



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 14, 2019

CASE No.: **ZON19-00403**

PROJECT NAME: **Home2 Suites by Hilton Mesa Longbow**

Owner's Name:	Longbow Hotel Associates I, LLC
Applicant's Name:	Matthew Kosednar, Allen + Philp Partners
Location of Request:	Within the 5600 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road.
Parcel No(s):	141-41-008A
Request:	A Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2); a Bonus Intensity Zone Overlay (BIZ) to allow modifications to the Light Industrial (LI) development standards; and Site Plan Review.
Existing Zoning District:	Light Industrial – Planned Area Development (LI-PAD)
Council District:	5
Site Size:	3.2± acres
Proposed Use(s):	Hotel
Existing Use(s):	Vacant
Hearing Date(s):	August 14, 2019 / 4:00 p.m
Staff Planner:	Cassidy Welch
Staff Recommendation:	Approval with Conditions
Planning and Zoning Board Recommendation:	
Proposition 207 Waiver Signed:	Yes

HISTORY

On **March 21, 1983**, the City Council approved a rezone of the property from Agriculture (AG) to Light Industrial (LI) to allow for future industrial development. (Case# Z83-013; Ord. #1688)

On **March 3, 2002**, the City Council approved a rezone of the property from LI to LI-PAD with a conceptual Bonus Intensity Zone (BIZ) overlay to allow for a Development Master Plan for the development of a business park with industrial, office, commercial, and golf course uses. (Case# Z02-001; Ord. #3972)

On **November 16, 2008**, the City Council approved a modification to the existing Development Master Plan to allow for future commercial and employment uses. (Case# Z08-063; Ord. #4899)

PROJECT DESCRIPTION

Background:

The subject request is to allow for the development of a four-story hotel on the property. The site is currently vacant. The proposed hotel includes 111 rooms, outdoor dining amenities, fitness trail and pedestrian access to the adjacent golf course. The subject site is immediately adjacent to the Longbow Golf Course to the west and south.

In 2008, the approved modifications to the existing Development Master Plan included conceptual building heights for future development to be approved with a Bonus Intensity Zoning (BIZ) overlay. As a part of this request, the applicant is proposing an increase in the maximum permitted height through a BIZ overlay.

General Plan Character Area Designation and Goals:

The subject property is in the City's Employment character area designation. Per Chapter 7 of the General Plan, the primary goal of this character area is to provide for a wide range of employment opportunities in high quality settings. Typical uses within the Employment character area are large manufacturing facilities, warehousing, business parks, etc. Retail and commercial uses that support the continued development of employment opportunities are consistent with the intent of the character area. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request is also consistent with the General Plan character designation of Employment.

Falcon Field Sub-Area

The subject site is located within the Falcon Field Sub-Area. Per the requirements of the Sub-Area Plan, high-quality development is suggested and encouraged in the Sub-area to support the goals of the Falcon Field Airport. The subject request includes an architectural design and elevation that is consistent with the design guidelines and requirements of the sub-area plan, such as contemporary or progressive architecture with clean lines and articulated geometrical forms, innovative design, quality materials and use of color outlined in the Sub-area plan.

Zoning District Designations:

The subject property is currently zoned Light Industrial with a Planned Area Development overlay (LI-PAD). The current zoning designation was approved in 2002 as part of the Longbow Development Master Plan. Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), the proposed use of a hotel is permitted with approval of a Council Use Permit (CUP) on the property. The CUP is required due to the location of the property within the Airport Overflight Area Two (AOA 2).

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Area Two (AOA 2). The location of the property within AOA 2 is due to its proximity to the Falcon Field Airport (Condition #4)

Council Use Permit – MZO Article 7, Section 11-70:

Per Section 11-7-2 of the MZO, a Council Use Permit (CUP) is required for the development of a hotel use in the AOA 2 district. Section 11-70-6 of the MZO outlines review criteria for approval of a CUP. The subject request conforms to the criteria outlined in Section 11-70-6.D of the MZO.

Bonus Intensity Zone (BIZ) Overlay – MZO Article 3, Section 11-21:

The request includes a Bonus Intensity Zone (BIZ) overlay in accordance with Section 11-21 of the MZO. The purpose of the overlay is to allow modifications to certain required standards on the property to accommodate the proposed use. The overlay is also to allow innovative design and flexibility that creates high-quality development on the site. The proposal meets the review criteria as outlined in Section 11-21-3.B of the MZO, particularly superior quality design and the site design criteria that is commensurate with the requested modifications.

Table 1 below shows the MZO required standards, the applicant's proposed BIZ modifications, and staff recommendations:

Table 1

LI Development Standards	Required	Proposed	Staff Recommendation
Maximum Height	40'	53'	As proposed

As shown on the table above, the applicant is requesting a modification to the allowed maximum height for the proposed development. In 2008, the City Council approved modifications to the Longbow Development Master Plan. The approval of the modifications included conceptual maximum building heights for development within the master plan. The subject site included a conceptual maximum building height of 90 feet. Also, as part of the approval of the master plan, the City Council included a condition of approval to require approval of any future BIZ overlay and Site Plan Review. The applicant is proposing a maximum building height of 53 feet. The proposed height will provide greater use and activity to the area while maintaining a moderate height that is compatible with the surrounding development. No modifications to the approved Longbow Development Master Plan are being requested or needed.

Site Plan and General Site Development Standards:

The subject site is currently vacant and approximately 3± acres in size and will be accessed from Longbow Parkway. The applicant is proposing a 111 room, four-story hotel at the southern end of the site with parking adjacent to Longbow Parkway. The site is accessed through a shared drive on the east side of the property (Condition #6). The site plan shows proposed open space areas to be located on the east and west side of the proposed hotel building. The site plan also shows the proposed development of additional amenities, including outdoor dining/seating, play lawn, and a pool to be located south of the hotel building, adjacent to the Longbow Golf Course. There

is also a fitness trail located along the sides and rear of the site, adjacent to the golf course, which provides access to the golf course and to future development to the east.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Longbow Parkway) RS-90 Vacant	North (Across Longbow Parkway) LC-PAD-CUP Vacant	Northeast (Across Longbow Parkway) LC-PAD-CUP Vacant
West LI-PAD Longbow Golf Course	Subject Property LI-PAD Vacant	East LI-PAD Vacant
Southwest LI-PAD Longbow Golf Course	South LI-PAD Longbow Golf Course	Southeast LI-PAD Longbow Golf Course

Compatibility with Surrounding Land Uses:

There are employment and commercial uses in close proximity to the site. The subject site is adjacent to the Longbow Golf Course to the west and south. The proposed use will be compatible with the surrounding uses.

Neighborhood Participation Plan and Public Comments:

The applicant held a neighborhood meeting on July 17, 2019. Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within 1 mile were invited via mail to attend the meeting. The applicant will be providing an updated Citizen Participation Report prior to the August 14, 2019 Study Session. As of writing this report, staff has not been contacted by any residents to express opposition or support of the development. Staff will provide the Board with any new information during the scheduled Study Session on August 14, 2019.

Staff Recommendations:

The subject request is consistent with the General Plan and Falcon Field Sub-Area Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 and for Bonus Intensity Zone overlays outlined in Section 11-21-3 of the MZO. The subject request also meets the review criteria for a Council Use Permit approval outlined in Section 11-70-5 of the MZO; Therefore, staff recommends approval of the request with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the issuance of a building permit.

- b. Written notice shall be provided to future property owners, and acknowledgement received that the project is within 1 mile(s) of Falcon Field Airport.
 - c. Any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - d. Prior to the issuance of a building permit, provide documentation by a registered Profession Engineer or registered Profession Architect demonstrating compliance with noise level reductions as required by Section 11-19-5 of the Zoning Ordinance.
- 5. Compliance with all conditions of approval for case Z08-063.
 - 6. Prior to the issuance of a building permit, provide a cross access agreement with the adjacent property to the east.