



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON18-00508  
**LOCATION/ADDRESS:** The 5800 block of East Longbow Parkway (north side).  
**GENERAL VICINITY:** Located north of McDowell Road and west of Recker Road.  
**REQUEST:** Site Plan Review  
**PURPOSE:** This request will allow for the development of an indoor commercial recreation facility. Also consider the preliminary plat for "Longbow Marketplace Phase II"  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Dover Associates, LLC  
**APPLICANT:** Drew Yarnell, TK Architects International.  
**STAFF PLANNER:** Lesley Davis

#### **SITE DATA**

**PARCEL NO.:** 141-41-020  
**PARCEL SIZE:** 10.3± acres  
**EXISTING ZONING:** LC-PAD-CUP  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District  
**CURRENT LAND USE:** Vacant

#### **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

### **HISTORY/RELATED CASES**

|                           |                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>May 14, 1979:</b>      | Annexed into City (Ord. #1234)                                                                                                                                          |
| <b>August 8, 1979:</b>    | Rezoning from County R-43 to AG (Z79-109; Ord. #1272)                                                                                                                   |
| <b>June 1, 1987:</b>      | Rezoned to M-1 (LI) (Z87-31; Ord. #2217)                                                                                                                                |
| <b>March 4, 2002:</b>     | Acceptance of Development Master Plan for Longbow Business Park and Golf Club with conceptual BIZ overlay (Z02-01; Ord. #3972)                                          |
| <b>November 2, 2005:</b>  | Design Review Board approval of Design Guidelines, including the sign package, for the Longbow Business Park and Golf Club DMP (DR05-093)                               |
| <b>January 17, 2006:</b>  | Zoning Administrator approved a Special Use Permit for the Comprehensive Sign Plan for the Longbow Business Park and Golf Club DMP (PAD) (ZA06-02)                      |
| <b>November 17, 2008:</b> | Rezoned from M-1 (LI) to C-2 DMP (LC-PAD) (Z08-063; Ord. #4897)                                                                                                         |
| <b>October 19, 2016:</b>  | Site Plan Review for a commercial center to the east (Z16-050)                                                                                                          |
| <b>July 19, 2017:</b>     | 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 Site Plan Review to allow the construction of a 61,042 square foot indoor commercial recreation facility. The proposed project is generally located north of McDowell Road and west of Recker Road. The area subject to the Site Plan Review proposes an extension of the existing group commercial center featuring Fat Cats Family Entertainment Center on the north side of the property. There are two additional pad sites identified for future development along Longbow Parkway. Those two pad sites are not included as part of the Site Plan Review request but are included with the requested approval of the Preliminary Plat for "Longbow Marketplace Phase II", which does identify them as two separate lots for future development. Future Site Plan Review and Design Review approval will be required for those two pad sites (see condition #2). The applicant has submitted for Design Review for the Fat Cats concurrent with this application and is scheduled for a Design Review Board meeting on September 11, 2018.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1000' of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on July 30, 2018. The neighborhood meeting was attended by 6 neighboring property owners. At the time this staff report was written, staff has not been contacted by any neighbors in the area. The applicant will be providing has provided an updated Citizen Participation Report and it does not indicate that there are any significant neighborhood concerns.

### **STAFF ANALYSIS**

#### **MESA 2040 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. This project also falls within the Falcon Field Sub area. The proposal is consistent with the concepts of the Mixed-Use Activity District and the Falcon Field Sub Area Plan, 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.

**ZONING:**

The subject site is currently zoned LC-PAD-CUP. The proposed indoor recreation facility is a permitted use within this zoning category. The existing CUP overlay is for the Council Use Permit allowing the freeway landmark signs on the property and do not affect this request.

**SITE PLAN - MZO Section 11-69-5:**

| Development Standards – MZO Table 11-7-3                                                                                                                                                                          | Required | Proposed    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|
| Maximum Building Height                                                                                                                                                                                           | 30'      | 35' to 48'* |
| *The applicant is requesting a Building Height Exception from the Design Review board in accordance with Zoning Ordinance section 11-30-3. The applicant has demonstrated their qualification for this exception. |          |             |
| Setbacks:                                                                                                                                                                                                         |          |             |
| North                                                                                                                                                                                                             | 30'      | 60'+        |
| South                                                                                                                                                                                                             | 15'      | 450'+       |
| East                                                                                                                                                                                                              | 0'       | 40'+        |
| West                                                                                                                                                                                                              | 0'       | 28+'        |
| Development Standard – MZO Table 11-32-3.A                                                                                                                                                                        | Required | Proposed    |
| Parking                                                                                                                                                                                                           | 443      | 443         |

The developer proposes to construct an indoor recreations center for Fat Cats Family Entertainment Center located on 7.4 acres of a larger 10.4-acre parcel, which will be platted as an extension of the existing group commercial center to the east. This is an extension of an existing group commercial center with a Sprouts grocery store. There are two pad sites ghosted in on the site plan along Longbow Parkway, which are not a part of this Site Plan request. Those two pad sites will be subject to future Site Plan Review through the Planning and Zoning Board process (see condition #2).

The proposed site plan meets the review criteria per Section 11-69-5 of the MZO as the plan is consistent with the development standards of the Zoning Ordinance. Also, the project creates a more visually interesting streetscape and is suitable to the pattern of development in the area.

**DESIGN REVIEW:**

The applicant is scheduled for meeting with the Design Review Board on September 11, 2018. In addition to providing comments on the elevations and landscaping for the project, the applicant is requesting approval from the Design Review Board for exposed exterior building illumination in accordance with section 11-30-5 of the Zoning Ordinance as well as a building height exception in accordance with section 11-30-3 of the Ordinance.

**PRELIMINARY PLAT**

This request includes a preliminary plat titled "Longbow Marketplace Phase II". 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:**

The proposed project complies with the General Plan, the Falcon Field Sub Area Plan and the review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as shown on the site plan, landscape plan, and preliminary elevations, except as modified below.
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all conditions of approval for Z08-063.
4. Compliance with all requirements of Design Review.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of the Subdivision Regulations.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of recordation of the subdivision plat.
8. Prior to issuance of a building permit, record an easement on the vacant property to the west that provides shared access to and maintenance of the shared driveway located along the western property line.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
  - b. Due to the proximity to Falcon Field Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
  - c. Documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 prior to issuance of a building permit.