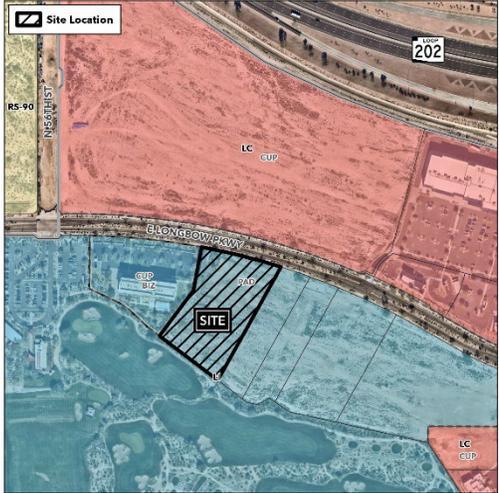


Planning and Zoning Report

Date	March 11, 2026	
Case No.	ZON25-00917	
Project Name	Longbow Mixed Use	
Request (Proposed Project)	<ul style="list-style-type: none"> • Rezone 3.4± acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone (LI-PAD-BIZ) to allow modifications to the Light Industrial (LI) development standards • A Council Use Permit (CUP) to allow a Hotel use in the Airport Overflight Area-2 (AOA-2) • Site Plan Review for an approximately 56,360 square foot Hotel and a future commercial development 	
Project Location	Approximately 1,665 feet west of the southwest corner of North Recker Road and East Longbow Parkway	
Parcel No(s)	141-41-036	
Project Area	3.4± acres	
Council District	District 5	
Existing Zoning	Light Industrial with a Planned Area Development Overlay (LI-PAD)	
General Plan Designation	Regional Center Placetype with an Evolve Growth Strategy	
Applicant	Chris Webb, Rose Law Group	
Owner	Dover Associates, LLC	
Staff Planner	Mallory Ress, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 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 outlines in Section 11-21-3 of the Mesa

Zoning Ordinance (MZO). The Proposed Project also meets the review criteria for Council Use Permit approval outlined in Section 11-70-5 of the MZO.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning of 3.4± acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development and Bonus Intensity Zone (LI-PAD-BIZ) to allow modifications to the Light Industrial (LI) development standards, a Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2) and Site Plan Review approval for an approximately 56,360 square foot, four-story, 124-room hotel and future commercial development (Proposed Project).

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for March 10, 2026, for review and approval of the proposed elevations and landscape plan (DRB25-00916).
- **Minor Plat:** A Minor Plat application, Case No. SUB26-00057, is under review by the Planning Director to split the Hotel property from the future commercial property. The anticipated lot lines are shown as proposed on the provided Site Plan
- **Administrative Use Permit:** An Administrative Use Permit application, Case No. ADM25-00935, is under review by the Planning Director to allow shared parking on the site.

Site Context

General Plan:

- The Placetype for the subject site is Regional Center with an Evolve Growth Strategy
- Under the Mesa 2050 General Plan Regional Centers are the major retail, cultural, recreational, and entertainment destinations in Mesa. They feature major retailers, national chains, specialty shops, and a wide range of services and amenities that draw customers from across the city. The focus of the Regional Center Placetype is commercial activity, and as such, its principal uses are retail, personal services, eating and drinking establishments, entertainment and recreation (which includes hotels), convenience services and business offices.
- The Evolve Growth Strategy indicates that Regional Centers should be mixed-use activity centers that include varied commercial uses such as retail or dining, a variety of housing choices, and recreational opportunities.

- The Proposed Project is consistent with the Regional Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations
 - ED4. Protect and promote Mesa’s airports as global connections for tourism and business development.

Sub-Area Plan:

- The Proposed Project is located within the Business Park land use area of the Falcon Field Sub-Area Plan, which encourages business support amenities, such as hotels and retail establishments, to serve the area as it continues to develop.
- The Proposed Project is consistent with the Business Park land use area of the Falcon Field Sub-Area Plan and furthers the implementation of and is not contrary to its Vision and Land Use Strategies.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD).
- General Retail and Eating and Drinking Establishments are permitted within the LI-PAD Zoning District.
- A Council Use Permit (CUP) is required to allow the Hotel use in the Airflight Overlay Area-2 (AOA-2).

Surrounding Zoning & Use Activity:

The proposed Hotel and future commercial uses are compatible with surrounding land uses, which include Hotels, Golf Course, Commercial Entertainment, Eating and Drinking Establishments, and vacant land.

<p>Northwest (Across Longbow Pkwy.) LC-PAD-CUP Vacant</p>	<p>North (Across Longbow Pkwy.) LC-PAD-CUP Vacant</p>	<p>Northeast (Across Longbow Pkwy.) LC-PAD-CUP Commercial Center and Vacant</p>
<p>West LI-PAD-BIZ-CUP Hotel</p>	<p>Project Site LI-PAD Vacant</p>	<p>East LI-PAD Vacant</p>
<p>Southwest LI-PAD Golf Course</p>	<p>South LI-PAD Golf Course</p>	<p>Southeast LI-PAD Golf Course</p>

Site History:

- **September 24, 1979:** City Council annexed 118.9± acres, including the project site, into the City of Mesa, establishing Agriculture (AG) zoning for the project site (Ordinance No. 1272).
- **March 21, 1983:** City Council approved a rezone of the property from Agriculture (AG) to Light Industrial (LI) to allow for future industrial development (Case No. Z83-013; Ord. No. 1688).
- **March 3, 2002:** 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 No. Z02-001; Ord. No. 3972).
- **November 18, 2008:** City Council approved a modification to the existing Development Master Plan to allow for future commercial and employment uses (Case No. Z08-063; Ord. No. 4897).

Project/Request Details

Site Plan:

- **Building Design:** The approximately 56,360 square foot Hotel will be a four-story building situated at the southern portion of the site. Along the north side of the building is the main entrance and a 918 square foot entry plaza with a pedestrian path to the public sidewalk along Longbow Parkway. The future commercial is situated north of the Hotel across required parking. The site plan shows this area as pad-ready, with site plan review required for the development of the pad site.
- **Pedestrian Connectivity:** Three pedestrian corridors connect the site. The main connection point is at the center of the north property line and connects to the existing sidewalk along the southern side of Longbow Parkway via an 11-foot by 14-foot pedestrian entry plaza, then a 5-foot-wide sidewalk traverses the subject site reaching the future commercial development and continuing through to the Hotel main entry. Where the pedestrian walkway crosses drive aisles, a 5-foot-wide herringbone stamped concrete is proposed to differentiate the pedestrian crossing. A second pedestrian walkway is provided from the Hotel entry and runs along the western portion of the site to reach the car park in the northwest portion of the site. This 5-foot-wide connection provides the herringbone stamped concrete where it crosses drive aisles and elsewhere it is centered within 17-foot-wide landscaped medians, until reaching the walkway adjacent to the north of the Hotel. The third pedestrian corridor is provided at the eastern portion of the site and provides a direct connection to the Longbow fitness trail that will run along the southern portion of the site and connects to the adjacent properties to the east and west.
- **Access:** Access to the site is provided through shared driveways at the easternmost and westernmost sides of the site along Longbow Parkway. A main drive aisle runs parallel to

Longbow parkway and provides internal connections to the properties adjacent to the east and west.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 183 parking spaces are required. An Administrative Use Permit (AUP), under case number ADM25-00935, is currently under review by the Planning Director for a shared parking agreement to reduce the total number of provided parking spaces to 131 stalls. Under this request, the applicant has provided a Shared Parking Study that demonstrates a surplus of parking will be available on the site during peak parking periods for the Hotel and future users. A condition of approval has been included requiring approval of the AUP prior to the submittal of any building permit.
- **Landscaping:** The Proposed Project provides landscaping that is consistent with the approved Longbow Business Park and Golf Club plant list and meets or exceeds all required plant counts prescribed under Mesa Zoning Ordinance (MZO) Chapter 33, *Landscaping*. As proposed, the applicant is providing eight (8) new trees including Rio Salado Mesquite and Ironwood along Longbow Parkway with seven (7) existing trees and 74 shrubs, accents, and grasses, including, Regal Mist Grass, Purple Lantana, Baja Ruellia, Medicinal Aloe, and Texas Sage. Throughout the site, trees will provide shade at the pedestrian connections where they cross parking islands and along the pedestrian walkway that connects to the Longbow fitness trail. Additionally, significant tree plantings are provided in the retention area at the southeast portion of the site, adjacent to the Hotel amenity area and Longbow fitness trail. Lastly, the future retail pad provides a required 2-inch deep decomposed granite dust cover with extruded concrete curbing and a 5-foot-wide landscape area along the undeveloped edge of the pad. All requirements of Chapter 33 of the MZO are met.
- **Open Space:** The Proposed Project provides 52.9% Open Space (calculated to only include landscaped areas) with 50% required. Additionally, the hotel user will provide an amenity area including pool with a lounge area, synthetic lawn with cornhole, and firepit for use by hotel patrons.

Bonus Intensity Zone Overlay:

Per Section 11-21 of the MZO, the purpose of a BIZ overlay is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. The BIZ overlay must demonstrate that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City.

TABLE 1

Development Standards	MZO Required	BIZ Proposed	Longbow DMP Maximum height
<u>Maximum Building Height</u> MZO Section 11-7-3	40 feet	53 feet	90 feet

Per MZO Section 11-21-3(B), the City Council may approve modifications to the underlying district standards proportionate to the number of items and degree of compliance for projects that comply with a combination of the criteria for the BIZ. This includes a combination of either:

- **Criteria (1) Providing distinctive, superior quality designs. (See Section 11-31-32, Superior Design) and Criteria (2) Addressing environmental performance standards; or**
- **Criteria (1) Providing distinctive, superior quality designs. (See Section 11-31-32, Superior Design) and Criteria (3) Providing documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.**

Projects with fewer modifications will comply with a lower percentage of the criteria requirements in their request for the BIZ overlay. Projects with a higher number, and greater deviation from, the adopted standards are required to comply with a higher percentage of criteria in their request for the BIZ overlay.

The Proposed Project includes one modification to development standards and is required to comply with a lower percentage of criteria as staff evaluates the project and makes a recommendation.

Additionally, in 2008 the City Council approved modifications to the Longbow Development Master Plan (DMP) which included conceptual maximum building heights with the future approval of a BIZ overlay and Site Plan Review if the building height exceeds the allowed height of the underlying zoning district. Under the DMP the Proposed Project is within the conceptual 90-foot maximum building height area, and the applicant is proposing a top height of 53 feet for the hotel building only. The future commercial building will be required to be less than or equal to the maximum allowed height of 40-feet for the Light Industrial (LI) zoning district or an amendment to the BIZ overlay will be required. The proposed height for the hotel provides greater use of the site while maintaining a moderate height that is compatible with the surrounding development. The table above shows the MZO required standards, the proposed BIZ modifications and the DMP allowed height per Ord. No. 4897 (Case No. Z08-063).

The following summarizes an evaluation of each criteria for the BIZ overlay request.

1. Provide distinctive, superior quality designs. (See Section 11-31-32, Superior Design)

Per MZO Section 11-31-32, for a project to reflect Superior Design it will incorporate all of the following elements:

A. Holistic Approach to Project Design. Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and

The Proposed Project includes the required proportions of building materials, used in distinctive building forms and detailing including a mix of materials and forms, shaded walkways and detailing.

B. Responsive Approach to Site and Sub-Area Context. Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or the General Plan's Placetype urban design characteristics, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and

The Proposed Project design includes an architectural form and landscaping that is harmonious with the Longbow Park area and design guidelines.

C. Sustainable Design. Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sunshade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and

The proposed project provides large trees that shade pedestrian areas and walkways. Paved areas are broken up with landscaping and shaded foundation areas and connections to the shared trail along the golf course.

D. Exceeds Standards. Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-43, 11-6-4 (as applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable; and

The Proposed Project exceeds standard requirements through enhanced architectural, landscape, and site design. Foundation base calculations exceed base requirements through use of averaging and provide shaded walkways on the north side of the building. Material quality and façade articulation including varied parapet heights, stone, stucco and cement board, glazing, and shaded entries further elevate the project above baseline commercial standards.

E. Great Public Spaces. Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well-integrated open or public spaces; and include high quality amenities.

The Proposed Project includes well-designed open spaces that enhance the pedestrian and customer experience. Extended canopies provide year-round shade and weather protection. A network of pedestrian pathways connect the hotel to the future commercial pad, Longbow Parkway, and to the trail along the golf course.

Based on the above discussion, staff finds that the Proposed Project complies with Criteria 1 required for approval of a BIZ overlay.

2. Address environmental performance standards outlined below:

- a. Site selection criteria. Sites shall meet one or more of the following criteria.
- i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

While the site is not considered a greyfield or brownfield site, as a vacant site, it is not operating at its highest and best economic use. The development of this site will be a positive economic benefit both within the immediate area as well as the larger City of Mesa.

The Proposed Project does not meet this Criteria.

- ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site has access to City of Mesa utilities and direct access to Longbow Parkway. Longbow Parkway includes detached sidewalks that connect the proposed development to adjacent commercial developments.

The Proposed Project meets this Criteria.

- iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

The Proposed Project is not within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop.

The Proposed Project does not meet this Criteria.

- b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.

- i. Provide safe and secure storage for bicycles. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

The proposed development includes bicycle racks for use by customers and employees that are directly accessible from Longbow Parkway.

The Proposed Project meets this Criteria.

- ii. Include priority location parking for low-emission vehicles in parking areas.

The Proposed Project does not include priority parking for low emission vehicles.

The Proposed Project does not meet this Criteria.

- iii. Provide priority location parking spaces for carpool or vanpool vehicles.

The proposed development does not identify priority parking locations for carpool or vanpool vehicles on the site plan.

The Proposed Project does not meet this Criteria.

- iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.

Per Table 11-32-3A of the MZO, 183 parking spaces are required for the proposed development. The site plan submitted shows 131 parking spaces being provided on site. An AUP is currently under review to allow for shared parking between the proposed Hotel and future Retail.

The Proposed Project meets this Criteria.

- v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

Although the site is undeveloped, native vegetation was removed many years ago. The landscape plan for the Proposed Project includes drought tolerant and regionally appropriate plant species.

The Proposed Project meets this Criteria.

- vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or

equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used

The architectural design proposed includes shaded walkways and pedestrian entries, which help to mitigate the effects of solar exposure for employees and visitors to the site.

The Proposed Project meets this Criteria.

- c. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn LEED™ Silver, Green Globes, and/or equivalent third-party criteria, and no higher standard shall be required. Avoid sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

The building proposed for the site is not designed to LEED standards.

The Proposed Project does not this Criteria.

- d. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site is in close proximity to existing utility infrastructure and is located to support the surrounding area of commercial spaces and residential neighborhoods.

The Proposed Project meets this Criteria.

- e. Redevelop and rehabilitate economically distressed properties (particularly Greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

While the site is not considered a greyfield or brownfield site, as a vacant site, it is not operating at its highest and best economic use. The development of this site will be a positive economic benefit both within the immediate area as well as the larger City of Mesa.

The Proposed Project meets this Criteria.

- f. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

The Proposed Project is not within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop.

The Proposed Project does not meet this Criteria.

3. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

The building proposed for the site is not designed to LEED standards.

The Proposed Project does not this Criteria.

Based on the above analysis, staff finds that the Proposed Project is consistent with the purpose of a BIZ overlay as outlined in MZO Section 11-21. The BIZ overlay provides for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality.

Council Use Permit:

Per Section 11-19 of the MZO the property is located within the Airfield (AF) Overlay District due to its proximity to Falcon Field Airport, specifically within Airport Overflight Area Two (AOA 2). Per MZO Section 11-7-2, a Council Use Permit (CUP) is required for the development of a hotel within the AOA 2 district. Section 11-70-6 of the MZO outlines review criteria for approval of the CUP. The subject request conforms to the criteria of MZO 11-70-6 as outlined below.

Approval Criteria - Section 11-70-6(D):

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 plan and/or policies:** As described above, the Proposed Project complies with the Mesa 2050 General Plan and Falcon Field Sub Area Plan providing business supporting amenities and commercial activity.
2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:** The Proposed Project aligns with the zoning district's intent, providing permitted uses and is consistent with the General Plan, which contemplates commercial activity such as the proposed hotel and commercial uses like restaurants and retail. The site design provides vehicular connectivity to the surrounding properties and provides pedestrian connections throughout the site and to adjacent properties.
3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the City. The proposed uses are consistent with the existing uses in the immediate vicinity and will provide business supportive uses encouraged under the Falcon Field Sub Area Plan.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The site has immediate access to Longbow Parkway

which has sufficient vehicle capacity for the proposed uses. Additionally, there is existing public water and sewer infrastructure in the vicinity which the Proposed Project will be required to connect to.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on February 5, 2026, one member of the public was in attendance and expressed support for the project. A comment card was provided by the attendee and is attached as part of Exhibit 8.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has received no public comment regarding the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Rezone, Council Use Permit and Site Plan Review, subject to the following conditions:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case DRB25-00916.
3. Compliance with all conditions of approval of Ordinance No. 4897, except as modified by this request.
4. Prior to the submittal of any building permit, obtain approval of an AUP for the shared parking arrangement.
5. Prior to the issuance of a building permit, record a cross-access agreement with the adjacent property to the east.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Falcon Field Airport, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.

- c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 3 miles of Falcon Field Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved in Ord. No. 3972 and Ord. No. 4897 and with this BIZ Overlay as shown in the following table:

Development Standards	BIZ Approved
<u>Maximum Building Height</u> MZO Section 11-7-3	53 feet

Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Grading and Drainage Report
- Exhibit 6 – Elevations
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Power Point Presentatio