

Home2 Suites by Mesa Longbow is located to the south of E. Longbow Parkway, directly adjacent to the 18th hole and Longbow Golf Course Club House. The property is currently zoned LI-PAD (Z08-063). This application is requesting a CUP since the property is within the AOA 2 overflight area of Falcon Field, and a BIZ overlay is required as the proposed building will be +53' tall, exceeding the 40' limit.

The proposed hotel will be an asset and service the development of Longbow Business Park and other adjacent commercial and light industrial properties in the surrounding neighborhoods and the Falcon Field Sub-Area, including Falcon Field itself.

Located at 5705 E. Longbow Parkway to provide elegant views while allowing access to the main thoroughfare and adjacent golf property, the primary views fall north towards Red Mountain and Longbow Golf Course to the south. The hotel itself allows for 111 keys, an event lawn, multiple terraces and patios, an outdoor pool with golf course views and direct access via golf cart to the adjacent course. The four-story building is clad in materials, textures colors and details in compliance with the Longbow Design Guidelines dated October 2005 (Longbow Business Park and Golf Club). It also meets the Falcon Field Sub-Area Plan for contemporary design, with the project integrating simple building forms with creative design elements, contemporary building materials, and color integrated with the hardscape and landscape.

The CUP required since the property is within the AOA 2 overflight area of Falcon Field. The General Plan character for the site is Employment.

1. The proposed project is consistent with the General Plan use designation. The hotel is a support services facility to Longbow Business Park, Falcon Field, and the surrounding residential and commercial neighborhoods.
2. The location, size, design, and operating characteristics are consistent with the purposes of providing support services to Longbow Business Park, Falcon Field and surrounding neighborhoods. An extended stay hotel, the project can serve the needs of business travelers and vacationers staying several days or weeks.
3. The proposed project will not be injurious or detrimental the adjacent or surrounding properties. The hotel will serve and promote business activity to surrounding businesses.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project. All public utilities are available adjacent to the site along Longbow Parkway. Public streets connect to the adjacent Falcon Field and the freeway within a couple of miles.

The BIZ overlay request is to increase building height limit from 40' to 53', which includes the beacon/tower brand symbol of the hotel chain. The proposed height increase will provide for another level of guest rooms, and yet maintain a moderate and agreeable height and mass agreeable with the surrounding neighborhood. It will provide greater use and available service for the surrounding businesses in Longbow Business Park and Longbow Golf Club, with ease of access, promoting shorter drives and even pedestrian access between work, play, and sleeping locations.