

Planning & Zoning Application
(Council Use Permit, BIZ Overlay & Site Plan)

CITIZEN PARTICIPATION REPORT

Longbow Mixed-Use
Hotel & Retail/Restaurant

West of SWC Longbow Parkway & Recker Road (Mesa, Arizona)

February 9, 2026

Case No. ZON25-00917

I. Purpose

The purpose of this Citizen Participation Report is to provide a summary for the City of our team's efforts to inform neighbors, property owners, neighborhood associations, etc. near the project site about the Planning & Zoning application for the proposed Council Use Permit, BIZ Overlay, and Site Plan for the "*Longbow Mixed-Use*" project (the "Project"). The Project is a proposed mixed-use hotel and retail/restaurant development located west of the southwest corner of Longbow Parkway and Recker Road in the City of Mesa (the "City") on 3.37 total acres comprising APN 141-41-036 (the "Site").

The implemented Citizen Participation Plan ensured that those affected by this application had an adequate opportunity to learn about and comment on the Project. We have used these engagement opportunities to inform neighboring property owners and other members of the public of the benefits this Project will bring to the community and to address any concerns.

II. Contact

Rose Law Group pc
Chris Webb
7144 E. Stetson Drive, Suite 300, Scottsdale, AZ 85251
Ph: (480) 240-5648
E: cwebb@roselawgroup.com

III. Application Submittals

The Pre-Submittal conference was held with the City on October 28, 2025. The formal Project application was submitted to the City on November 15, 2025. City Staff have now completed their review of the Project application which is scheduled to go to the City's Planning & Zoning Board on March 11, 2026. The City Council is anticipated to take final action on the Project application in April 2026.

IV. Action Plan Results

In order to provide effective citizen participation in conjunction with the Project application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have:

1. A notification area list was developed for citizens and agencies in this area including:
 - All registered neighborhood associations and HOAs within 1-mile of the Site.
 - All property owners within 1,000 feet of the Site.
2. All persons listed above received a letter describing the Project, a map of the Site location, and an invitation to the neighborhood meeting that was held.
3. A neighborhood meeting was held for all neighbors and surrounding property owners.

The meeting was held on February 5, 2026. Only 1 neighbor attended. This neighbor didn't have any concerns about the Project and provided a comment card indicating his support for it.

4. The Project team has not been contacted by any other neighbors, property owners or HOAs, but will continue to provide additional information or address additional questions should any questions or concerns arise.

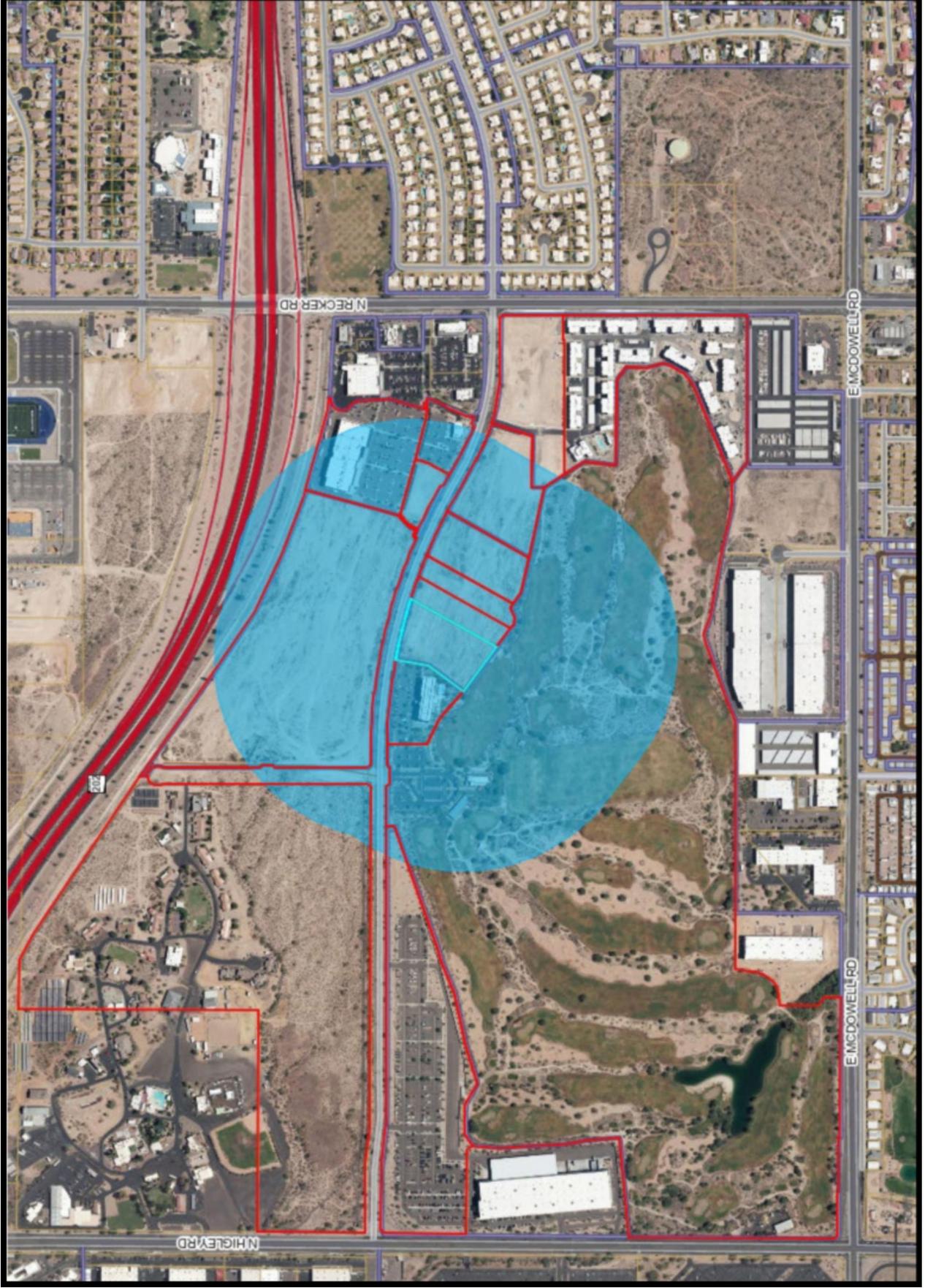
V. Schedule & Status of Completion

Pre-Submittal Conference – October 28, 2025
Application 1st Submittal – November 15, 2025
Application 2nd Submittal – January 12, 2026
Application Final Submittal – February 5, 2026
Neighborhood Meeting – February 5, 2026
Submittal of Citizen Participation Report – February 9, 2026
Planning & Zoning Board Hearing – March 11, 2026 (pending)
City Council Introduction – April 6, 2026 (pending)
City Council Action – April 20, 2026 (pending)

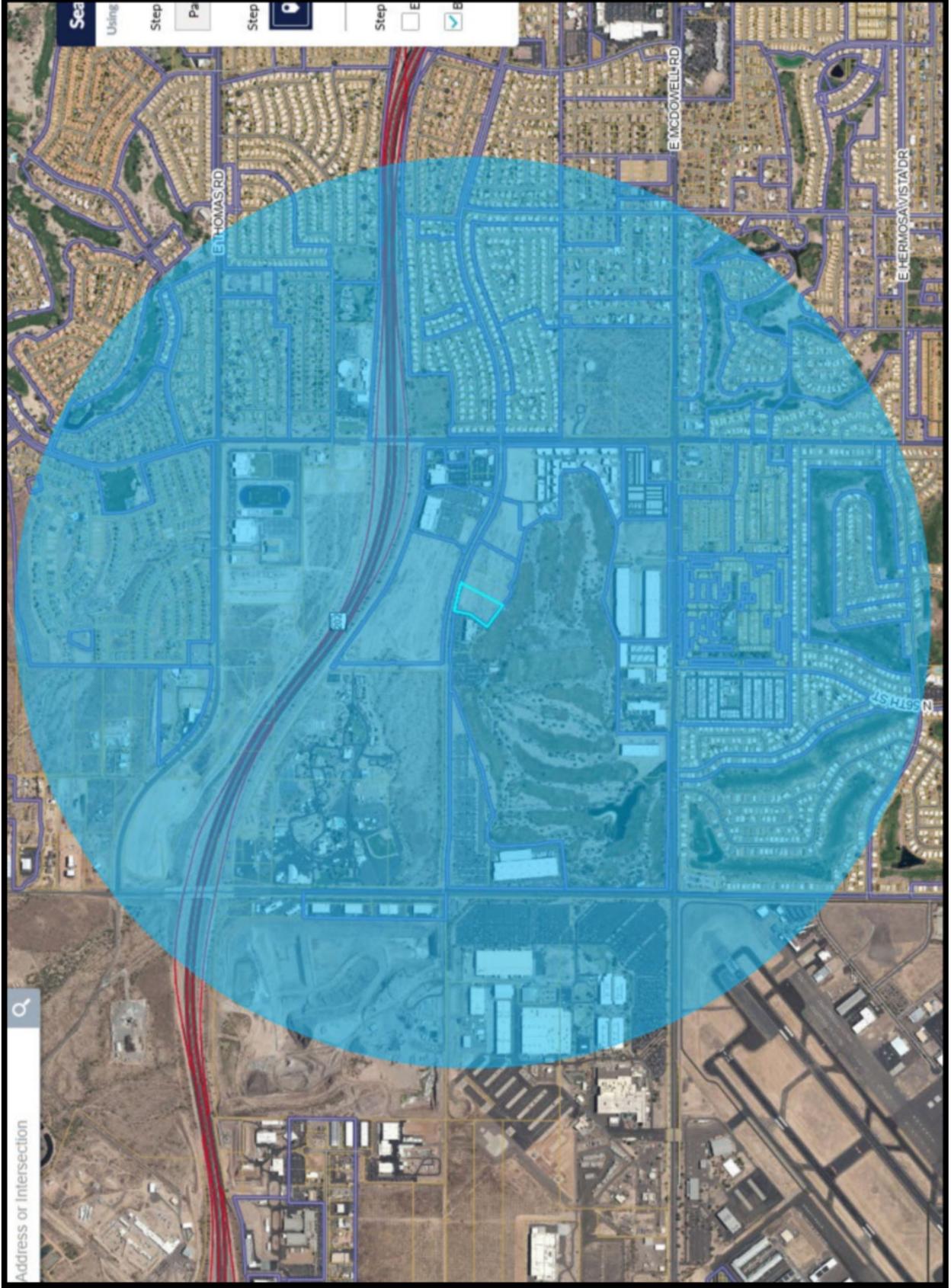
VI. Attachments

Notification Area Map
Notification Area List
Neighborhood Notification Letter
Affidavit of Notification
Neighborhood Meeting Sign in Sheet
Neighborhood Meeting Summary
Neighbor Comment Card of Support

1000' NOTIFICATION AREA



HOAs WITHIN 1 MILE RADIUS



COUNCILMEMBER ALICIA GOFORTH
PO BOX 1466
MESA AZ 85211-1466

JOHN ZIELONKA
PO BOX 1466
MESA AZ 85211-1466

CITY OF MESA DEVELOPMENT SERVICES
DEPARTMENT
ATTN: NANA APPIAH
PO BOX 1466
MESA AZ 85211-1466

CITY OF MESA DEVELOPMENT SERVICES
DEPARTMENT
ATTN: MALLORY RESS
PO BOX 1466
MESA AZ 85211-1466

CITY OF MESA
ATTN: MARC HERSHBERG
20 E MAIN ST STE 750
MESA AZ 85211-1466

DHI COMMERCIAL-LONGBOW LLC
1341 HORTON CIR
ARLINGTON TX 76011

DOVER ASSOCIATES LLC
5110 N 40TH ST STE 254
PHOENIX AZ 85018

DRH ENERGY INC
7689 E PINNACLE PEAK RD 200
SCOTTSDALE AZ 852255

FC MESA LLC
2989 W MAPLE LOOP DR STE 100
LEHI UT 84043

INDUSTRIAL INVESTORS LLC
2491 HARDIN RIDGE DR
HENDERSON NV 89052

LONGBOW 12 WEST LLC
12 W MAIN ST
MESA AZ 85201

LONGBOW HOTEL ASSOCIATES I LLC
9455 E IRONWOOD SQUARE DR
SCOTTSDALE AZ 85258

NUVISION FEDERAL CREDIT UNION
7812 EDINGER AVE
HUNTINGTON BEACH CA 92647

SAMS WEST INC
2608 SE J ST
BENTONVILLE AR 72712

SNL MESA AZ LLC
300 N LASALLE 5450
CHICAGO IL 60654

SUNSHINE ACRES CHILDREN HOMES
3405 N HIGLEY RD
MESA AZ 85201

THOMPSON GOLF GROUP LLC
4415 E VILLAGE PKWY
GILBERT AZ 85298

APACHE WELLS HOMEOWNERS
ASSOCIATION
APACHE WELLS HOA
2223 N 56TH ST
MESA AZ 85215

APACHE WELLS HOMEOWNERS
ASSOCIATION
KIRK MAHONEY
2654 N ARMOUR AVE
MESA AZ 85215

APACHE WELLS HOMEOWNERS
ASSOCIATION
JUDY TEAGUE
2223 N 56TH ST
MESA AZ 85215

APACHE WELLS HOMEOWNERS
ASSOCIATION
KIMBERLY COGILL
2223 N 56TH ST
MESA AZ 85215

APACHE WELLS HOMEOWNERS
ASSOCIATION
SHARON GORDON
2442 N EASTWOOD WAY
MESA AZ 85215

CAMELOT PROPERTY OWNERS ASSOCIATION
150 E Alamo Dr Suite #3
Chandler, AZ 85225

IRONWOOD AT RED MOUNTAIN
HOMEOWNERS ASSOCIATION
BEAU CRUZ
7255 E HAMPTON AVE 101
MESA AZ 85209

LOMA VILLA HOMEOWNERS ASSOCIATION
RICHARD FONTINEL
5902 E NANCE ST
MESA AZ 85215

LOMA VILLA HOMEOWNERS ASSOCIATION
SHERRY BROOKS
5830 E NANCE ST
MESA AZ 85215

LOMA VILLA HOMEOWNERS ASSOCIATION
SANDY MORENO
5942 E NANCE ST
MESA AZ 85215

LOMA VILLA HOMEOWNERS ASSOCIATION
SANDRA MORENO
1850 E NORTHROP BLVD 140
CHANDLER AZ 85286

LONGBOW BUSINESS PARK & GOLF CLUB
PROPERTY OWNERS ASSOCIATION
BOB MCNICHOLS
5601 E LONGBOW PARKWAY
MESA AZ 85215

MESA DESERT HEIGHTS HOMEOWNERS
ASSOCIATION

RANCHO DEL LAGO/VILLA ROYALE II
HOMEOWNERS ASSOCIATION
TRACI HILL-VANDAGRIFF
2513 N SEA PINES ST
MESA AZ 85215

RANCHO DEL LAGO/VILLA ROYALE II
HOMEOWNERS ASSOCIATION
KEITH BURNS
6307 E MILLS
MESA AZ 85205

RED MOUNTAIN RANCH OWNERS
ASSOCIATION
JAN POND
3919 N SANTIAGO
MESA AZ 85215

RED MOUNTAIN RANCH OWNERS
ASSOCIATION
ANGIE TORREZ
6644 E THOMAS RD STE 101
MESA AZ 85215

REGENCY AT RIDGEVIEW ESTATES
HOMEOWNERS ASSOCIATION

RESERVE AT RED ROCK
MITCH DAY
5820 E SCAFELL CIR
MESA AZ 85215

RIDGEVIEW
NICOLE MACFARLANE
6122 E QUARTZ CIR
MESA AZ 85215

RIDGEVIEW
MIKE TURNER
6305 E PRESIDIO
MESA AZ 85207

SUMMIT
DAVID EICH
6546 E REGINA
MESA AZ 85215

THE WELLS HOMEOWNERS ASSOCIATION
SCOTT BRENNER
5735 E MCDOWELL RD 500
MESA AZ 85215

THE WELLS HOMEOWNERS ASSOCIATION
JAMES RIEDL
5735 E MCDOWELL RD 500
MESA AZ 85215

VILLA ROYALE HOMEOWNERS ASSOCIATION

Notice of Neighborhood Meeting

January 20, 2026

Dear Neighbor,

You are cordially invited to a neighborhood open house meeting hosted by Rose Law Group pc, on behalf of Opwest Partners, regarding a Planning & Zoning application submitted to the City of Mesa for a *Council Use Permit*, *Bonus Intensity Zone (BIZ) Overlay*, and *Site Plan* for the proposed “Longbow Mixed-Use” hotel and retail/restaurant project located on a 3.37-acre parcel situated west of southwest corner of Longbow Parkway & Recker Road, comprising APN 141-41-036 (the “Site”). This meeting notification is being sent to all property owners within 1,000 feet of the Site. The location of the “Longbow Mixed-Use” Site is identified on the map on the reverse side of this letter.

The “Longbow Mixed-Use” Site is part of the Longbow Business Park and Golf Club Development Master Plan and is zoned *Light Industrial (LI)* with a *Planned Area Development (PAD) Overlay*, which already allows hotels and retail/restaurant uses on the Site. The Planning & Zoning application submitted to the City of Mesa is only necessary to; (i) allow a portion of the proposed hotel to be constructed within the Airport Overlay Area 2 (“AOA2”) of Falcon Field that covers the western 60-70 feet of the Site, (ii) allow the height of the hotel to exceed 40 feet (up to 53 feet), and (iii) establish the site plan for both the hotel and retail/restaurant portions of the project.

A neighborhood open house meeting will be held at the time and place listed below to discuss the Planning & Zoning application submitted to the City of Mesa and answer any questions you may have. The meeting will be held in an open house format, so you may come and go at your convenience.

Thursday, February 5, 2026

5:00 PM – 6:00 PM

**American Leadership Academy, Mesa North Pre-K-6 - Cafeteria
5901 E. Thomas Road, Mesa, AZ 85215**

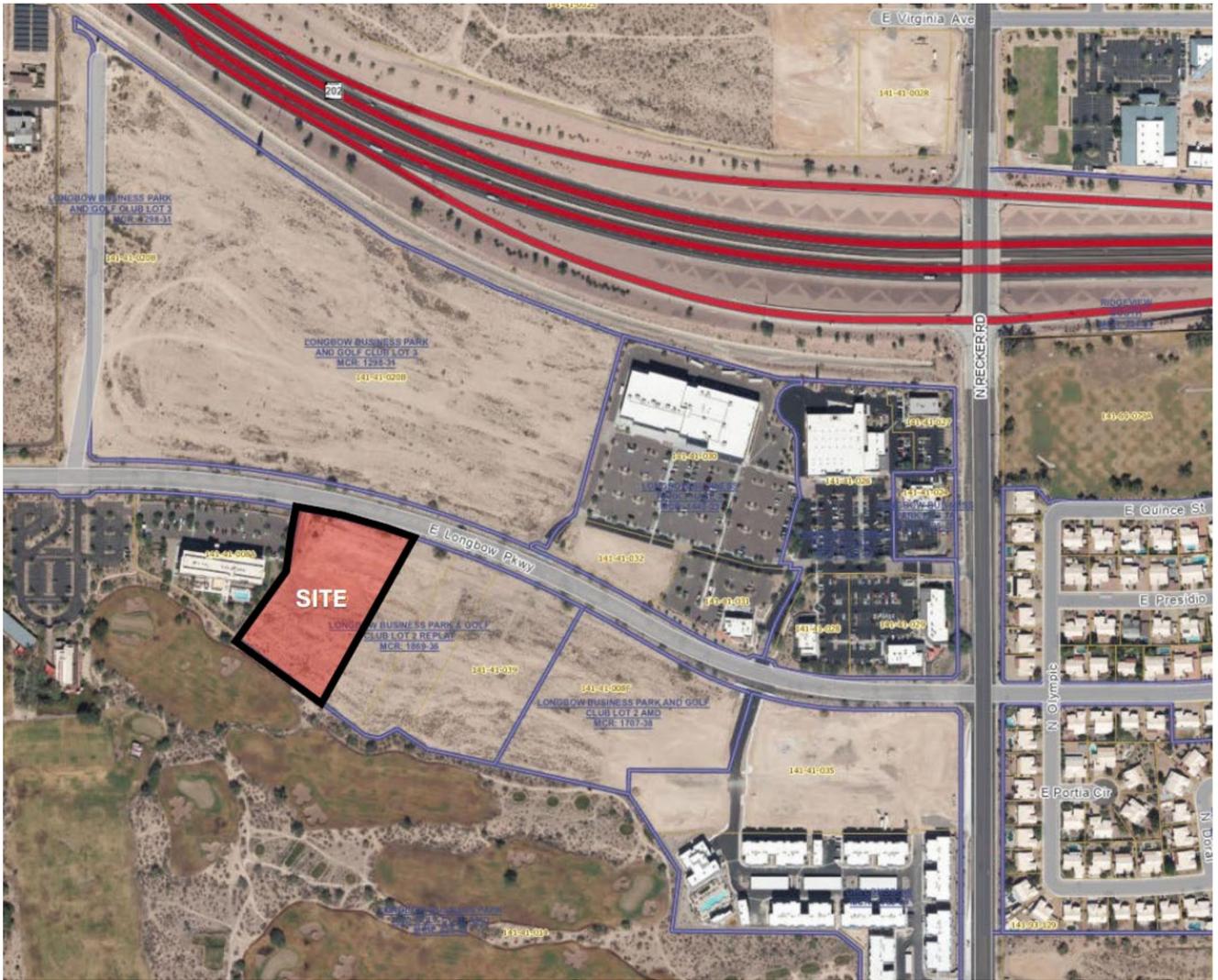
If you have any questions or comments regarding the above referenced application or the neighborhood meeting, please contact Chris Webb at Rose Law Group pc, (480) 240-5648 or cwebb@roselawgroup.com. Comments or questions related to this application may also be provided to Mallory Ress at the City of Mesa at (480) 644-2067 or mallory.ress@mesaaz.gov

Sincerely,

Chris Webb

Chris K. Webb
Director of Land Development Solutions

Longbow Mixed-Use Project – Site Location Map



Affidavit of Notification

Application: Longbow Mixed-Use - Council UP, BIZ Overlay, Site Plan

Applicant Name: Opwest Partners

Location: west of SWC Longbow Parkway & Recker Road

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Amado
Applicant/Representative Signature

1/21/2026
Date

This instrument was acknowledged before me on this 21st day of January,

2026, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Laury Henderson
Notary Public



My commission expires 02/26/2029

Neighborhood Meeting Summary
Longbow Mixed Use (ZON25-00917)
West of SW corner of Longbow Pkwy and Recker Rd

Date:	Thursday, February 5 th , 2026
Time:	5:00pm – 6:00pm
Location:	American Leadership Academy, Mesa North 5901 East Thomas Road, Mesa, AZ 85215

Neighborhood Meeting Team:	
	Chris Webb, Rose Law Group
	Ty Templeton, Rose Law Group

The Applicant team held an in-person Neighborhood Meeting on Thursday, February 5th, 2026 from 5:00pm – 6:00pm in the Cafeteria of the K-6 building of American Leadership Academy, Mesa North, located at 5901 East Thomas Road, Mesa, AZ 85215. Notification letters were mailed out via USPS on January 20, 2026 to all property owners within 1,000 feet and HOA's within one mile of the project site, meeting the minimum notice requirement in accordance with the Mesa Zoning Ordinance (see Affidavit of Notification attached hereto).

The Applicant Team arrived at 4:30pm to set up the meeting room with exhibit boards on easels and a table for sign-in sheets and comment cards. Before the meeting, the Applicant team coordinated with American Leadership Academy maintenance staff to ensure all entrances were available. Each area had directional signs pointing out the cafeteria for ease of access.

The meeting began promptly at 5:00pm. Only one member of the community attended (See sign-in sheets attached hereto).

Upon signing in, the attendee was greeted by the Applicant Team and walked around the various exhibit boards displaying the project's preliminary site plan, landscape plan, zoning, architectural concepts, and aerial visuals. The attendee was encouraged to provide comments, suggestions, and ask questions regarding the project's scope, design, and interplay with their neighborhood.

The Applicant team and the attendee engaged in discussion regarding the community benefit of the project. The attendees comment card is attached where he expressed his support for the project.

Should any neighbors or interested parties reply to further noticing about the application, communication will be opened between those neighbors and the Applicant Team to address all questions, concerns, and comments. The results of any discussions and feedback gained will be taken into consideration with the application and copies of all correspondence will be provided to the City.

We would love to hear your thoughts about this project. All comment cards will be submitted to staff and included in the case report.

Name: MITCH DAY

Address: 5820 E SCAPELL CIR

Please circle one: SUPPORT / OPPOSED / NEUTRAL

WRITE COMMENTS BELOW

ADDITIONAL QUALITY HOTEL
ROOMS ARE NEEDED
IN NE MESA!