



Planning and Zoning Board



ZON24-00962

Longbow 202 Shell Building

Kwasi Abebrese, Planner II

March 12, 2025



Request

- Site Plan Review
- Special Use Permit (SUP)
- To allow for an industrial development





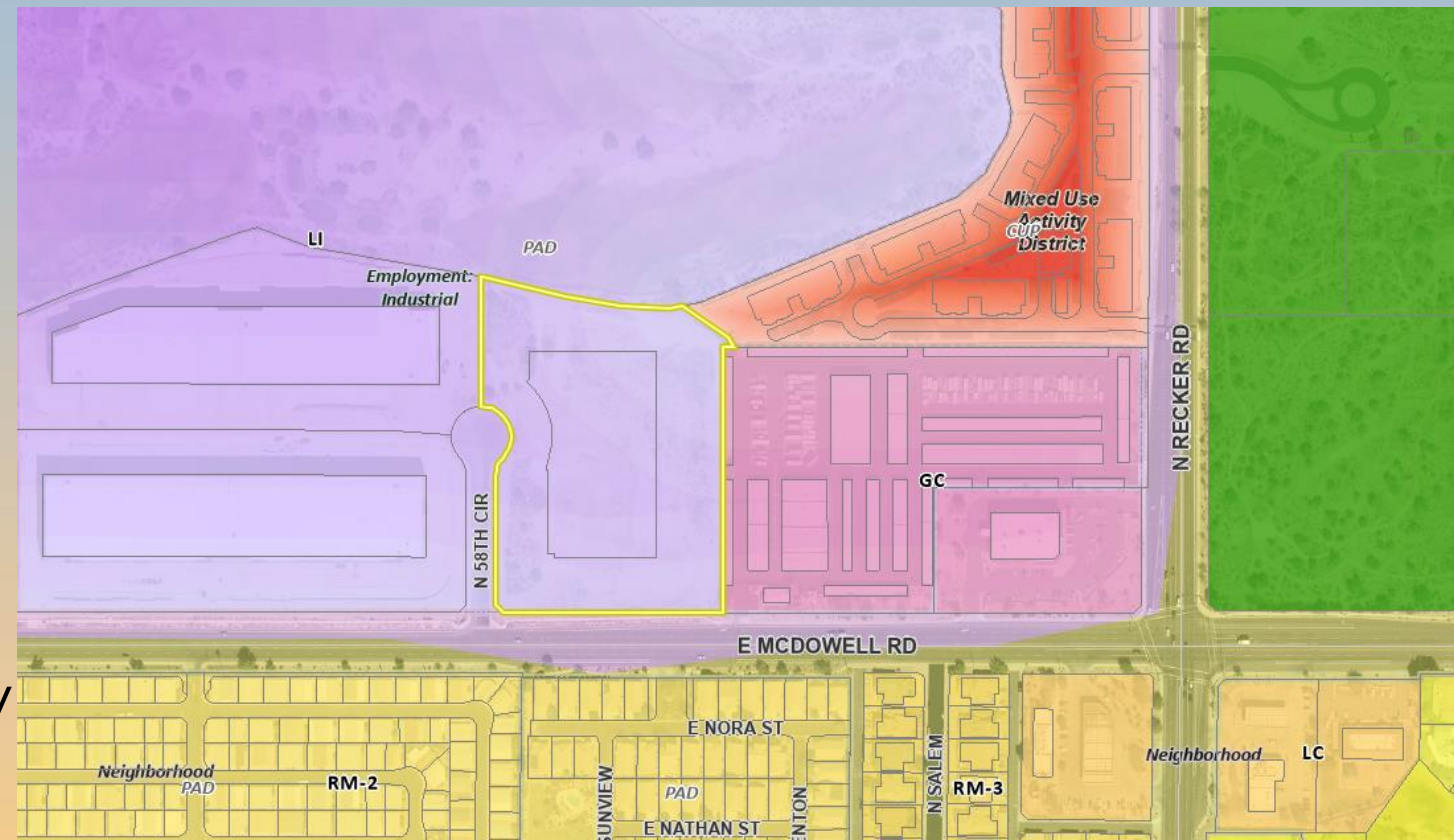
General Plan

Employment

- Wide range of employment opportunities in high quality settings

Falcon Field Sub-Area

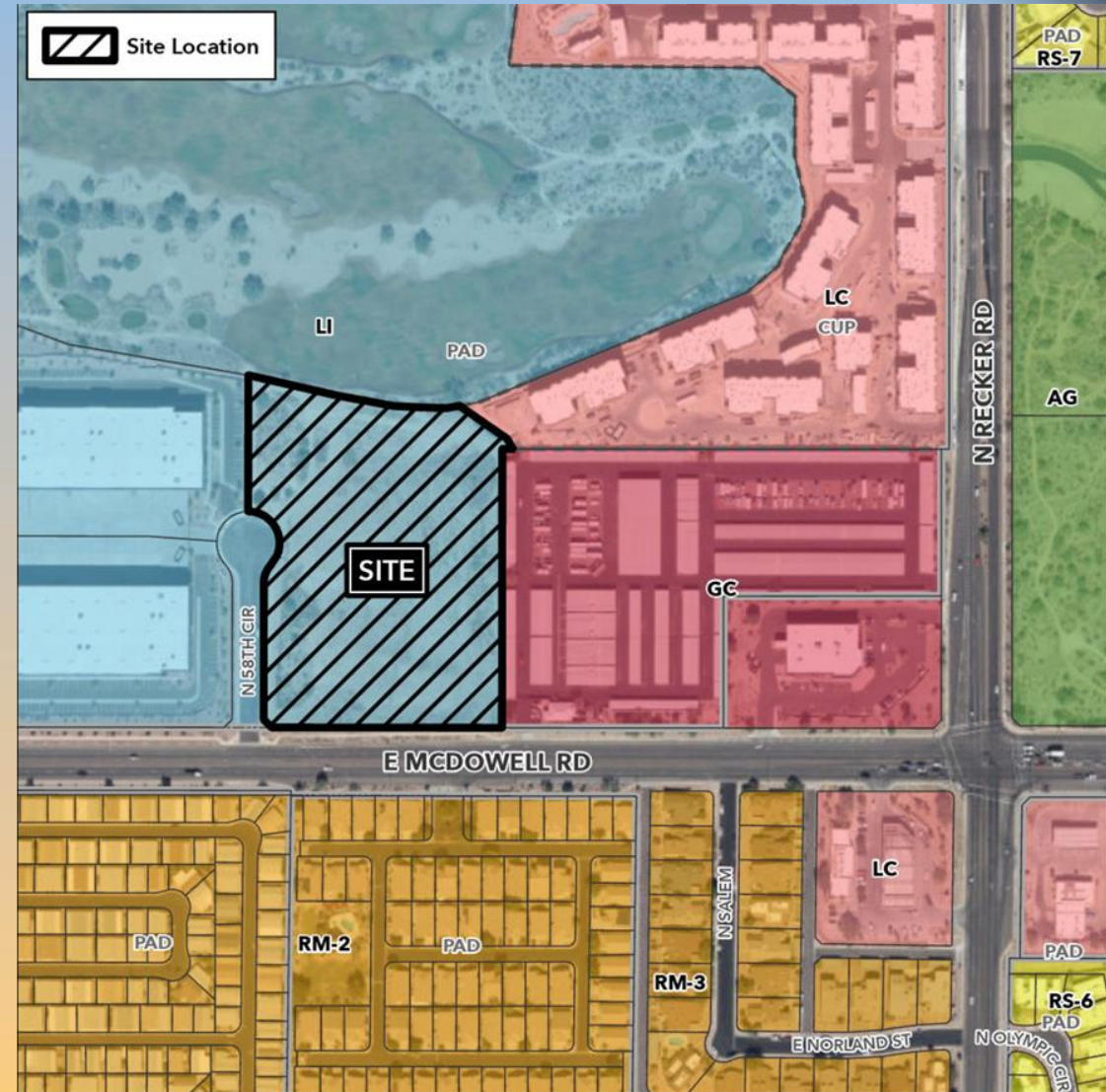
- Vibrant and progressive urban center that serves aviation related business
- Oasis of abundant high-quality employment
- Request is consistent with the intent of the General Plan and





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is allowed by right in the LI zoning district





Site Photo

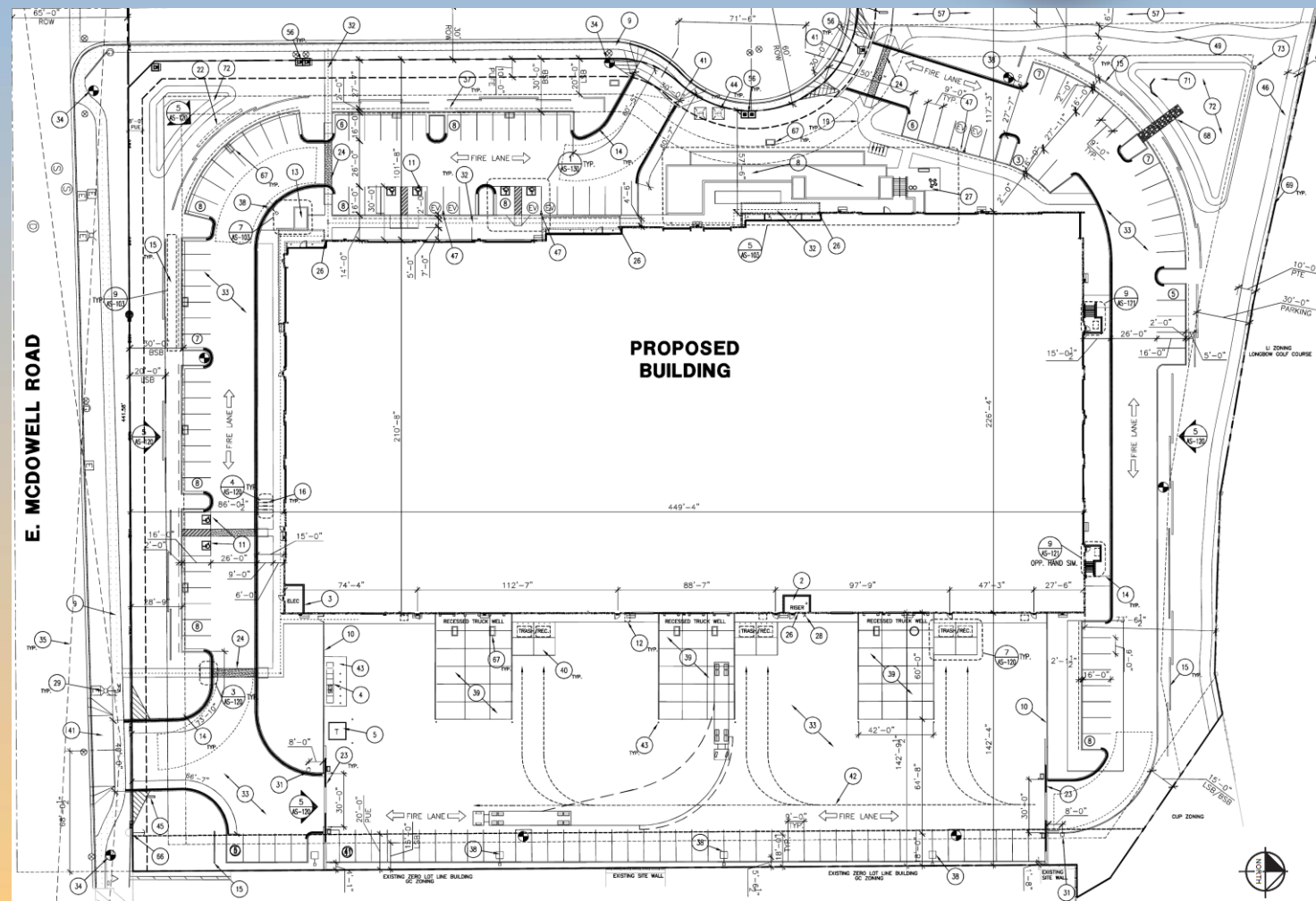


Looking north towards the site from McDowell Road



Site Plan

- 98,296 sq. ft. building
- Vehicular access from East McDowell Road and North 58th Circle
- Truck docks and loading area will be located at the east side of the building
- SUP request for parking reduction:
 - 213 parking spaces required
 - 143 parking spaces





Approval Criteria

Section 11-70-5 Special Use Permit Criteria

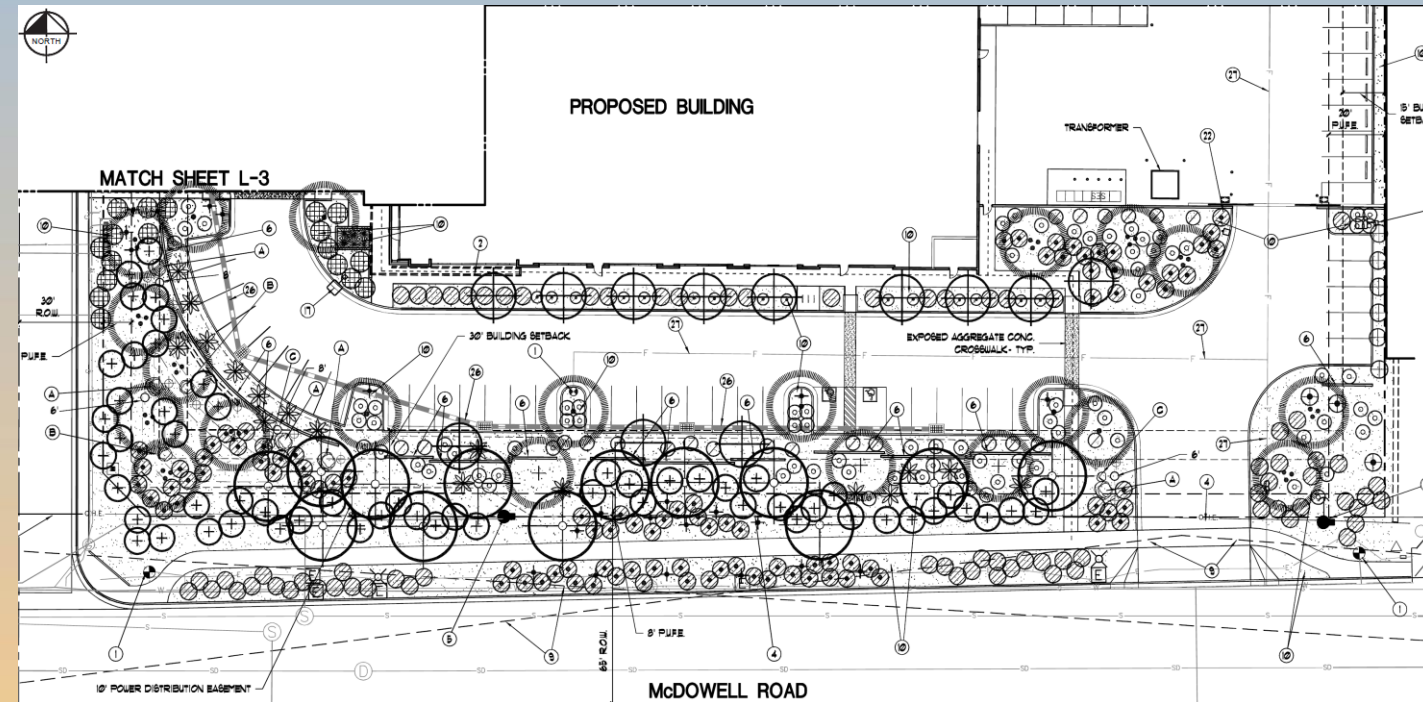
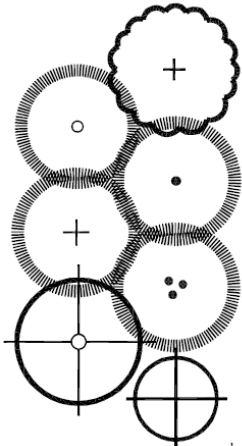
- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Landscape Plan

PLANT SCHEDULE: (FOR ALL SHEETS)

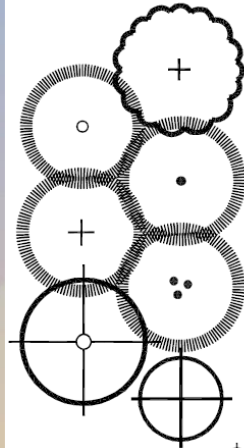
BOTANICAL NAME COMMON NAME	SIZE	TOTAL QTY	MATURE SPREAD
EXISTING PALO VERDE	SALVAGED FROM ON-SITE OR MIN. 60" PALO VERDE	1 TOTAL	25' DIA.
OLNEYA TESOTA IRONWOOD	48" BOX, MULTI-TRUNK 12' HT., 1' SP.	5 TOTAL	25' DIA.
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	36" BOX MIN, STANDARD 12' HT., 5.5' SP., 2 1/2" CAL.	19 TOTAL	25' DIA.
CERCIDIUM FLORIDUM BLUE PALO VERDE	36" BOX MIN. 12' HT., 6' SP., 2 1/2" CAL.	7 TOTAL	30' DIA.
PROSOPIS CHILIENSIS THORNLESS MESQUITE	24" BOX MIN, MULTI-TRUNK 8' HT., 4.5' SP., 1 1/2" CAL.	37 TOTAL	30' DIA.
ACACIA SMALLII SWEET ACACIA	24" BOX MIN. 9' HT., 4.5' SP., 1 1/2" CAL.	13 TOTAL	20' DIA.
CHILOPSIS LINEARIS 'LOIS ADAMS' DESERT WILLOW	36" BOX 12' HT., 6' SP., 2 1/2" CAL.	26 TOTAL	20' DIA.
CARNEGIANA GIGANTEA SAGUARO	HT. PER PLAN STRAIGHT, NO HOLES, SPEAR	12 TOTAL	
STENOCEREUS THURBERGI ORGAN PIPE CACTUS	HT. PER PLAN 3-5 STEM	3 TOTAL	
EUPHORBIA TIRYALLI FIRE STICKS	5 GALLON FULL, PAST CAN	18 TOTAL	
OPUNTIA BASILARIS BEAUTIFUL PRICKLEY PEAR	8-10 PADS	27 TOTAL	
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON FULL, PAST CAN	20 TOTAL	
AGAVE GEMNIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	21 TOTAL	
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON	32 TOTAL	
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	210 TOTAL	



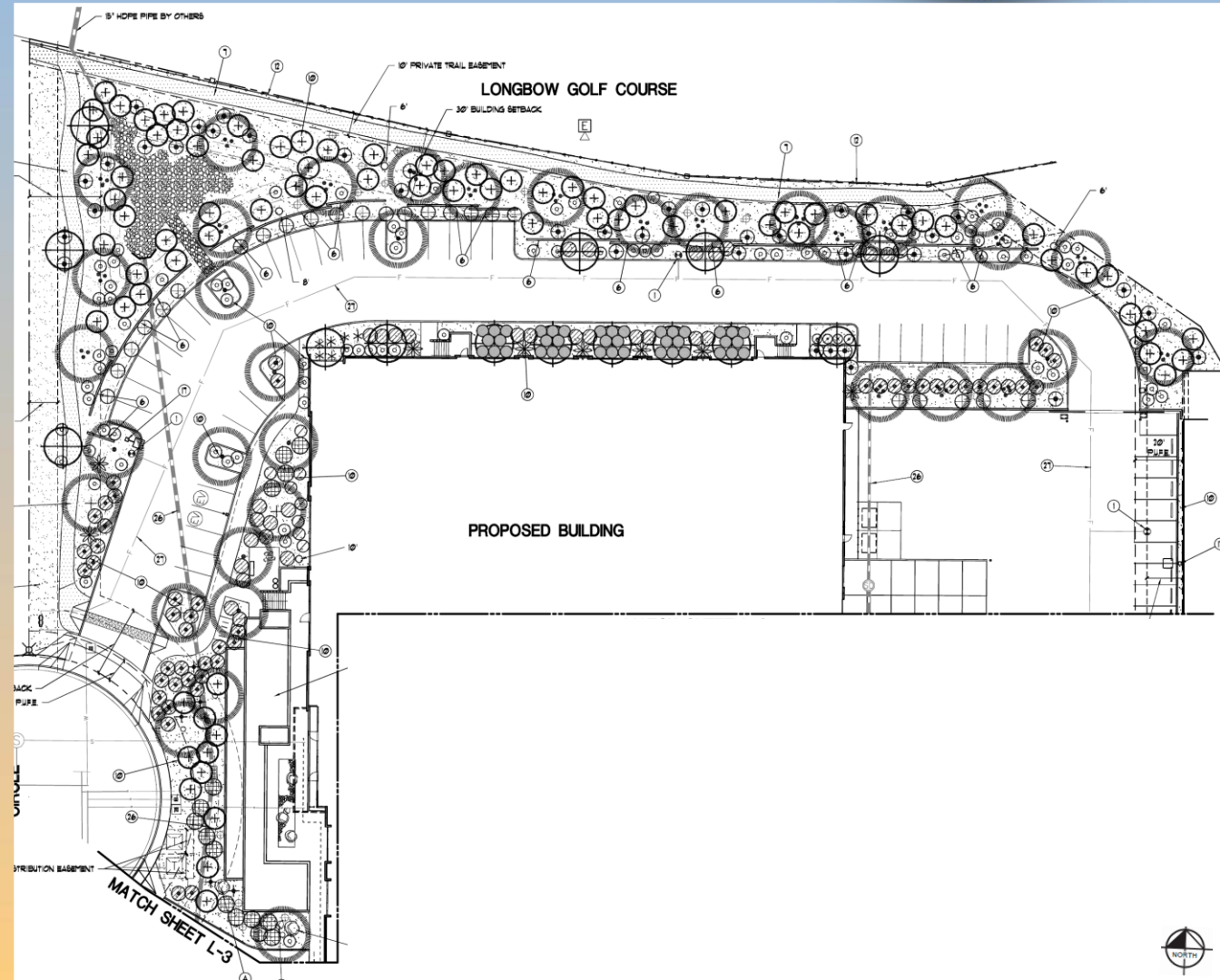


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Rendering





Rendering





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Falcon Field Sub-Area Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO
- ✓ Meets the review criteria outlined in Sections 11-32-6 and 11-70-5 of the MZO for a Special Use Permit

Staff recommends Approval with Conditions



Planning and Zoning Board