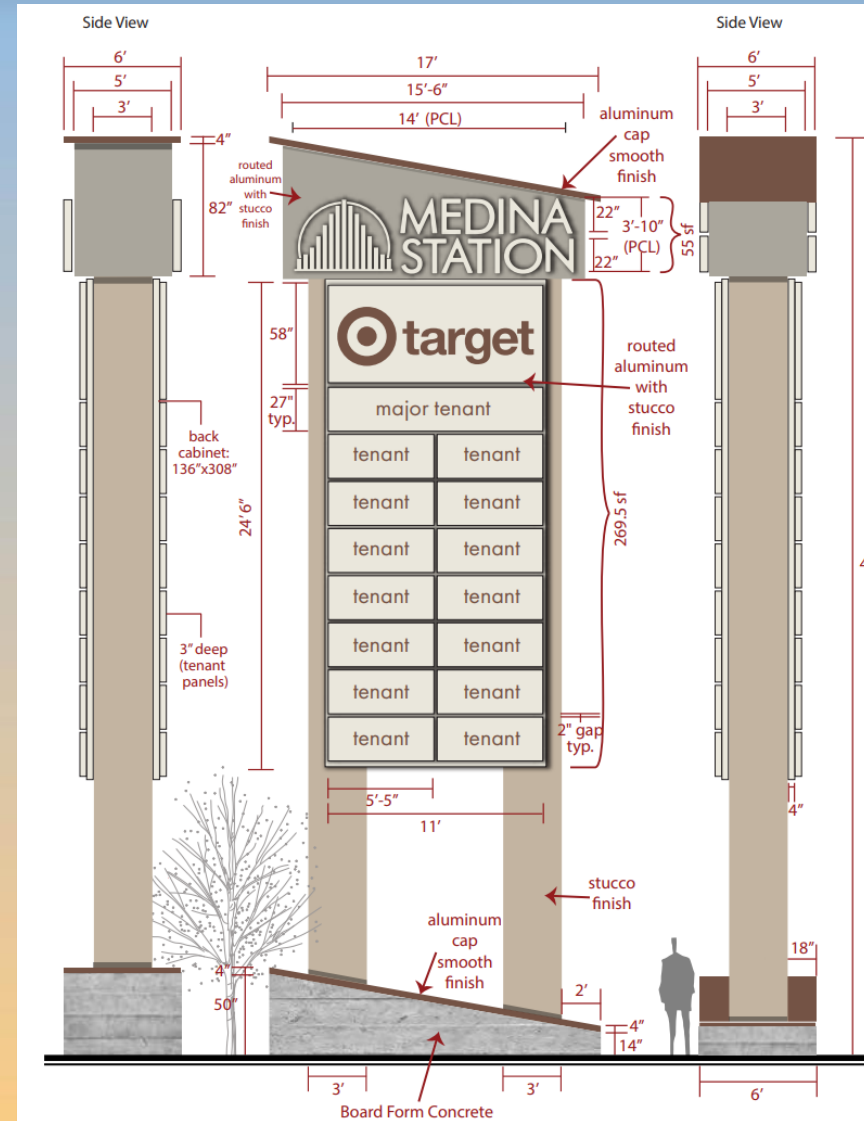
Cassidy Welch, Principal Planner

March 12, 2025



Request

- Council Use Permit (CUP)
- To allow for a Freeway Landmark Monument (FLM)





Location

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

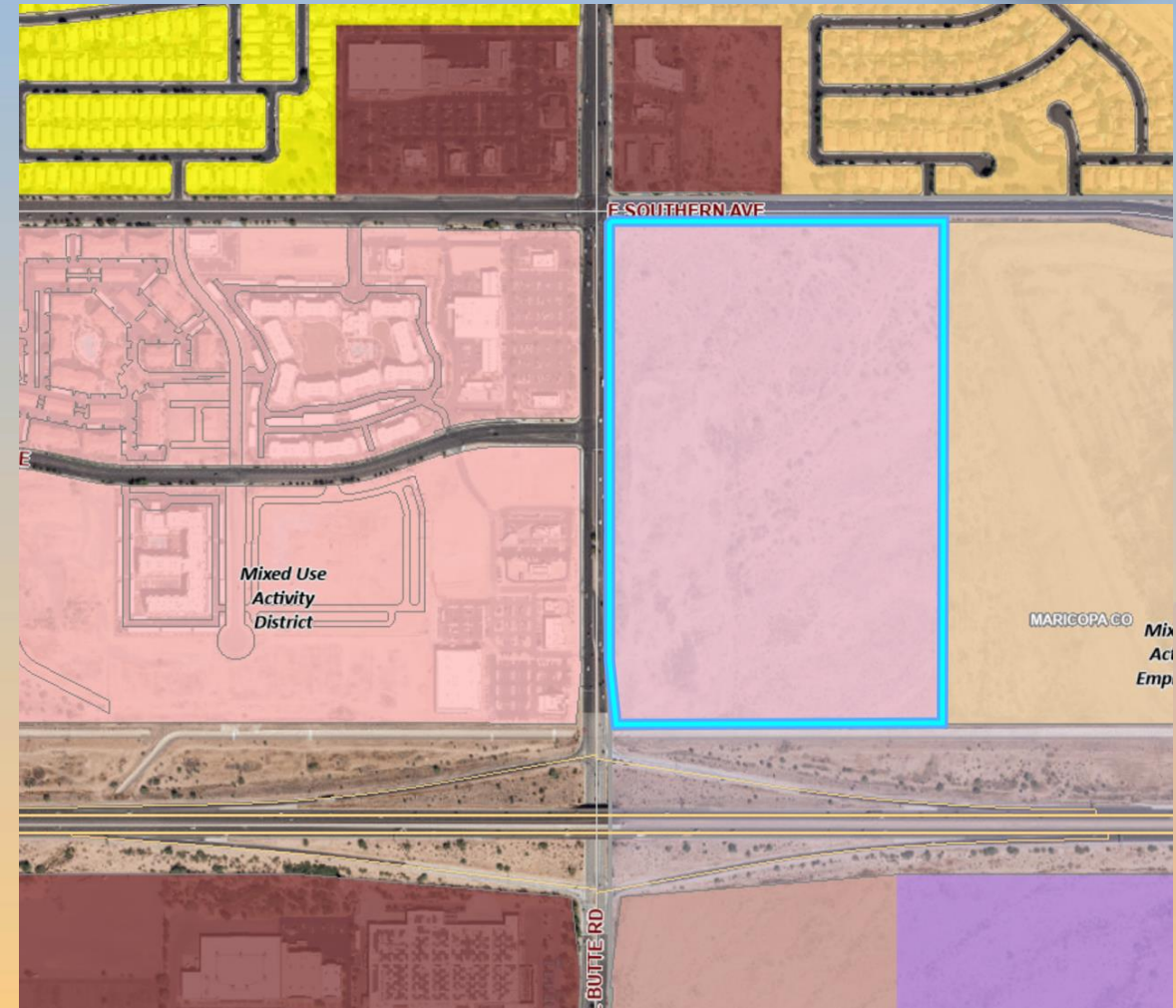




General Plan

Mixed Use Activity District –
Regional-Scale sub-type

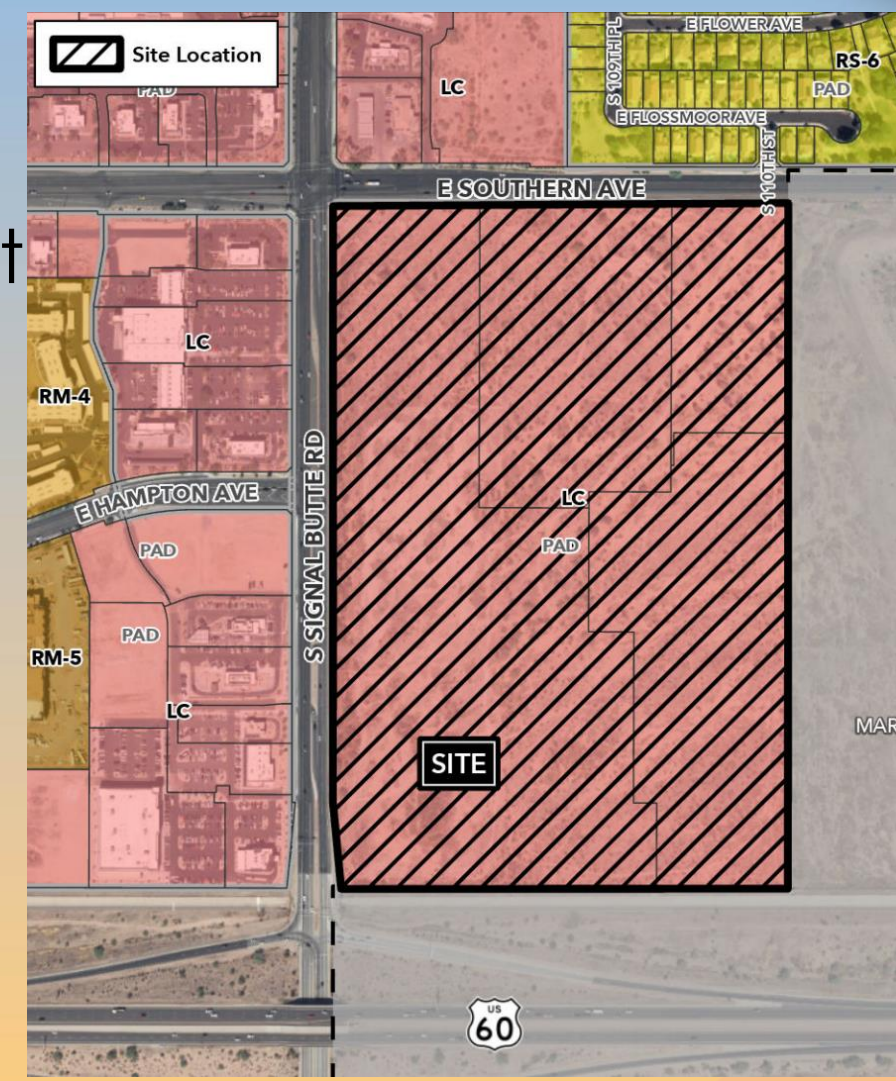
- Regional activity areas
- Substantial commercial that attracts customers
- Supportive residential





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- Freeway Landmark Monument permitted with CUP





Site Photos

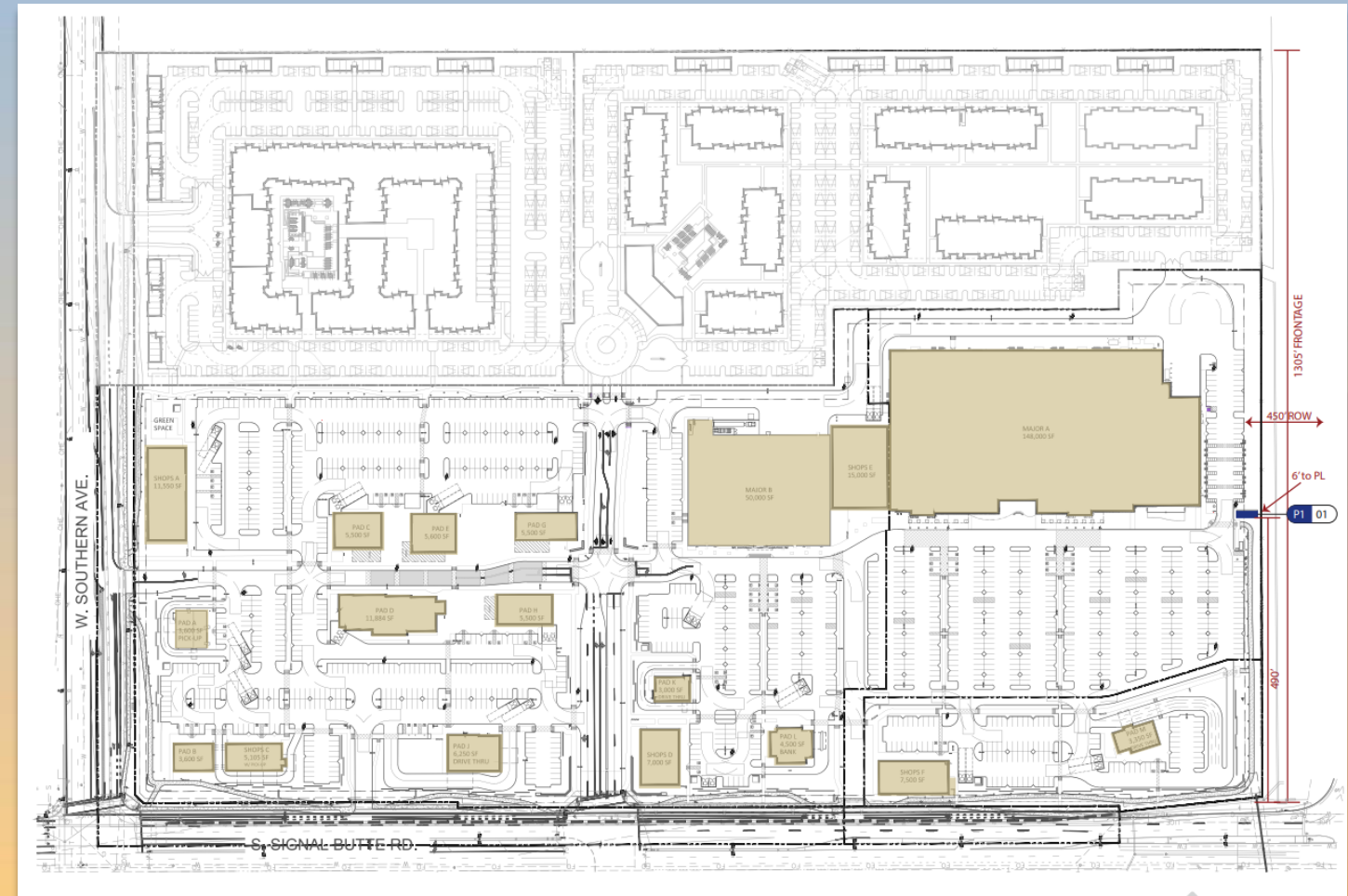


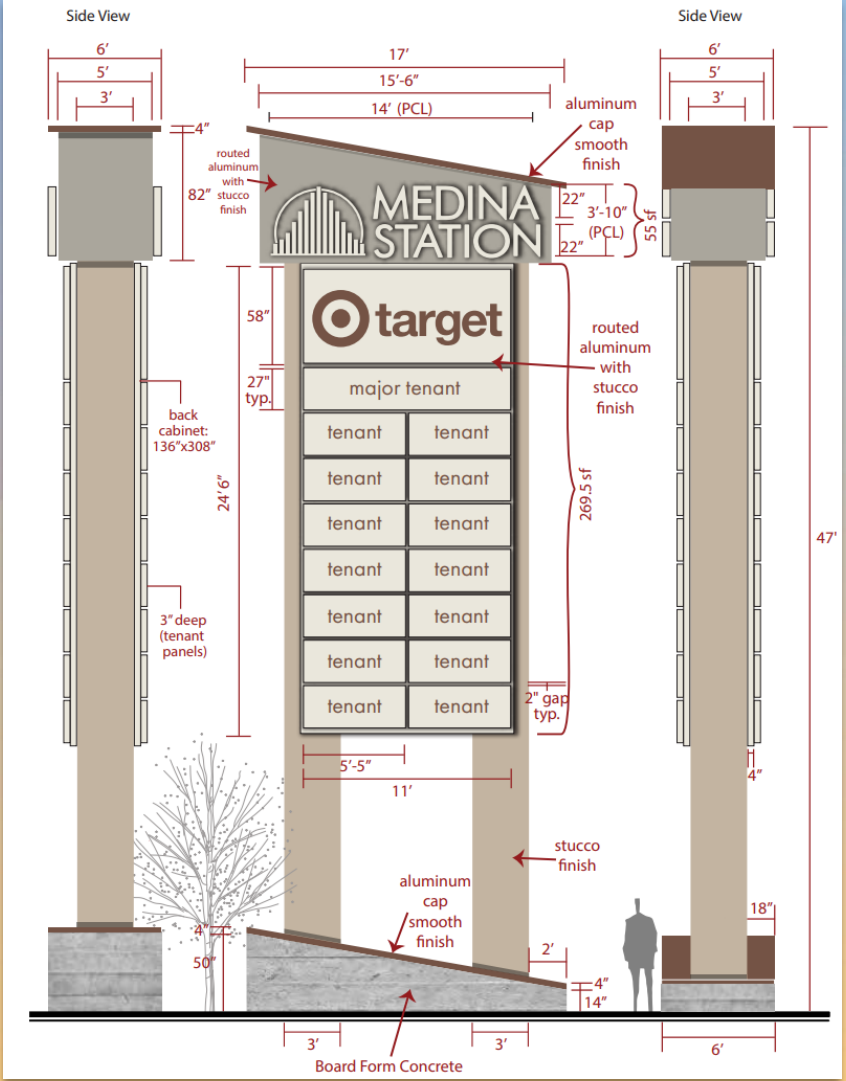
Looking east towards the site



Sign Site Plan

- 1 Freeway Landmark Monument
- 47 ft. tall
- 303 sq. ft. sign area
- Design consistent with Meding





Elevations

Compliance with Medina Station Design Guidelines:

- Simple, abstract rectangular forms
- Use of modern materials
- Limited ornamentation with decorative trims
- Desert tans and grays are encouraged



Renderings





Renderings





Council Use Permit

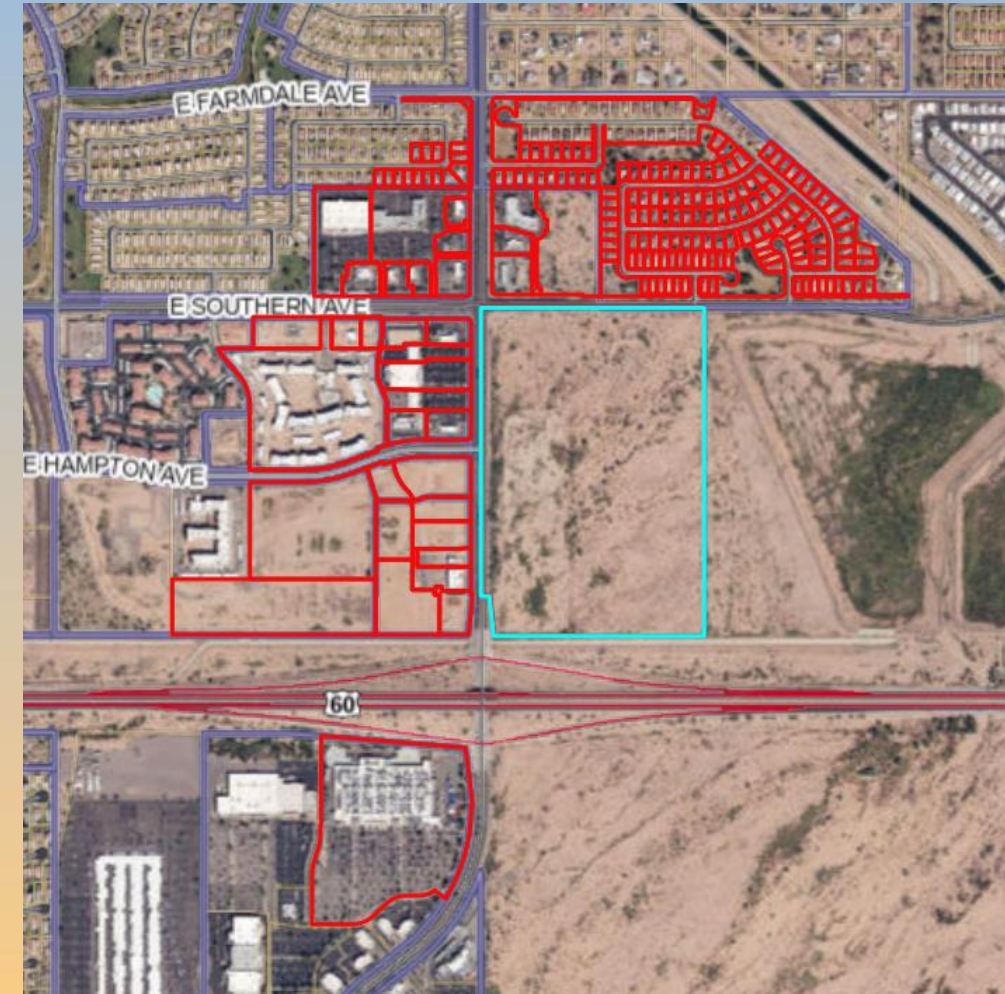
Section 11-70-6: Council Use Permit Required Findings

- ✓ The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ 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 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
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held 1 neighborhood meeting
 - 2 attendees
- Staff has not received any comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Medina Station Design Guidelines
- ✓ Complies with the review criteria for a CUP in Section 11-70-6
- ✓ Complies with the review criteria for a FLM in Section 11-43-7
- ✓ 2006 Freeway Landmark Monument Guidelines

Staff recommends Approval with Conditions



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