



# Planning & Zoning Board



# ZON24-00568

## Longbow Business Park & Golf Club Lot 2 Replat – Preliminary Plat

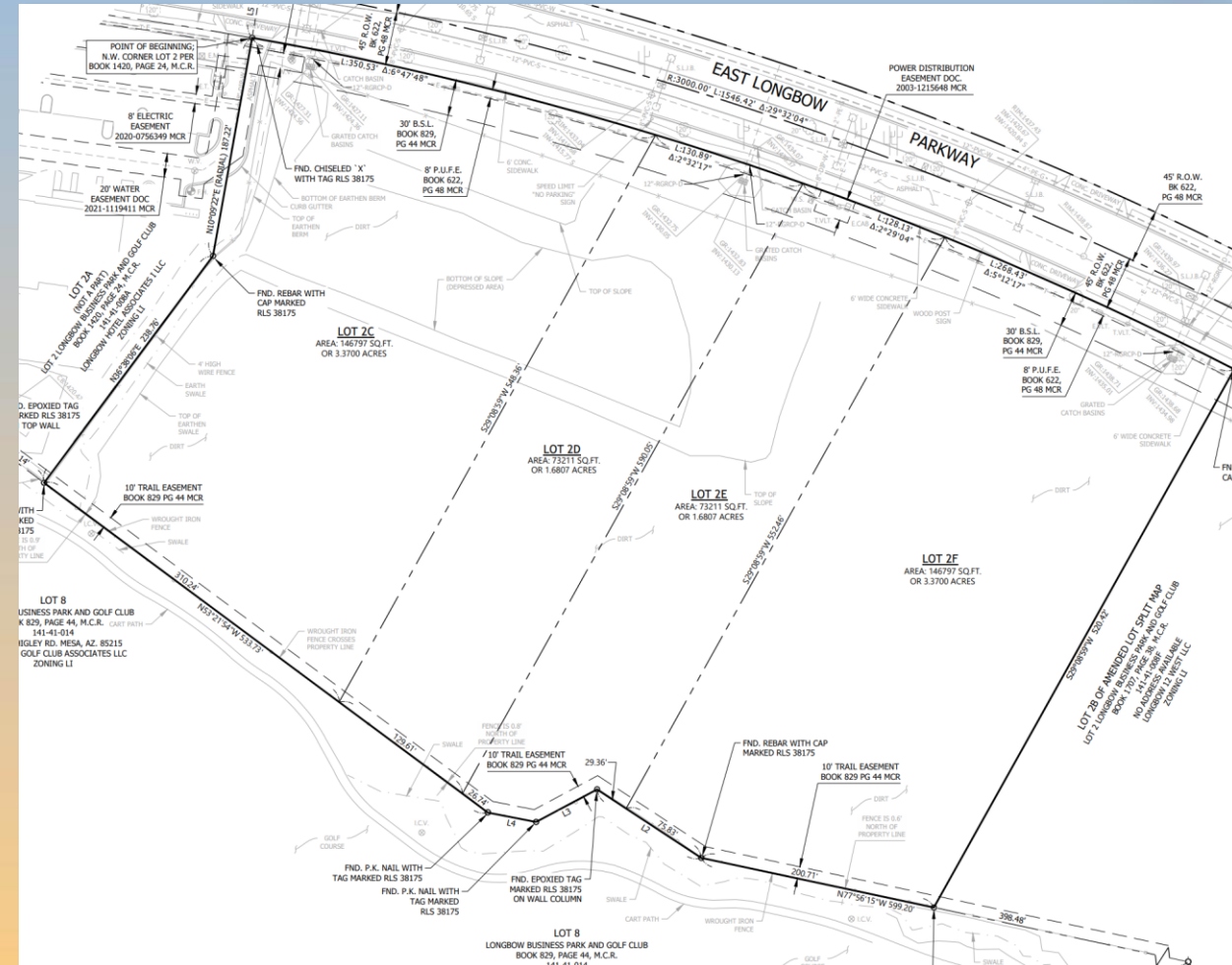
Jennifer Merrill, Senior Planner

February 23, 2025



# Request

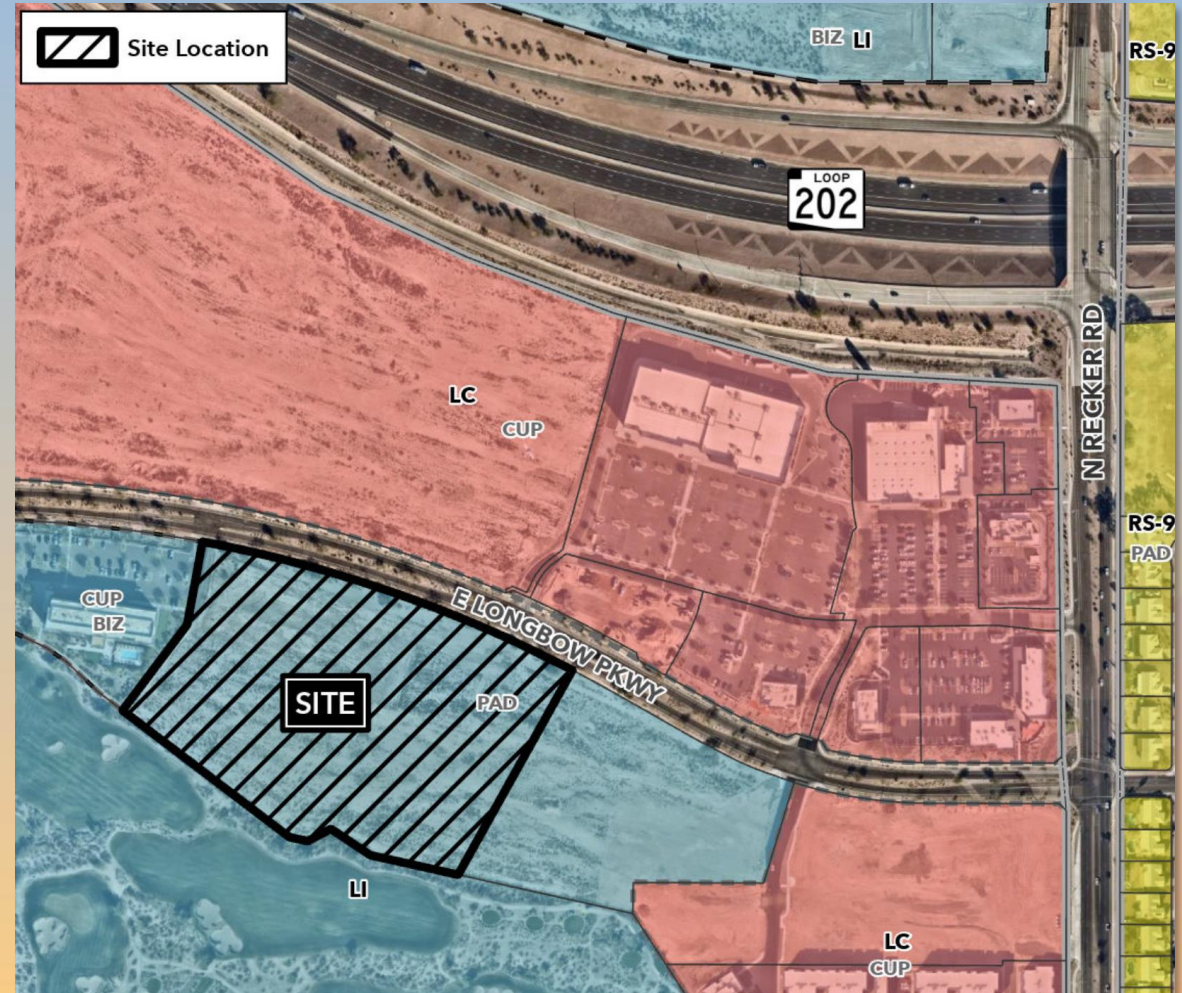
- Preliminary Plat
- For a four-lot industrial subdivision





# Location

- Approximately 1,180 feet west of Recker Road
- South side of Longbow Parkway





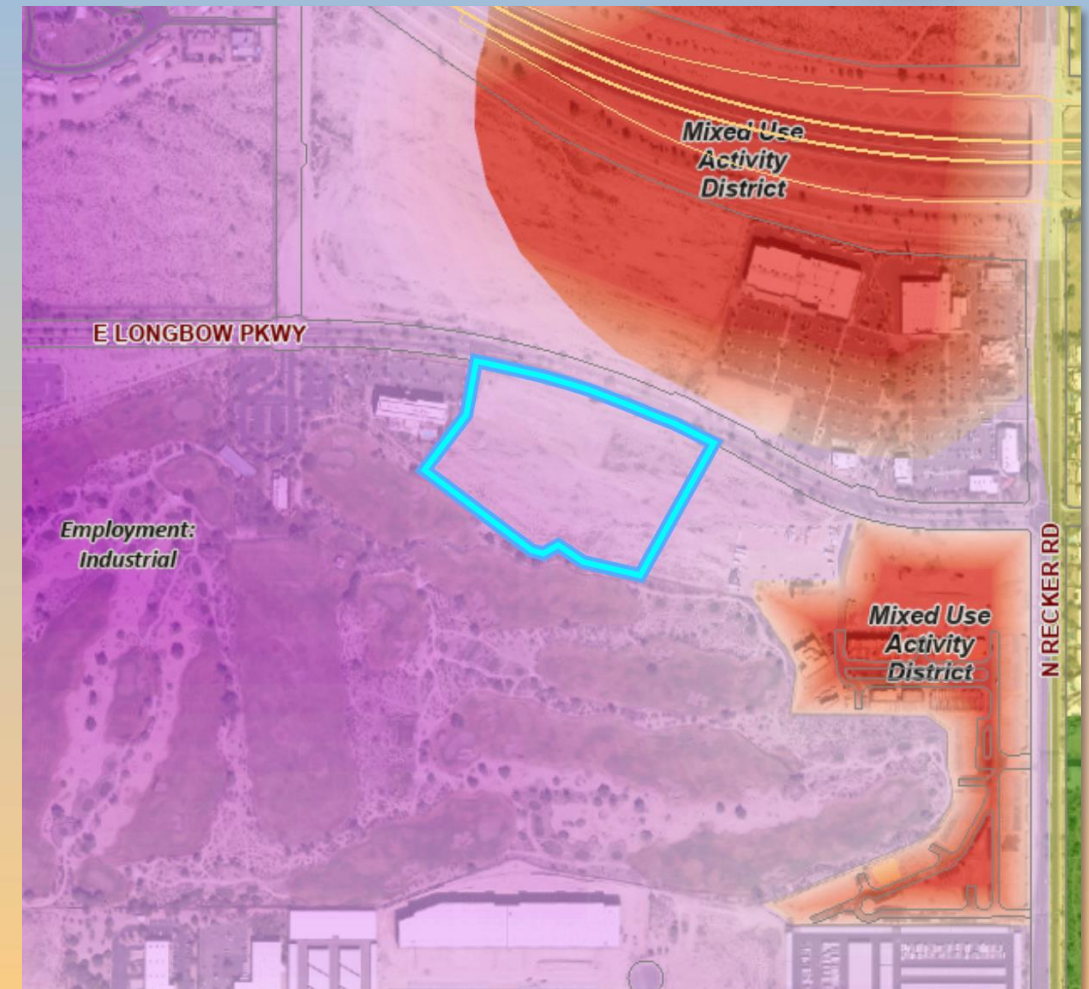
# General Plan

## Employment Character Area

- Industrial sub-type
- Primary land uses include industrial and manufacturing operations, warehousing, and outdoor storage

## Falcon Field Sub-Area

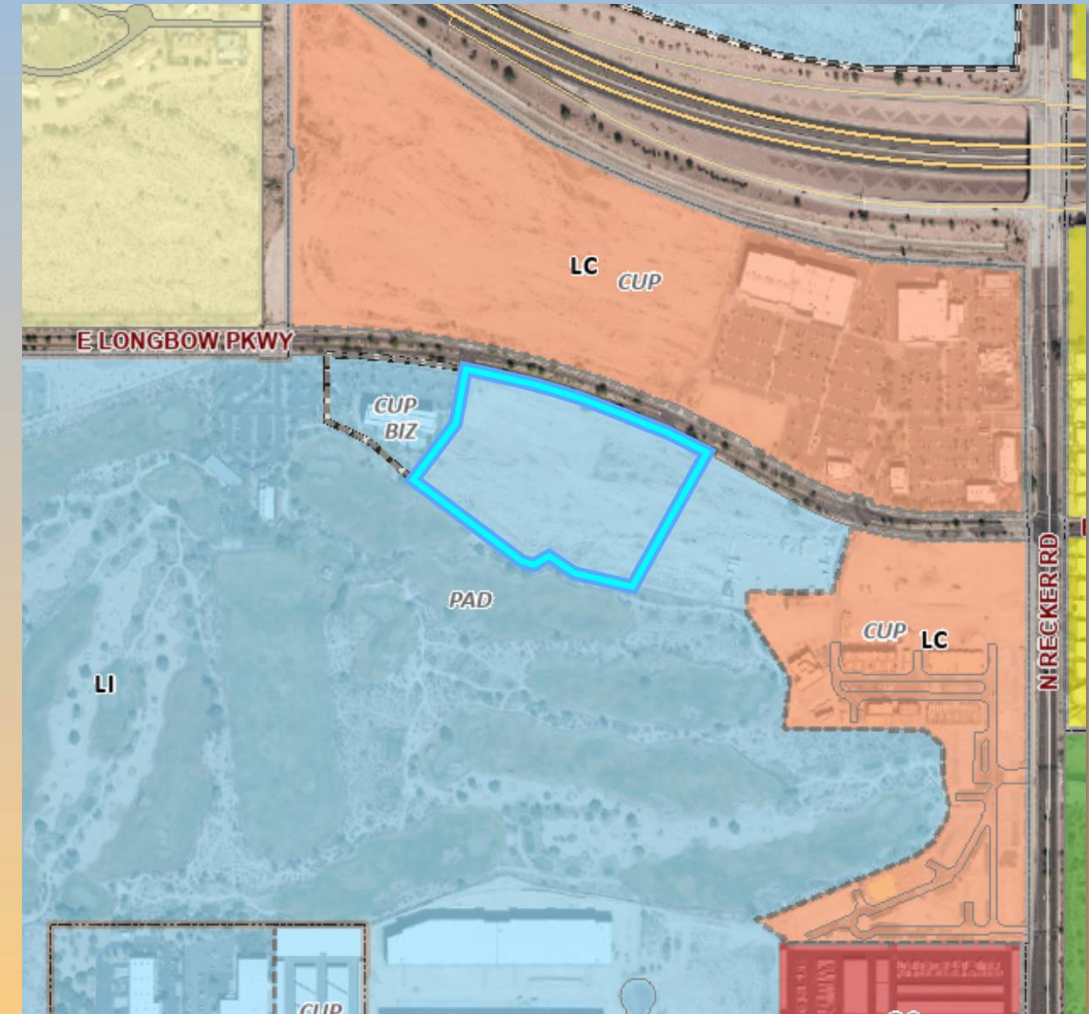
- Vision includes abundant, high-quality employment for professionals, technical experts, and highly skilled labor





# Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Industrial uses are permitted within the LI District





# Site Photo

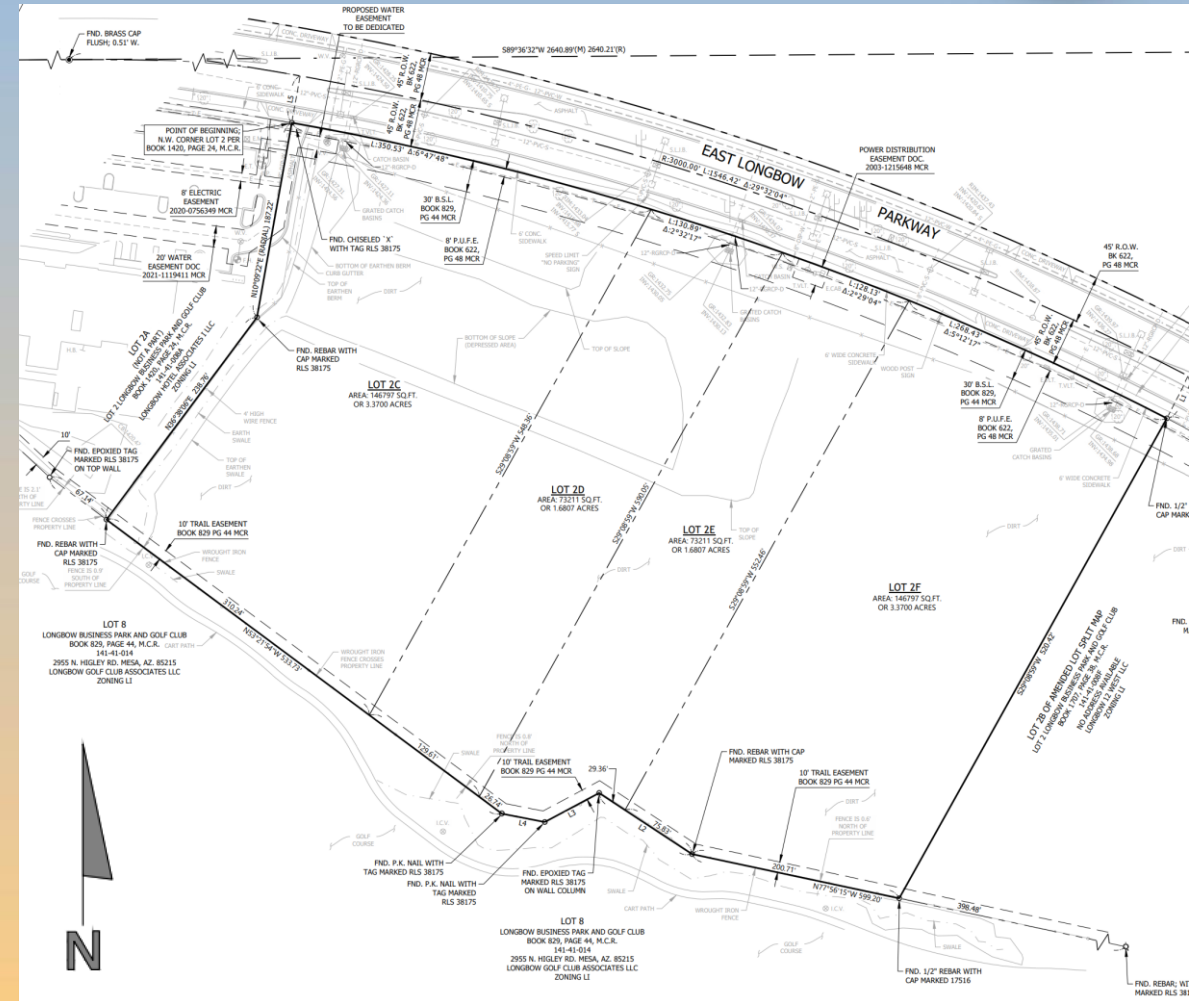


Looking south towards the site from Longbow Parkway



# Preliminary Plat

- Four proposed lots
- To allow flexibility for potential developers
- Proposed lots meet the minimum length, width and acreage requirements for the LI District







# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Conforms with the requirements in Section 9-6-2 of the Mesa City Code for Preliminary Plat approval

*Staff recommends Approval with Conditions*



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