



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

November 15, 2023

CASE No.: ZON23-00656	PROJECT NAME: DHI Longbow Lots 2-6
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Owner's Name:	DHI Communities
Applicant's Name:	Casey Whiteman, HilgartWilson, LLC
Location of Request:	Within the 3000 block of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road.
Parcel No(s):	141-41-010
Request:	Preliminary Plat for a five-lot subdivision. This request will allow for a commercial development.
Existing Zoning District:	Limited Commercial with a Planned Area Development overlay (LC-PAD)
Council District:	5
Site Size:	6.6± acres
Proposed Use(s):	Commercial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	November 15, 2023 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **May 14, 1979**, the City Council annexed 263± acres, including the project site, into the City of Mesa (Ordinance No. 1234) and established Single Residence-43 (RS-43) zoning on the property (Case No. Z79-109; Ordinance No. 1272).

On **March 4, 2002**, the City Council approved a Development Master Plan (DMP) to allow development of a business park (Longbow Business Park), golf course and club, and other commercial uses on the project site (Case No. Z02-001; Ordinance No. 3972).

On **November 17, 2008**, the City Council approved a modification of the Longbow Development Master Plan to align the land uses with the City's Falcon Field Sub-Area Plan and allow for future commercial and employment uses on the property (Case No. Z08-063; Ordinance No. 4897).

On **April 4, 2022**, the City Council approved a Minor General Plan Amendment from Employment to Mixed Use Activity District (Case No. ZON23-00878; Resolution No. 11816), a modification of the Longbow Park Planned Area Development Overlay, a rezone from Light Industrial (LI-PAD) to Limited Commercial (LC-PAD), council use permit, and site plan for a 20± acre site, including the project site, to allow for a mixed-use development (Case No. ZON21-00731; Ordinance No. 5695).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a preliminary plat titled "DHI Longbow Lots 2-6" to create five lots on approximately 6.6± acres in the LC-PAD zoning district (Proposed Project). The project site is located on the south side of Longbow Parkway and on the west side of Recker Road.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Mixed Use Activity. Per Chapter 7 of the General Plan, the Mixed Use Activity District is a large-scale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. These districts often include other uses such as office, entertainment, and residential.

The requested preliminary plat to create five commercial lots is consistent with the intent of the Mixed Use Activity character area.

Zoning District Designations:

The subject property is zoned Limited Commercial with a Planned Area Development overlay (LC-PAD). The proposed lots conform to the development standards for the LC district per MZO Section 11-6-3 and the Longbow Park PAD.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Longbow Parkway) LC-PAD Restaurant	North (Across Longbow Parkway) LC-PAD Retail	Northeast (Across Longbow Parkway & Recker Road) RS-7-PAD Single Residence
West LI-PAD Vacant	Project Site LC-PAD Vacant	East (Across Recker Road) RS-7-PAD Single Residence

Southwest	South	Southeast (Across Recker Road)
LI-PAD Golf Course	LC-PAD Vacant	RS-7-PAD Single Residence

Compatibility with Surrounding Land Uses:

The project site is currently vacant and zoned LC-PAD. There are existing commercial developments to the north. The site to the south is proposed for a multiple residence use.

The proposed preliminary plat for five commercial lots will not be out of character with the surrounding development.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of progressive stages. This review includes the evaluation of the overall site, including utilities layout, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat will create five lots and will contain common improvements including ingress and egress and retention.

The Proposed Project meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Neighborhood Participation Plan and Public Comments:

As of writing this report, no comments have been received. Staff will provide the Board with any new information during the scheduled Study Session on November 15, 2023.

Staff Recommendation:

Staff finds that the subject request is consistent with the Mesa 2040 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with all conditions of approval of Case No. ZON21-00731, Ordinance No. 5695.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the Subdivision Regulations.
4. Prior to the issuance of any building permits, obtain approval of and record a final subdivision plat with Maricopa County.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.

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 subdivision map 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 1 mile of Falcon Field Airport.
 - e. All final subdivision 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.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Project Narrative

Exhibit 4 – Preliminary Plat

Exhibit 5 – Power Point Presentation