

PROJECT NARRATIVE – LONGBOW LOT 2 REPLAT

Overview

Lot 2 of Longbow Business Park and Golf Club was originally platted in 2006 (Book 829, Page 44, Maricopa County Records) and consisted of 18.5 acres on the south side of Longbow Parkway. In 2018, the western 3.1 acres was split off and developed as a hotel. This parcel is known as Lot 2A per Book 1420, Page 24, M.C.R. In 2021 the eastern 3.3 acres was split off; the split parcel was subsequently amended to be 5.3 acres (Lot 2B per Book 1707 Page 38, M.C.R.). This parcel has not been developed at this time. The remaining central portion of Lot 2 contains 10.1 acres and is known as Lot 2 per Book 1707 Page 38, M.C.R. The owner of this remaining 10.1-acre parcel desires to further divide this parcel into 4 lots, with the 2 outer lots being 3.37 acres each and the 2 middle lots being 1.68 acres each. The purpose is to provide more flexibility for prospective buyers to purchase a lot or lots that would suit their proposed development. Any proposed development would go through the City's Site Plan review process.

Driveways

Since there are no specific development plans at this time, no new driveways are currently proposed. Any new driveways proposed in the future would need approval as part of the site plan review. There are 2 existing median breaks that already have driveway entrances constructed in line with each break on the south side of Longbow Pkwy; One is at the common drive between Lot 2A (the Home-2-Suites Hotel property) and the subject property (Lot 2).

Cross-Access

There is no cross-access easement recorded covering the shared drive between Lot 2A (the Home-2-Suites Hotel property) and the remainder of Lot 2. The Lot 2A developer constructed the drive along the common line between Lot 2A and the remainder of Lot 2. This drive straddled the property line and was approved by the owners of the remainder of Lot 2. This driveway could be modified as part of the future development of the remainder of Lot 2; a cross-access easement would be created at that time to reflect the final configuration of the common drive as applicable to both sites.

Right-of-Way Dedications

There are no additional Right-of Way dedications proposed at this time. Longbow Pkwy currently has a 45' half-street ROW and adjacent 8' PUF. These are shown on the plat.

Waterline Easement

A Water Easement exists over the adjacent hotel property (Lot 2A), but there is a short section of waterline on Lot 2 for which a water easement needs to be recorded. The easement document has been prepared and submitted to the City for approval. Upon approval, it will be signed and sent to the City for recording concurrent with the replat.