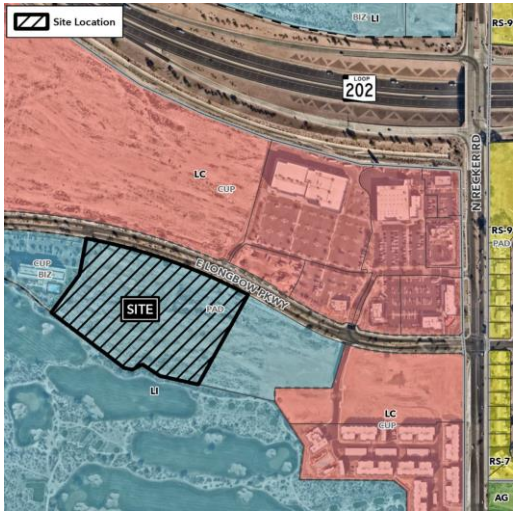


Planning & Zoning Board Staff Report
23, 2025

April

Case No.	ZON24-00568	
Project Name	Longbow Lot 2 Replat	
Request	Preliminary Plat for a four-lot subdivision	
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± acres	
Council District	District 5	
Existing Zoning	Limited Industrial with a Planned Area Development Overlay (LI-PAD)	
General Plan Designation	Employment	
Applicant	Gary Stocker, Stocker Consulting	
Owner	Dover Associates LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the criteria for Lots and Subdivisions outlined in MZO Section 11-30-6, and the Subdivision Regulations outlined in the Mesa City Code Section 9-6.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of a Preliminary Plat titled, "Longbow Lot 2 Replat" to create four industrial lots.

Site Context

General Plan:

- The Mesa 2040 General Plan Character Area for the project site is Employment with an Industrial Sub-type.
- Light Industrial (LI) is a primary zoning district.
- Industrial and manufacturing operations, warehousing, outdoor storage, and compatible public and semi-public uses are primary land uses.
- The creation of individual lots for sale is consistent the Employment Character Area and the Industrial Sub-type by facilitating the development of land for an employment use.

Sub-Area Plan:

- The project site is located in the Falcon Field Sub Area.
- The creation of individual lots for sale is consistent with the Falcon Field Sub Area Plan, which encourages high-quality employment for professionals, technical experts, and highly skilled labor.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development overlay (LI-PAD).
- The proposed lots meet the minimum length, width and acreage requirements for the LI District.

Surrounding Zoning & Use Activity:

The Proposed Project is compatible with surrounding land uses, which include a hotel, apartment complex, golf course, vacant parcels and commercial developments.

<p>Northwest (Across Longbow Pkwy) LC-PAD Vacant</p>	<p>North (Across Longbow Pkwy) LC-PAD Vacant & Commercial</p>	<p>Northeast (Across Longbow Pkwy) LC-PAD Commercial</p>
<p>West LI-BIZ-CUP Hotel</p>	<p>Project Site LI-PAD Vacant</p>	<p>East LI-PAD Vacant</p>
<p>Southwest LI-PAD Golf Course</p>	<p>South LI-PAD Golf Course</p>	<p>Southeast LI-PAD Golf Course</p>

Site History:

- **April 14, 1979:** City Council annexed 263.2± acres, including the project site, into the City of Mesa (Ordinance No. 1234).
- **September 24, 1979:** City Council approved a rezoning for 118.9± acres, including the project site, from Maricopa County Rural 43 to City of Mesa Agricultural (AG) (Case No. Z79-109; Ordinance No. 1272).
- **June 1, 1987:** City Council approved a rezoning for 80± acres from Agriculture (AG) to Restricted Industrial (M-1 [equivalent to LI]) (Case No. Z87-031; Ordinance No. 2217).
- **March 4, 2002:** City Council approved a rezoning for 322.5± acres from AG, Limited Industrial (M-1 [equivalent to LI]) and General Commercial (C-3 [equivalent to GC]) to M-1 with a Development Master Plan overlay (M-1-DMP), C-3-DMP, and conceptual M-1 with a Bonus Intensity Zone overlay (M-1-BIZ). for a business park with industrial, office and commercial uses, and golf course (Case No. Z02-01; Ordinance No. 3972). The project site was zoned M-1-DMP with a Conceptual BIZ overlay.
- **April 14, 2006:** Maricopa County Recorder recorded the Final Plat for Longbow Business Park and Golf Club (Recording No. 2006-0502593). The project site is a part of the original Lot 2 of this recorded plat.
- **November 17, 2008:** City Council approved a modification of the Longbow DMP for 312.4± acres including the project site (Case No. Z08-063, Ordinance No. 4897).
- **October 3, 2018:** The Planning Director approved a Land Split of Lot 2, creating Lot 2A (developed for a hotel) and Lot 2 (includes the Project Site) (Case No. ADM18-00753).
- **November 16, 2022:** The Planning Director approved a Land Split of Lot 2, creating Lot 2B and Lot 2 (Project Site) and subsequently a lot line adjustment (Case Nos. ADM21-00614 & ADM22-01095). Per Mesa City Code Section 9-6-6(B), the division of any property, the boundaries of which have been fixed by a recorded plat into more than two (2) parcels, shall proceed through the subdivision process unless waived by the Planning

Director. The subdivision process was waived by the Planning Director for this land split in 2022.

Project/Request Details

Preliminary Plat:

- **Plat Name:** The applicant is requesting approval of Preliminary Plat titled, “Longbow Business Park & Golf Club Lot 2 Replat.”
- **Lots:** The Preliminary Plat shows the creation of four lots ranging in size from 73,211 square feet to 146,797 square feet.

Conditions of Approval

Staff recommends **approval** of the Preliminary Plat, subject to the following conditions:

1. Compliance with the Preliminary Plat as submitted.
2. Compliance with the Subdivision Regulations.
3. Compliance with all requirements of Ord. No. 4897.
4. Compliance with all applicable City development codes and regulations.
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 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 plat 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 2 miles of Falcon Field Airport.
 - e. All final 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.”

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Preliminary Plat

Exhibit 4 – Power Point Presentation