



City Council

ZON25-00917

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Evan Balmer, Assistant Planning Director

April 6, 2026



Request

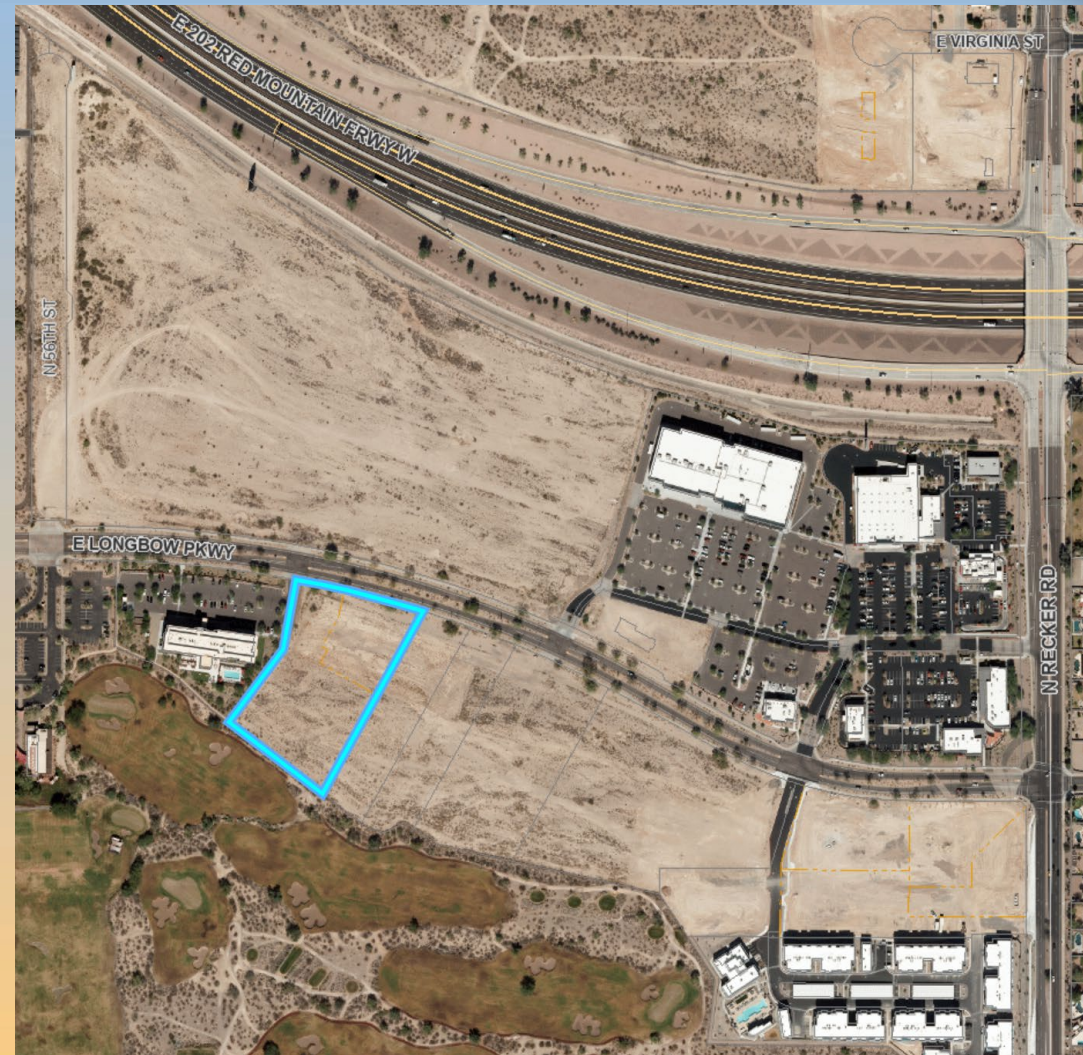
- Rezone from LI-PAD to LI-PAD-BIZ
- CUP for a Hotel in AOA 2
- Site Plan Review
- To allow for a 56,360 SF Hotel and future commercial development





Location

- South of Loop 202 Freeway
- West of Recker Road
- South of Longbow Parkway

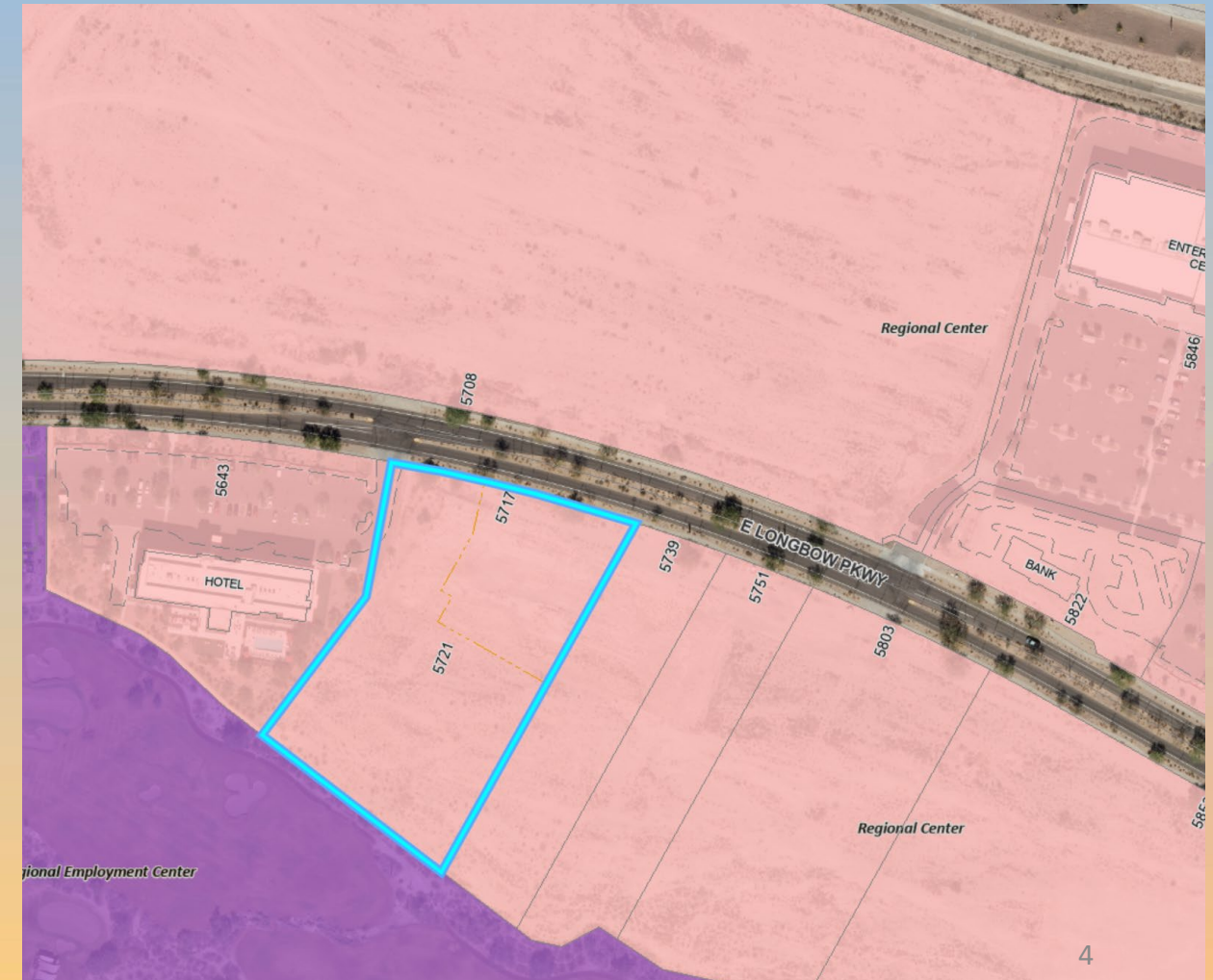




General Plan

Regional Center - Evolve

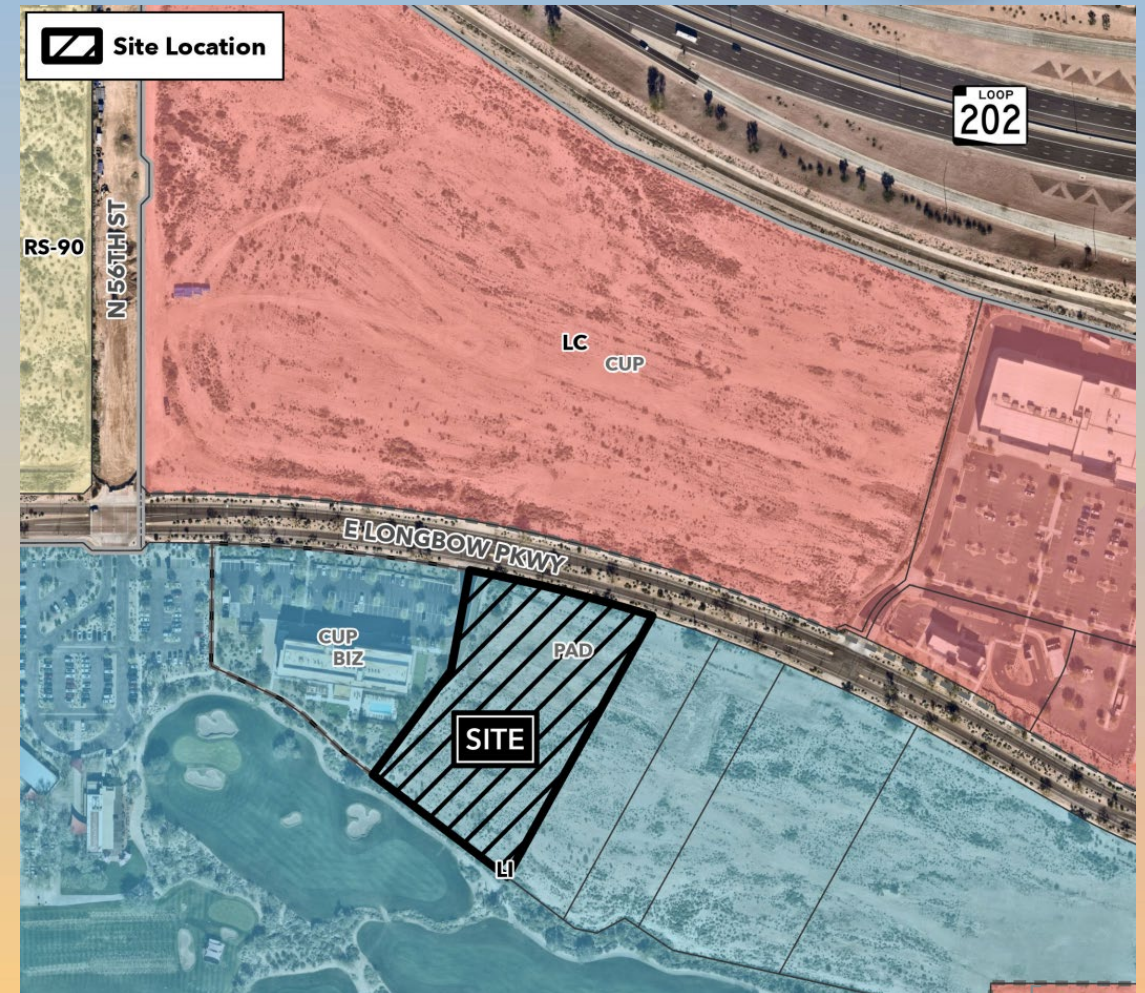
- Regional mixed-use activity centers
- Major retail, cultural, recreational and entertainment destinations





Zoning

- Existing: Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Proposed: Light Industrial with a Planned Area Development Overlay and a Bonus Intensity Zone Overlay (LI-PAD-BIZ)





Council Use Permit

- Hotels require a Council Use Permit (CUP) in AOA 2 & LI district
- Complies with the CUP approval criteria per MZO Section 11-70-6





Site Photos



Looking south towards the site



Site Plan

- 56,360 sq. ft. 4-story Hotel
- Future commercial pad
- Existing shared access from Longbow Parkway
- 183 parking spaces required; 131 spaces proposed with AUP





Landscape Plan

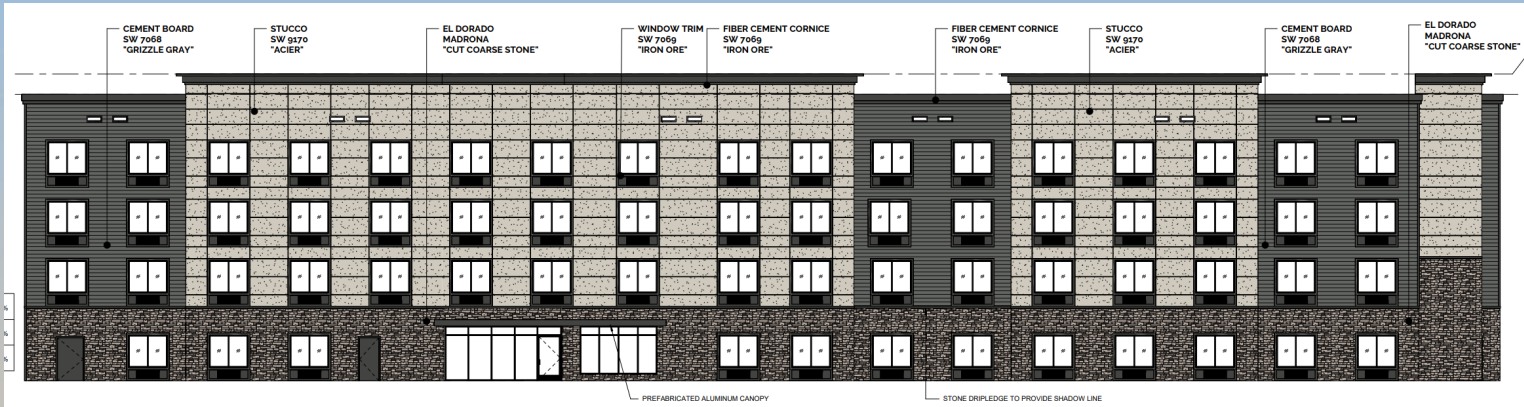


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
(Symbol)	Existing Tree (To Remain)			7
(Symbol)	Acacia Aneura	Mulga	24" Box	7
(Symbol)	Cercidium praecox	Palo Brea	24" Box	24
(Symbol)	Chilopsis linearis	Desert Willow	15 Gal	9
(Symbol)	Olneya tesota	Ironwood Tree	24" Box	15
(Symbol)	Olneya tesota	Ironwood Tree	36" Box	4
(Symbol)	Prosopis velutina 'Rio Salado'	'Rio Salado' Native Mesquite	24" Box	14
ACCENTS				
(Symbol)	Aloe barbadensis	Medicinal Aloe	5-Gal	46
(Symbol)	Dasyliion wheeleri	Desert Spoon	5-Gal	21
(Symbol)	Fouquieria splendens	Ocotillo	15-Gal	9
(Symbol)	Hesperaloe parviflora	Red Yucca	5-Gal	61
GRASSES				
(Symbol)	Muhlenbergia capillaris	Regal Mist Grass	5-Gal	130
SMALL SHRUBS				
(Symbol)	Ambrosia deltoidea	Bursage	5-Gal	18
(Symbol)	Encelia farinosa	Brittlebush	5-Gal	42
(Symbol)	Justicia spicigera	Mexican Honeysuckle	5-Gal	34
(Symbol)	Ruellia peninsularis	Baja Ruellia	5-Gal	134
TALL SHRUBS				
(Symbol)	Caesalpinia mexicana	Mexican Bird of Paradise	5-Gal	11
(Symbol)	Dodonaea viscosa	Hopseed Bush	5-Gal	36
(Symbol)	Larrea tridentata	Creosote Bush	5-Gal	15
(Symbol)	Leucophyllum frutescens 'Compacta'	Texas Sage	5-Gal	124
GROUND COVERS				
(Symbol)	Acacia 'Desert Carpet'	Desert Carpet Acacia	1-Gal	33
(Symbol)	Lantana montevidensis	Purple Lantana	1-Gal	37
(Symbol)	Lantana 'New Gold'	'New Gold' Lantana	1-Gal	27
PERENNIAL WILDFLOWERS				
(Symbol)	Hymenoxys acaulis	Angelita Daisy	1-Gal	12
(Symbol)	Penstemon parryi	Parry's Penstemon	1-Gal	17
(Symbol)	Ruellia Brittonia 'Katie'	'Katie' Ruellia	1-Gal	13
MISCELLANEOUS				
(Symbol)	Decomposed Granite - (Size: 1/2" Screened - Color: 'Desert Gold') 2" depth in all planting areas (typ)			
(Symbol)	Stabilized Decomposed Granite - (Size: 1/4" Minus - Color: 'Desert Gold') 3" compacted min. depth (with 1/2" x 8" deep steel plate edge on both sides of path)			
(Symbol)	SYNTHETIC TURF Synthetic Turf- Coronado Platinum By Arizona Artificial Lawns *1-2,462 SF			



Elevations



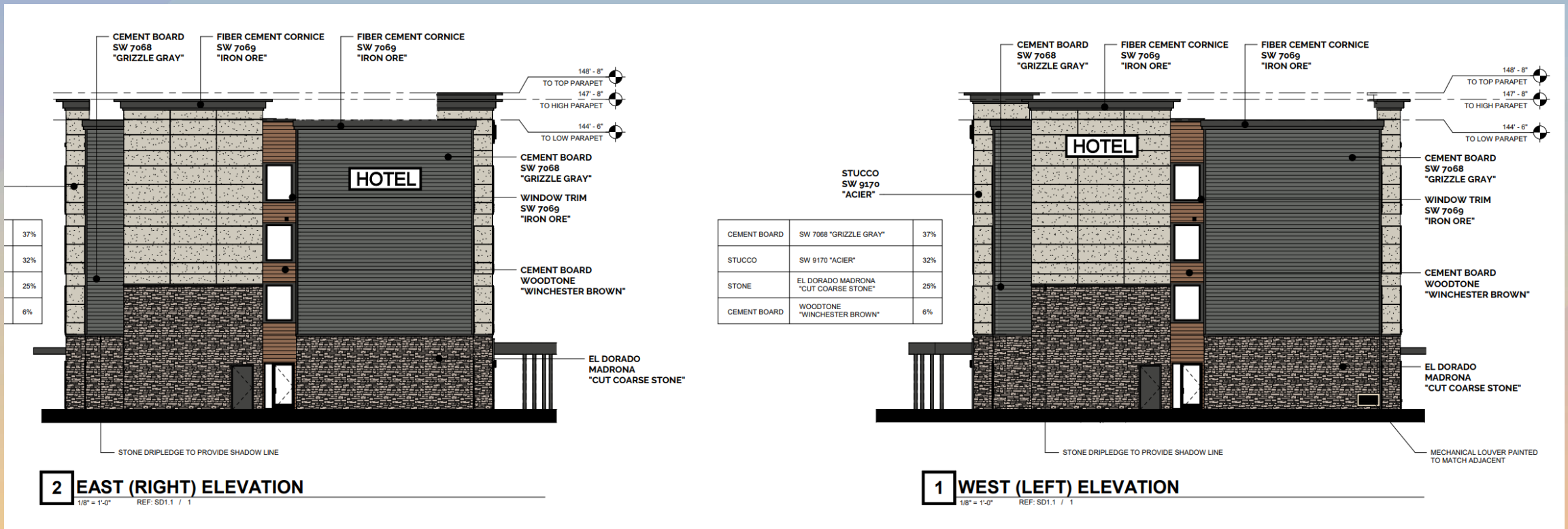
2 SOUTH (REAR) ELEVATION
1/8" = 1'-0" REF: S01.1 7 1



1 NORTH (FRONT) ELEVATION
1/8" = 1'-0" REF: S01.1 7 1



Elevations





Renderings





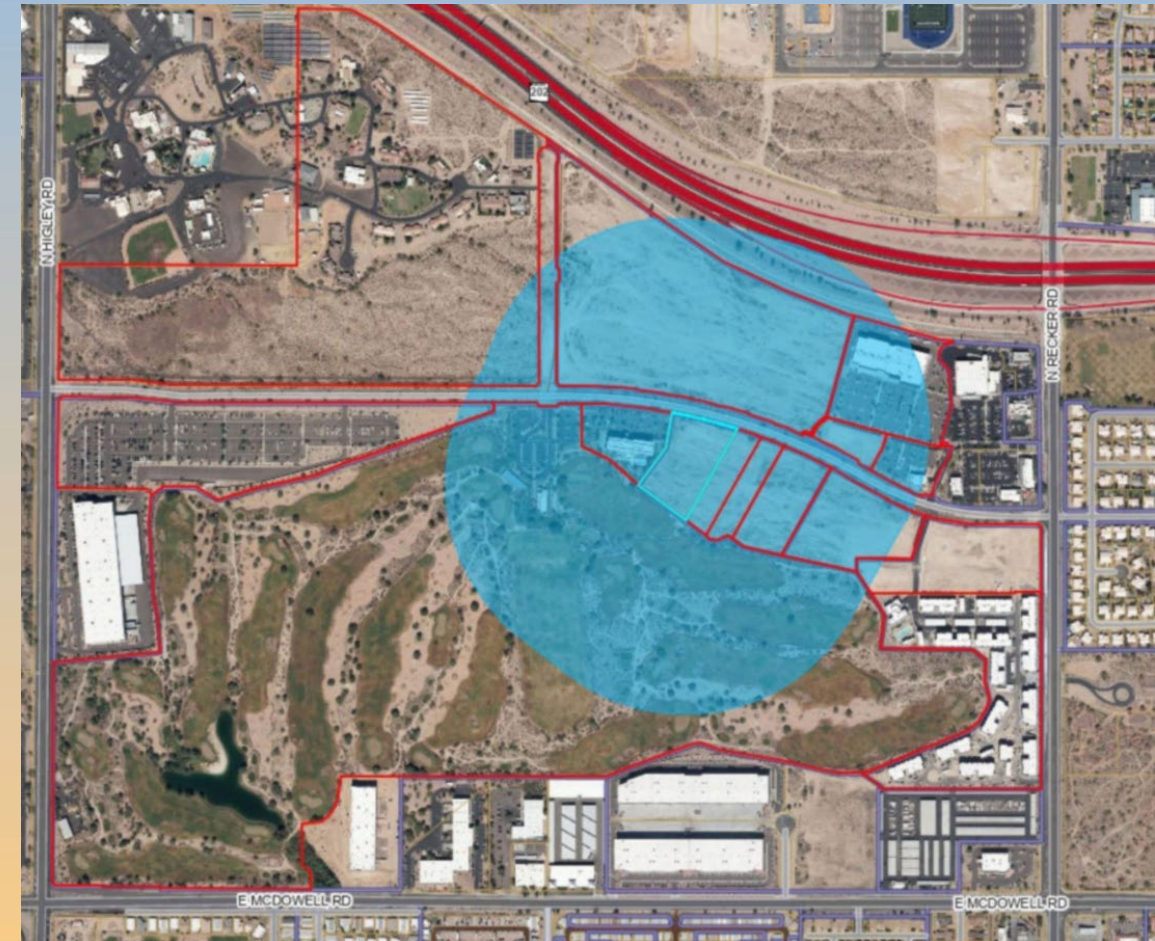
Renderings





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Applicant held neighborhood meeting; 1 attendee in support
- Staff has not received any comments





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for Bonus Intensity Zone Overlays
- ✓ Complies with Chapter 70 of the MZO for Council Use Permit

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (6-0)



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