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Planning and Zoning Board

Case Information

CASE NUMBER:	Preliminary Plat for "**Longbow Marketplace**"
LOCATION/ADDRESS:	The 5900 block of East Longbow Parkway (north side) and the 3100 through 3200 blocks of North Recker Road (west side).
GENERAL VICINITY:	Located south of the Loop 202 Red Mountain Freeway on the west side of Recker Road.
REQUEST:	Preliminary Plat for "Longbow Marketplace"
PURPOSE:	This request will allow the subdivision of a parcel into 5 commercial lots.
COUNCIL DISTRICT:	District 5
OWNER:	Kitchell Development Company
APPLICANT:	Patrick Lowry, Slater Hanifan Group
STAFF PLANNER:	Ryan McCann

SITE DATA

PARCEL NUMBER(S):	141-41-021
PARCEL SIZE:	9.1± acres
EXISTING ZONING:	Limited Commercial-Planned Area Development (LC-PAD)
GENERAL PLAN DESIGNATION:	Mixed Use Activity District (MUAD)
CURRENT LAND USE:	Commercial Center

SITE CONTEXT

NORTH:	Loop 202 Red Mountain Freeway
EAST:	(Across Recker Road) Single family residential – Zoned RS-9 PAD
SOUTH:	(Across Longbow Parkway) Vacant – Zoned LI-PAD
WEST:	Vacant – Zoned LC-PAD

STAFF RECOMMENDATION: Approval with Conditions

ZONING HISTORY/RELATED CASES:

May 14, 1979:	Annexed into City (Ord. #1234)
August 8, 1979:	Rezoning from County R-43 to AG (Z79-109; Ord. #1272)
June 1, 1987:	Rezoned to M-1 (Z87-31; Ord. #2217)
March 4, 2002:	Acceptance of Development Master Plan for Longbow Business Park and Golf Club with conceptual BIZ overlay (Z02-01; Ord. #3972)
November 2, 2005:	Design Review Board approval of Design Guidelines, including the sign package, for the Longbow Business Park and Golf Club DMP (DR05-093)
January 17, 2006:	Zoning Administrator approved a Special Use Permit for the Comprehensive Sign Plan for the Longbow Business Park and Golf Club DMP (ZA06-02)
November 17, 2008:	Rezoned from M-1 to C-2 (Z08-063; Ord. #4897)
October 19, 2016:	Site Plan Review for a commercial center (Z16-050)
July 19, 2017:	Council Use Permit to allow the development of two Freeway Landmark Monument signs as part of the approved commercial center within the Longbow Business Park (Z17-033)

PROJECT DESCRIPTION/REQUEST

This request is for approval of a preliminary plat titled "Longbow Marketplace", which is located at the southwest corner of Recker Road and the Loop 202 Red Mountain Freeway. The proposed preliminary plat will accommodate the division of an LC-PAD parcel into 5 lots. The plat will accommodate individual ownership within the commercial center.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan character area for this site is "Mixed-Use Activity District". The design of the commercial center is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the concepts of the Mixed-Use Activity District, and will support adjacent residential neighborhoods, improving access to retail. The proposed buildings and site provide a quality environment with varied building materials, integrated landscaping design, and pedestrian circulation within the site.

STAFF ANALYSIS

Staff has reviewed the proposed preliminary plat titled "Longbow Marketplace" and has determined that the plat is consistent with the requirements of the LC-PAD zoning district and the Mesa 2040 General Plan.

PRELIMINARY PLAT

All approved preliminary plats are subject to potential modification through the Subdivision Technical Review process to meet City codes and requirements, including but not limited to, all ADA requirements. Subdivision Technical Review sometimes results in changing lot sizes and configuration, and could result in a reduction of lots.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and preliminary plat

submitted (without guarantee of lot yield, building count, lot coverage).

2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.
4. Compliance with all conditions of approval of Site Plan Review Z16-050.

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