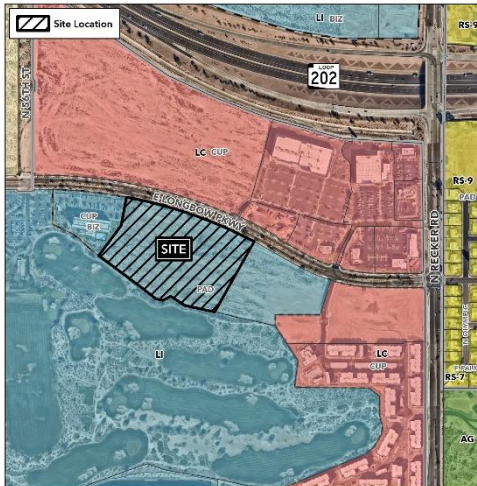




City Council Report

Date	July 8, 2025	
Case No.	SUB25-00340	
Project Name	Longbow Business Park & Golf Club Lot 2 Replat	
Request	Final Plat for the creation of four commercial lots	
Project Location	Located approximately 1,180 feet west of the southwest corner of North Recker Road and East Longbow Parkway	
Parcel No(s)	141-41-008E	
Project Area	10.1± acres	
Council District	District 5	
Existing Zoning	Light Industrial with a Planned Area Development Overlay (LI-PAD)	
General Plan Designation	Regional Center	
Applicant	Gary Stocker, Landsea Homes	
Owner	Dover Associates, LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the Final Plat is in substantial conformance with the Preliminary Plat and meets the subdivision requirements of Title 9, Chapter 6 of the Mesa City Code.

Staff recommends approval.

Project/Request Details

Final Plat:

- **Plat Name:** The applicant is requesting approval of a Final Plat titled, “Longbow Business Park & Golf Club Lot 2 Replat”
- **Lots:** The Final Plat will create four lots ranging in size from 73,211 square feet to 146,797 square feet.
- **Right-of-Way:** The Final Plat will not dedicate any new right-of-way. The required right-of-way for Longbow Parkway was previously dedicated.

Preliminary Plat Approval:

- The Preliminary Plat was approved by the Planning and Zoning Board on April 23, 2025 (ZON24-00568).
- There have been no revisions to the subdivision design following the Preliminary Plat approval.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Final Plat

Exhibit 3 – Preliminary Plat