



CITY COUNCIL

April 4, 2022



ZON21-00731

ZON21-00878



Request

- Minor General Plan Amendment from Employment to Mixed Use Activity District
- Modification of Longbow PAD
- Rezone from LI to LC
- Council Use Permit
- Site Plan Review

Purpose

- Allow for a mixed-use development

Location

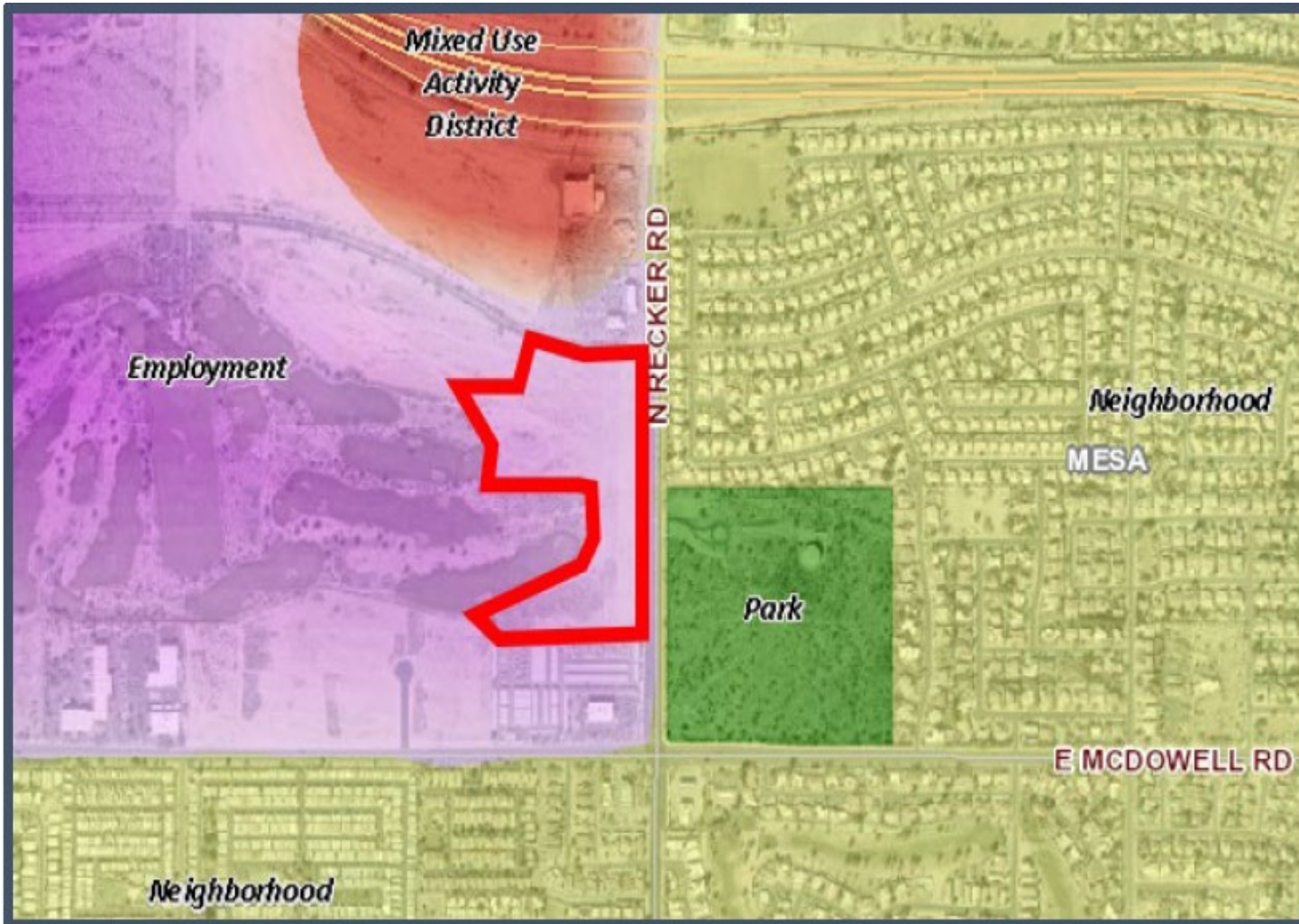
- South of 202 Freeway
- West of Recker Road
- South of Longbow Parkway
- North of McDowell Road



Site Photo



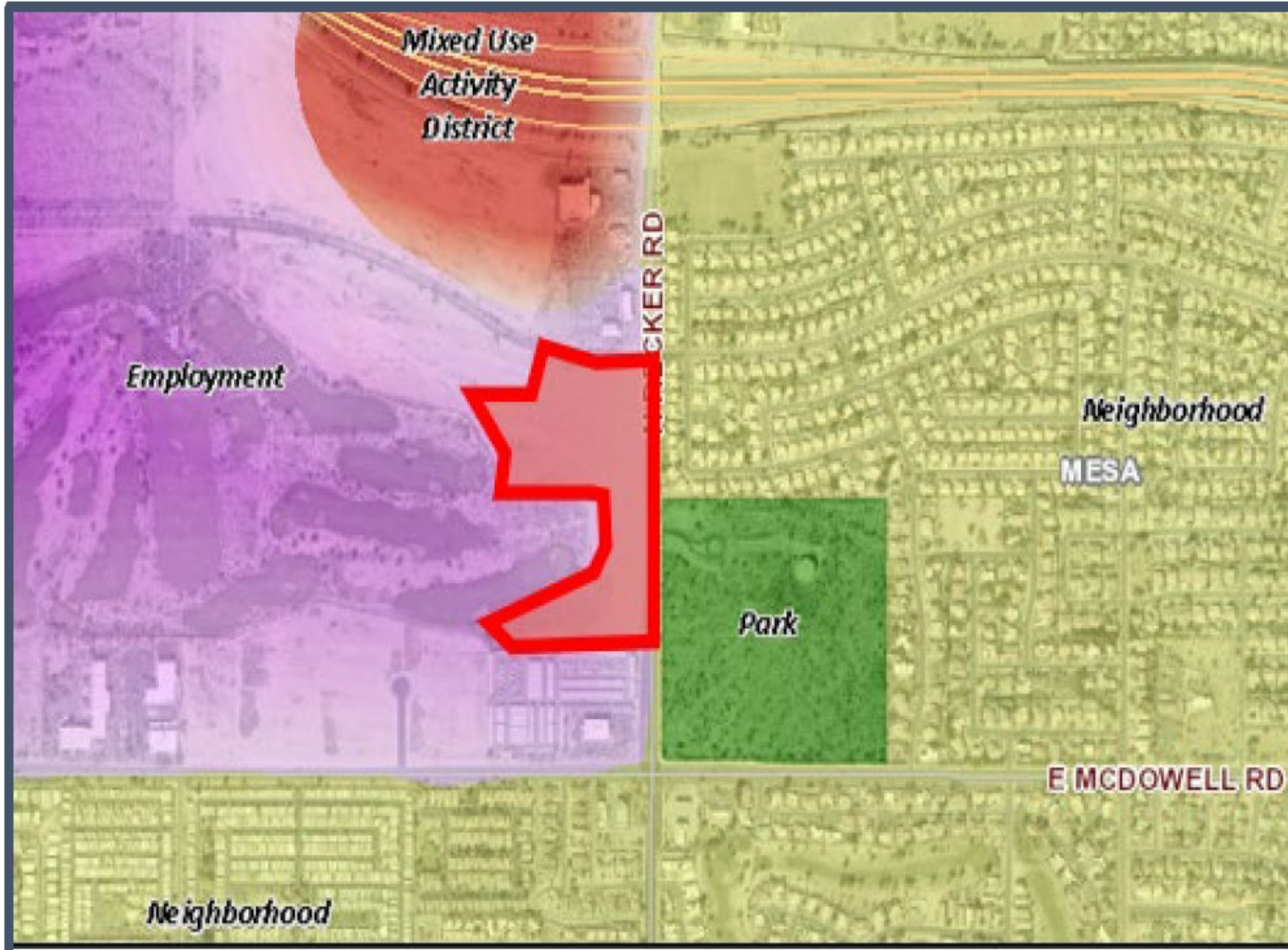
Looking west from Recker Road



General Plan

Employment

- Minimal connection to surrounding area
- Wide range of employment in high-quality settings



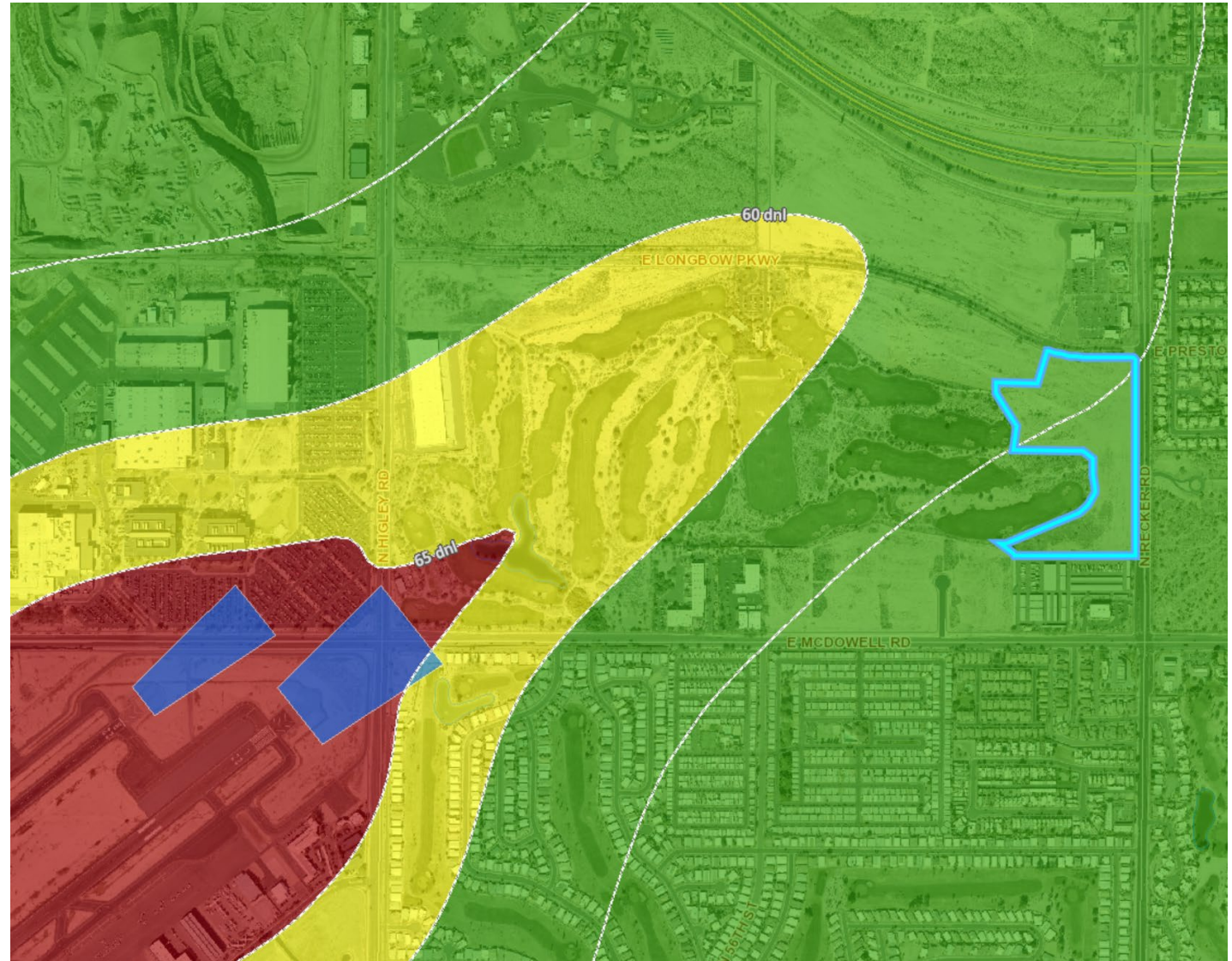
General Plan

Mixed Use Activity District

- Large-scale community and regional activity areas
- Strong & viable centers of commercial activity
- Often include uses such as office, entertainment, and residential

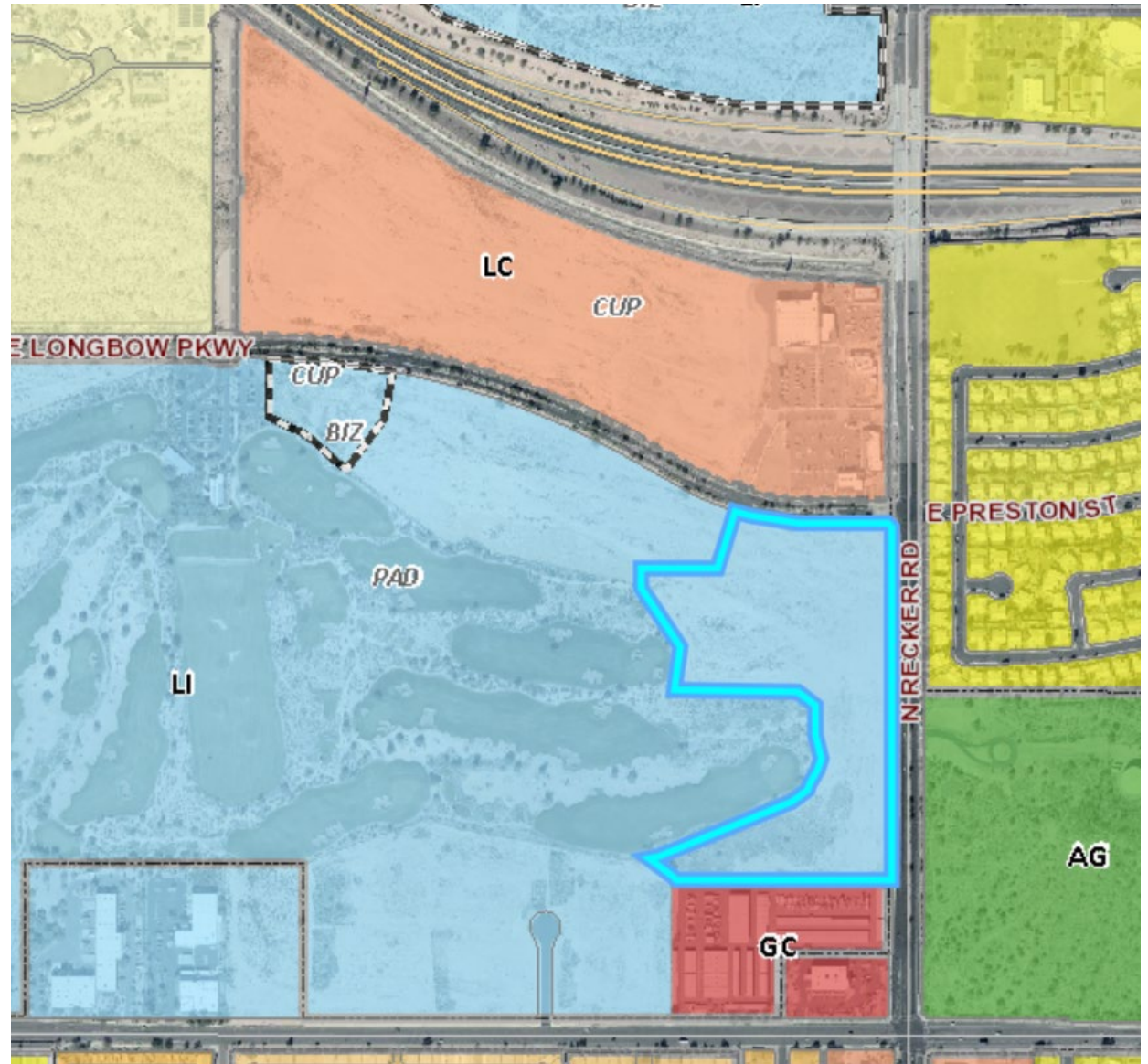
Airfield Overlay Area

- Within AOA 3
- No prohibition on uses
- Site is 1 mile from runway



Current Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Longbow Park PAD est. in 2002, mod. 2008
- Currently vacant



Proposed Zoning

- Modify Longbow Park PAD (Lot 4 only)
- Rezone to LC-PAD-CUP
 - Primary zoning district in the Mixed Use Activity Center
 - Provides areas for retail, entertainment and service-oriented business
 - Retail and restaurants permitted
 - Multiple Residence permitted with CUP



Site Plan (Original)

Commercial

- 6.63± acres
- 6 commercial buildings

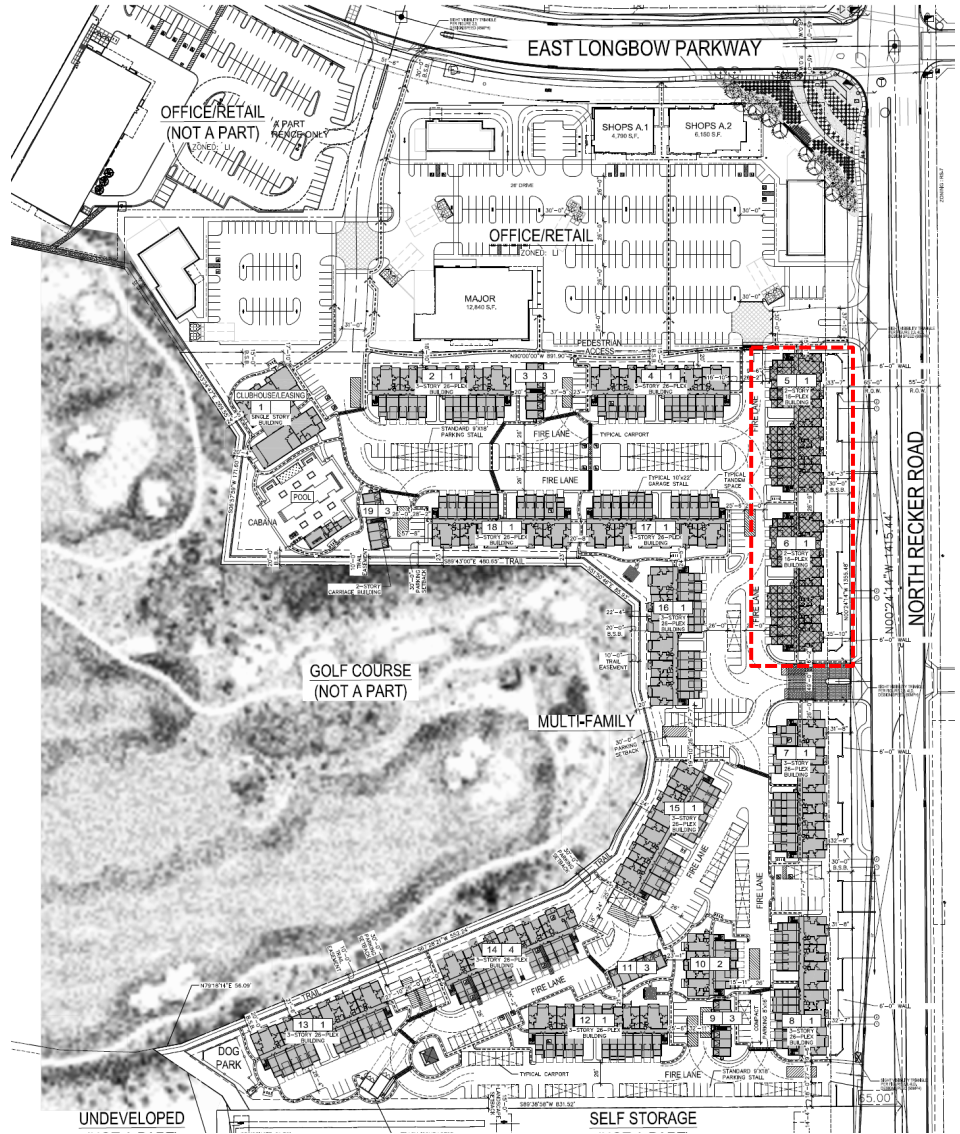
Multiple Residence

- 13.36± acres
- 359 units
- 2-3 stories



Site Plan (Proposed)

- Reduced building height for Buildings 5 & 6
- Perimeter wall along Recker Road
- Increased parking ratio
- Reduced to 339 units



PAD Request (Original)

Development Standard	Required LC	Proposed LC-PAD	Staff Recommendation
Maximum Building Height	30'	38'	As proposed
Building Separation - Up to 20 feet - 20-40 feet	25' 30'	20' 20'	As proposed
Outdoor Living Area	100 SF	44 SF	As proposed
Parking	2.1 space per unit	1.85 spaces per unit	As proposed

PAD Request (Proposed)

Development Standard	Required LC	Proposed LC-PAD	Staff Recommendation
Maximum Building Height	30'	38'	As proposed
Building Separation - Up to 20 feet - 20-40 feet	25' 30'	20' 20'	As proposed
Outdoor Living Area	100 SF	44 SF	As proposed
Parking	2.1 space per unit	1.95 spaces per unit	As proposed
Fence Height	3.5'	6'	As proposed

Planned Area Development Overlay



Enhanced entries

Path along golf course

Shared access & pedestrian connections

High-Quality amenities

Council Use Permit

Section 11-31-31

- Min. 60% of GFA of all buildings is commercial
- Min. 65% of ground floor of each building is commercial
- Any modifications require CUP
- **Proposed: 33% commercial on site**

Design Review

- Work session on October 12, 2021
- DRB recommended changes to residential that result in consistency with retail
- Staff worked with applicant to address comments



1 SOUTH ELEVATION
SCALE: 1" = 10'0"

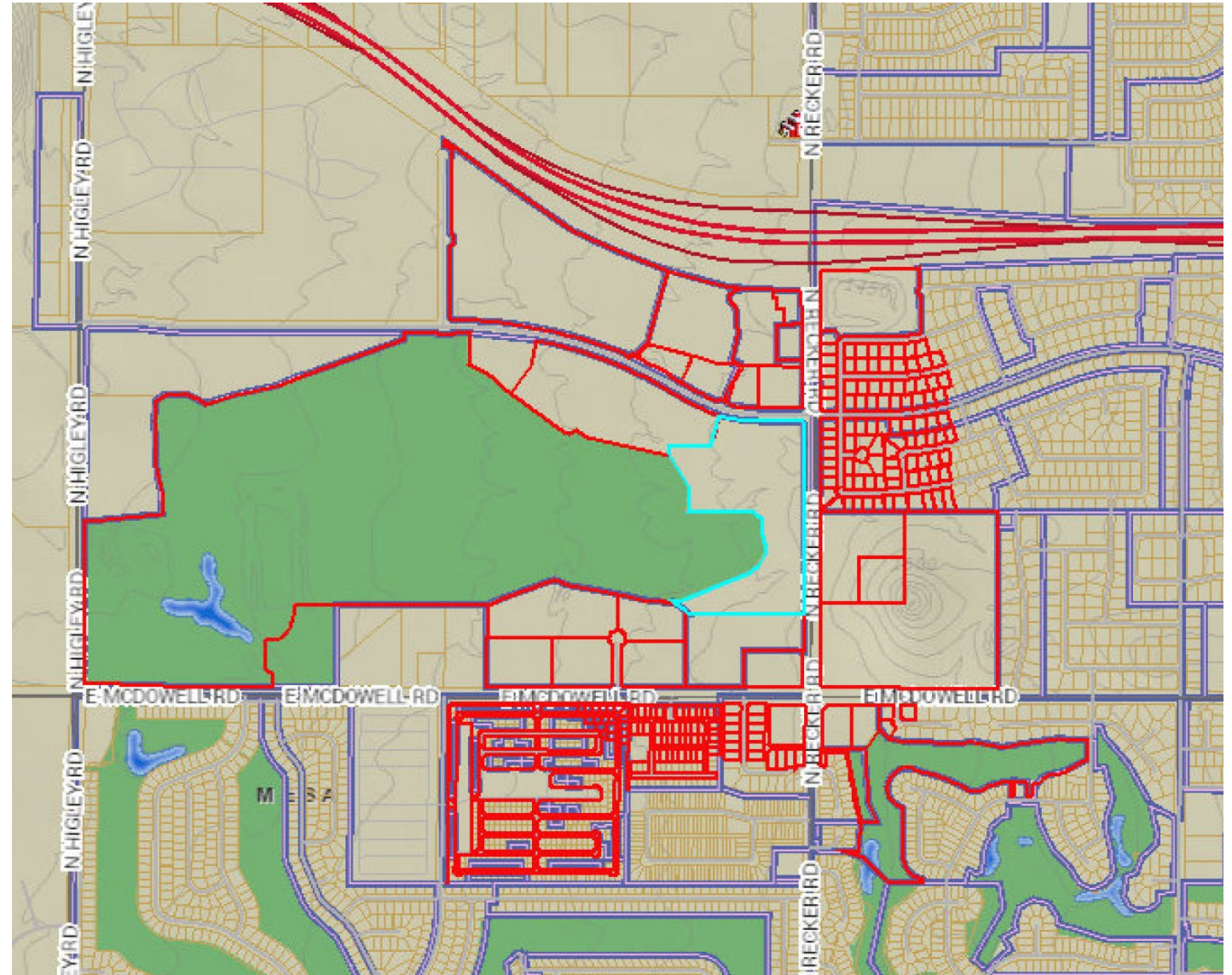


Conditions of Approval

- **Reduction to building height from 3 to 2-stories for Buildings 5 & 6 along Recker Road**
- **Record a shared parking agreement**
 - Between commercial & multiple residence
- **Good Neighbor Policy**
 - Prohibits antennas, satellite discs, and storage on balconies
- **Elevations & renderings conform to DRB recommendation**
- **Additional drive-thrus considered Major Site Plan Modification**
 - Review by Planning & Zoning Board and City Council

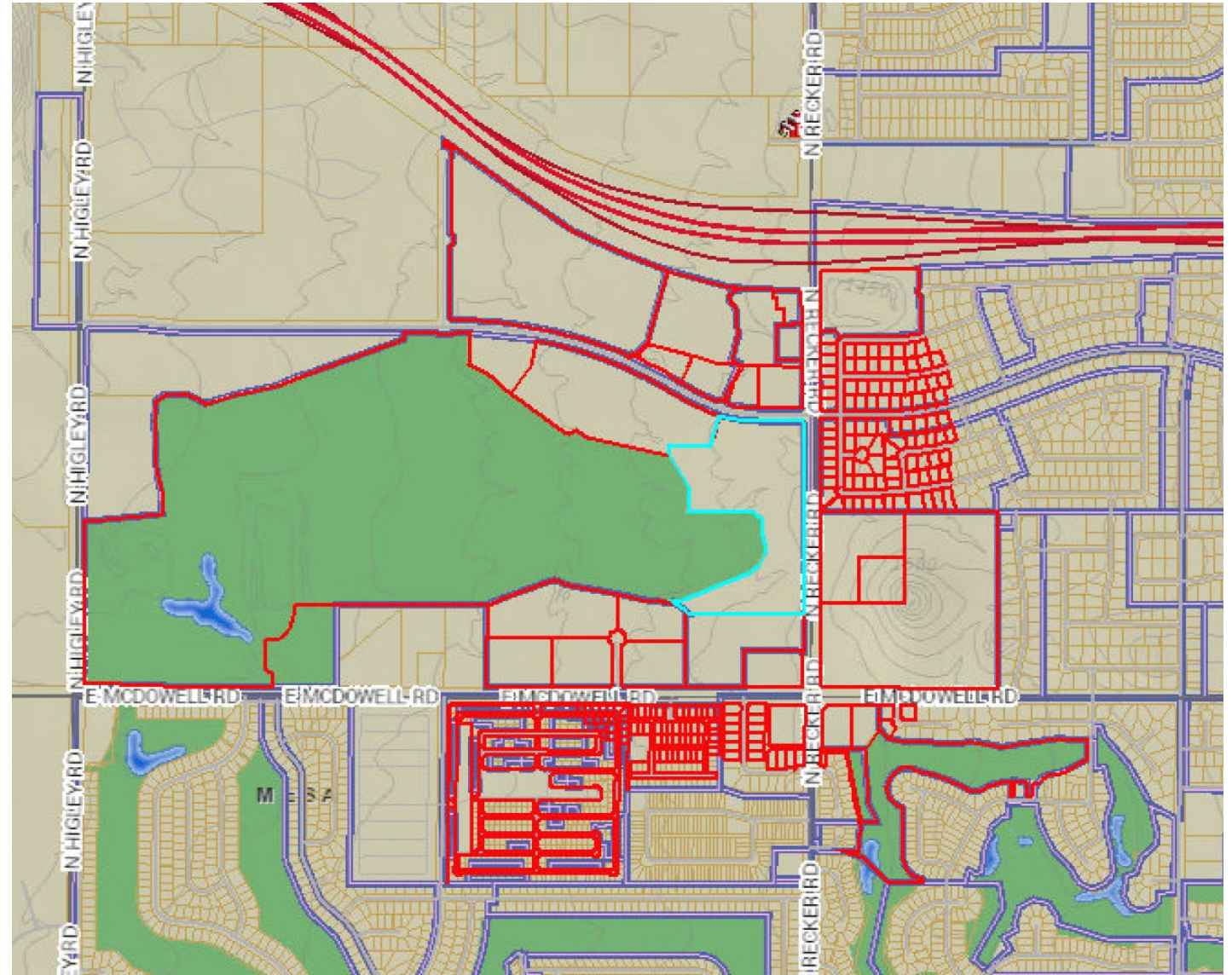
Citizen Participation

- Letter mailed to property owners within 1,000' and HOAs and registered neighborhoods within 1-mile
- 2 meetings held
 - September 15, 2021
 - November 10, 2021
- Applicant has received additional communication both in opposition & support



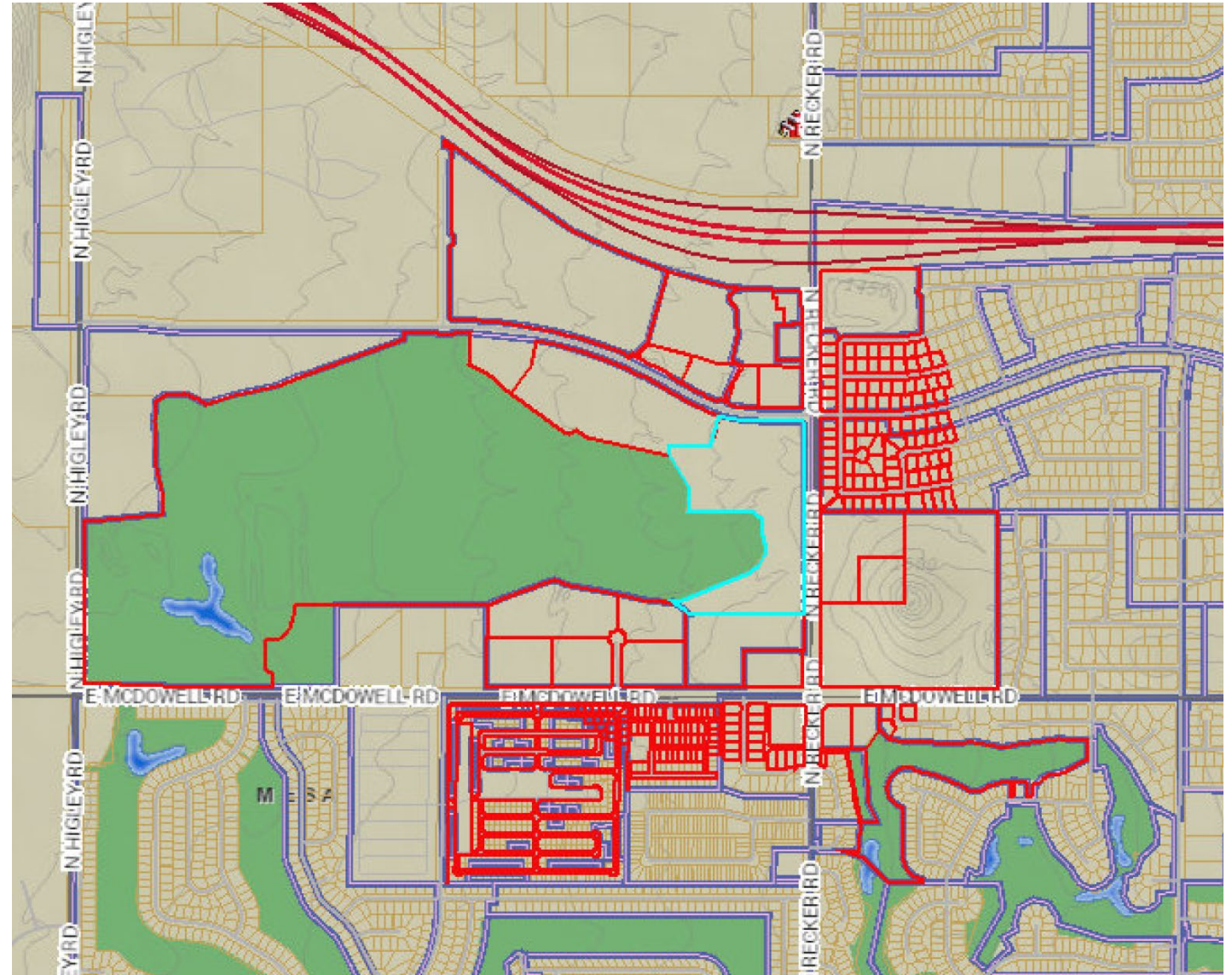
Citizen Participation

- Staff received 12 emails in opposition
- Staff has received calls from several neighbors in opposition
- Concerns:
 - Density
 - Traffic
 - Parking
 - Compatibility



Citizen Participation

- City hired a third-party facilitator to meet with the neighbors and applicants to provide an unbiased assessment of the concerns
- The facilitator's report was included in the agenda packet



Summary

Findings

- ✓ Complies with the intent of 2040 Mesa General Plan
- ✓ Criteria in Chapter 22 for Planned Area Development
- ✓ Consistent with Longbow PAD
- ✓ Criteria in Chapter 70 for Council Use Permit
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

ZON21-00878: Adoption

ZON21-00731: Approval with Conditions

P&Z Recommendation

ZON21-00878: Adoption

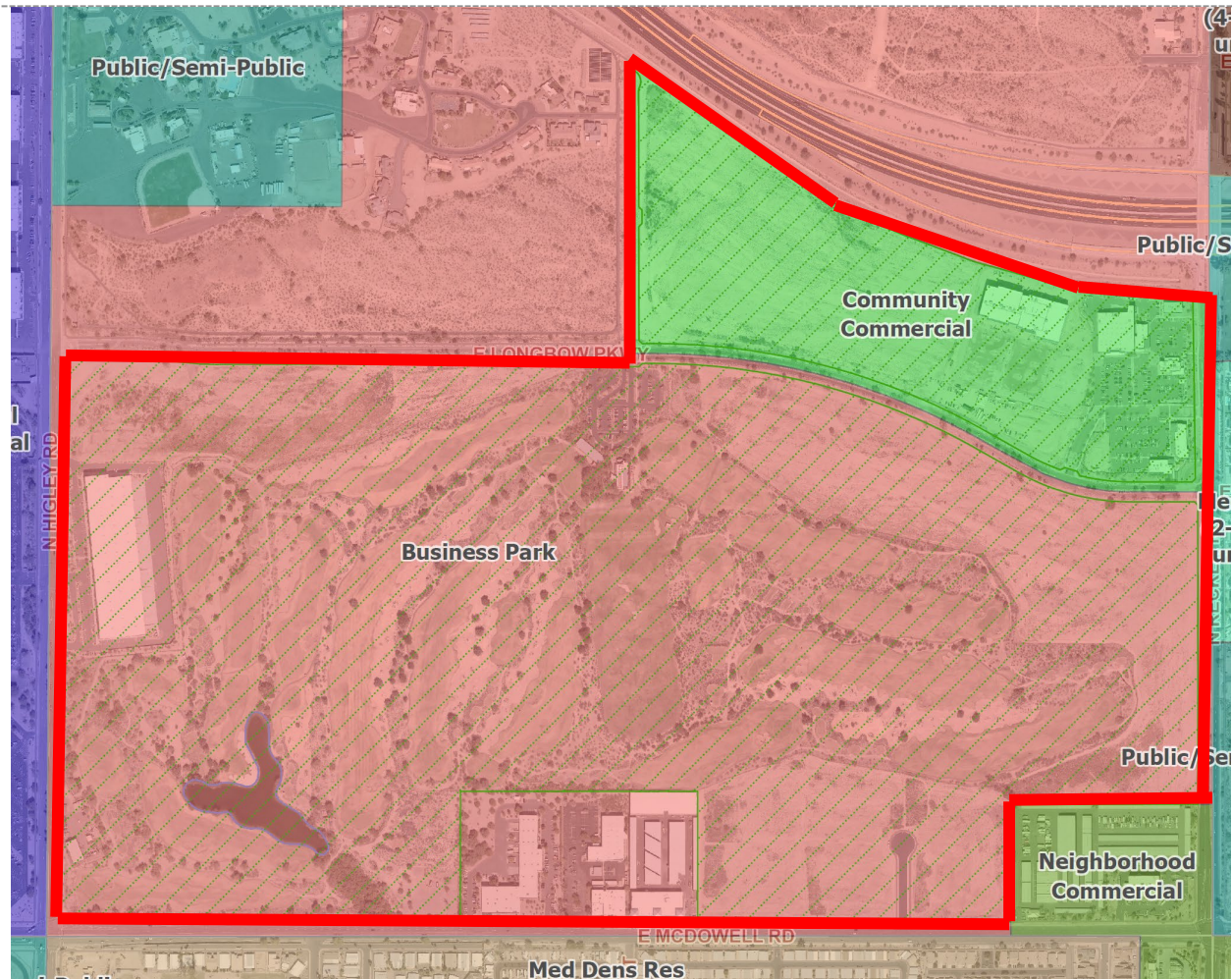
ZON21-00731: Approval with Conditions



CITY COUNCIL

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2025 General Plan



Elevations to DRB



- +38'-0" T.O. PARAPET
- +33'-0" MAX T.O. ROOF DECK
- +30'-4 7/8" T.O. PLATE
- +29'-4 1/2" TOP OF WINDOW
- +21'-4 1/2" 3rd FLOOR
- +19'-9" T.O. PLATE
- +18'-8 5/8" TOP OF WINDOW
- +10'-8 5/8" 2nd FLOOR
- +9'-1 1/8" T.O. PLATE
- +6'-0" TOP OF WINDOW
- +0'-0" FINISH FLOOR



Proposed Elevations

