



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 22, 2019

CASE No.: **ZON19-00123**

PROJECT NAME: **Longbow Marketplace Pad 3**

Owner's Name:	Longbow CAS, LLC
Applicant's Name:	Violet Thompson, Ketchell Development Company
Location of Request:	Within the 5900 block of East Longbow Parkway (north side). Located south of the Loop 202 Red Mountain Freeway and west of Recker Road.
Parcel No(s):	141-41-028
Request:	Site Plan Review. This request will allow for the development of a restaurant with drive-thru.
Existing Zoning District:	Limited Commercial (LC) Planned Area Development (PAD)-Council Use Permit (CUP)
Council District:	5
Site Size:	± 1.22 acres
Proposed Use(s):	Restaurant with drive-thru
Existing Use(s):	Vacant
Hearing Date(s):	May 22, 2019 / 4:00 p.m.
Staff Planner:	Charlotte Bridges
Staff Recommendation:	APPROVAL with 4 Conditions

HISTORY

On **June 1, 1987**, the City Council approved to rezone the property from Agriculture (AG) to Light Industrial (M-1) to allow for the development of industrial uses.

On **March 4, 2002**, the City Council approved a Development Master Plan (DMP) to allow development of a business park (the Longbow Business Park), a golf course and club, and other commercial uses on the property. The approval also included a conceptual Business Intensity Zone (BIZ) Overlay District for the DMP area.

On **November 17, 2008**, the City Council approved a Minor General Plan Amendment and rezone to align the land uses approved within the DMP with the City's Falcon Field Sub-Area plan, and also align with an approved subdivision plat for development of the property.

On **October 19, 2016**, the Planning and Zoning Board approved a site plan for development of the Longbow marketplace shopping center.

PROJECT DESCRIPTION

Background

This subject site plan review request is to allow the construction of a 3,274 square feet restaurant with a drive-thru on a ±1.22 acre site. The site is located south of the Loop 202 Red Mountain Freeway and west of Recker Road, and within the Longbow Marketplace Shopping Center.

General Plan Character Area Designation and Goals

The property is located in the City's Mixed-Use Activity District character area designation. Per Chapter 7 of the General Plan, the goal of the Mixed-Use Activity District is to help create strong viable centers of commercial activities. The proposed development of the property for a restaurant conforms with the Mixed-Use Activity character designation. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Falcon Field Sub Area:

This property is also located within the Falcon Field Sub area and one goal of the sub area plan is to create a vibrant and progressive urban center that serves aviation related business, attracts distant visitors, local employees, and area residents. The proposed use of the property is consistent with the concepts of the Falcon Field Sub Area Plan and will strengthen the character of area by adding to the mix of uses available to support Falcon Field Airport businesses, employees and adjacent residential neighborhoods.

Zoning District Designations:

The site is zoned Limited Commercial (LC) Planned Area Development (PAD)-Council Use Permit (CUP). Per section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), the proposed use of the property for a restaurant with associated drive-thru is permitted in the zoning district.

Site Plan and General Site Development Standards:

The request conforms with the review criteria for site plan review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request also conforms to all applicable development standards. The proposed site plan shows construction of a new 3,274 SF building with outdoor dining. Parking for the use will be located east of the building and the drive-thru lane located along the west side of the building. The site plan shows entry to the site will be through internal drive aisles of the shopping center and typically exit the site along the south side of the restaurant building.

Section 11-31-18.E of the MZO requires at least 140-foot long stacking distance for the drive-thru lane. Because the proposed development does not include an order placing speaker, the site

plan provides a 125-foot long stacking distance for the drive-thru. Section 11-31-18.E of the MZO, allows for this reduction through the site plan review process. The proposed restaurant and drive-thru conforms to the requirements outlined in Section 11-31-18 of the MZO.

Design Review:

On April 9, 2019, the Design Review Board reviewed the elevations for the project and had no major concerns.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest LC-PAD-CUP Indoor Commercial Recreation Facility (under construction)	North LC-PAD-CUP retail	Northeast LC-PAD-CUP General commercial uses
West LC-PAD-CUP Vacant	Subject Property LC-PAD-CUP Vacant	East LC-PAD-CUP General commercial uses
Southwest LI-PAD Vacant	South LI-PAD Vacant	Southeast LI-PAD Vacant

Compatibility with Surrounding Land Uses:

This site is part of the Longbow Business Park and Golf Club and is located within an existing commercial center. The proposed use is compatible with the adjacent commercial uses.

Neighborhood Participation Plan and Public Comments

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1000' of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, staff has been contacted by one neighbor. This resident expressed concerns with glare emanating from the Longbow Marketplace Shopping Center parking lot lighting. He also had concerns about potential increase in traffic at the intersection of Recker road and Long Bow Parkway as a result of the proposed development. The applicant will be providing an updated Citizen Participation Report prior to the May 22, 2019 Study Session. Staff will provide an update to the Planning and Zoning Board during the scheduled Study Session on May 22, 2019.

Staff Recommendations:

The subject request is consistent with the General Plan, the Falcon Field Sub Area Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 and Section 11-31-18 of the MZO; therefore, Staff recommends approval with the following conditions:

Conditions of Approval;

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. 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.
 - b. Prior to issuance of building a permit, provide documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 of the MZO.