



# Planning & Zoning Board



# ZON23-00656



# Request

- Preliminary Plat
- To allow for a 5-lot subdivision

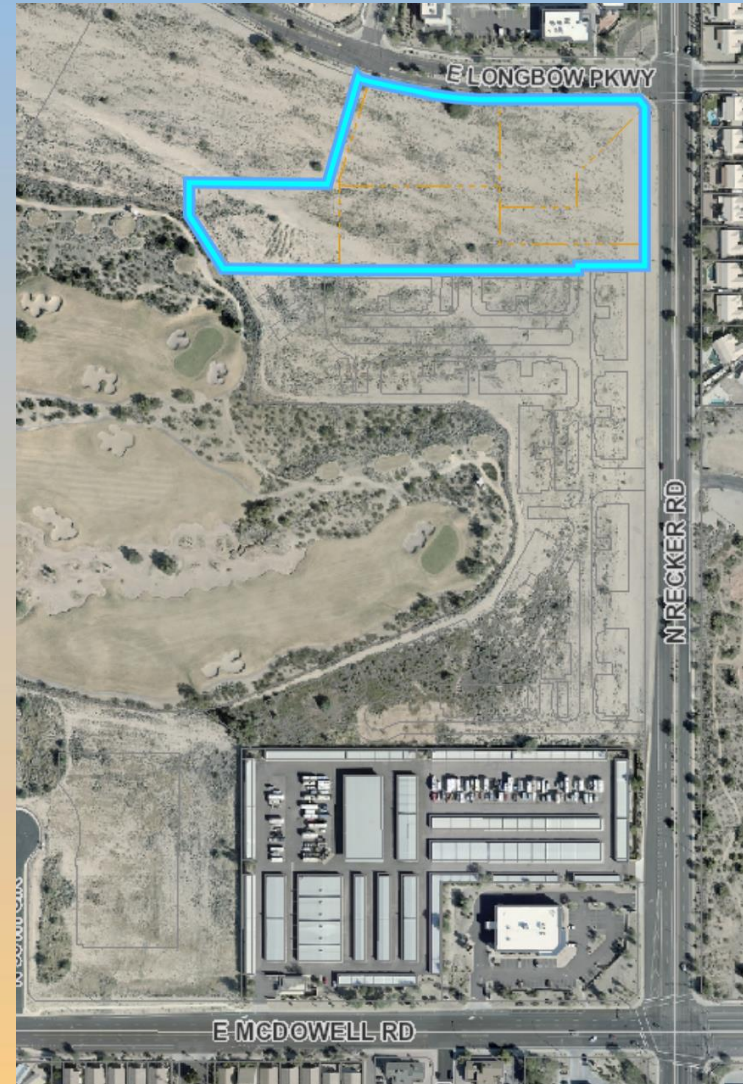






# Location

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



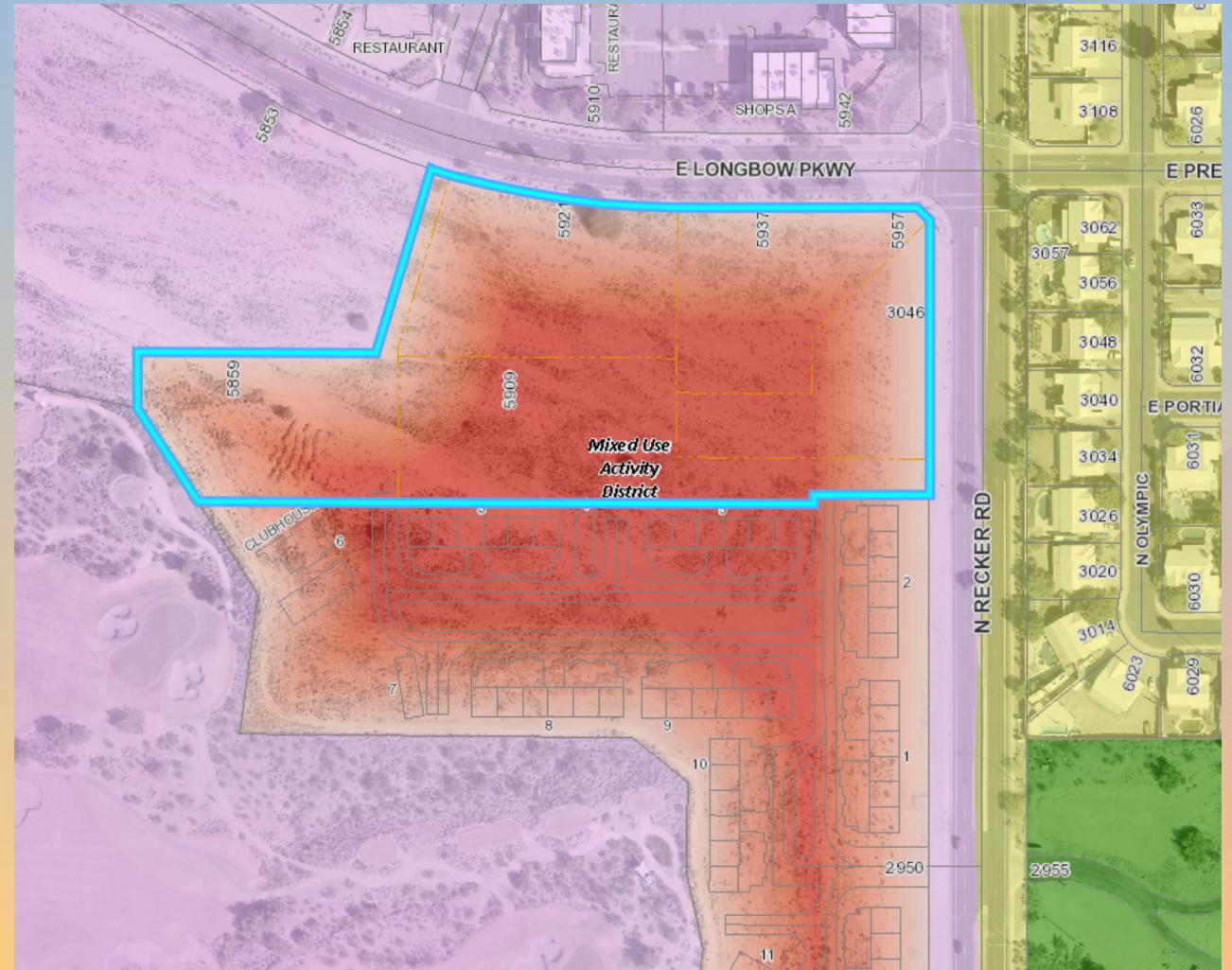




# General Plan

## Mixed Use Activity District

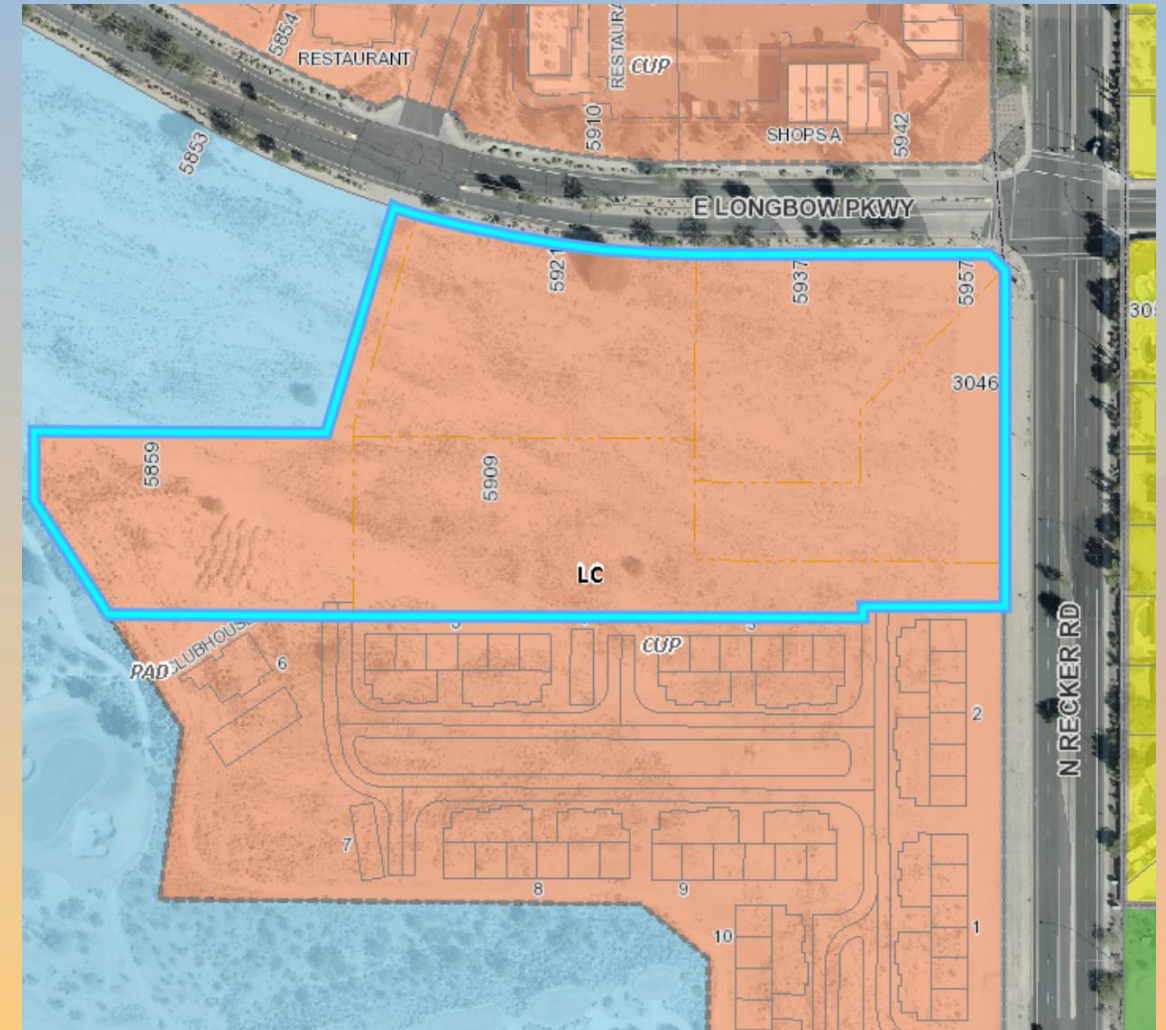
- Regional activity areas
- Significant retail commercial component







# Zoning







# Site Photos



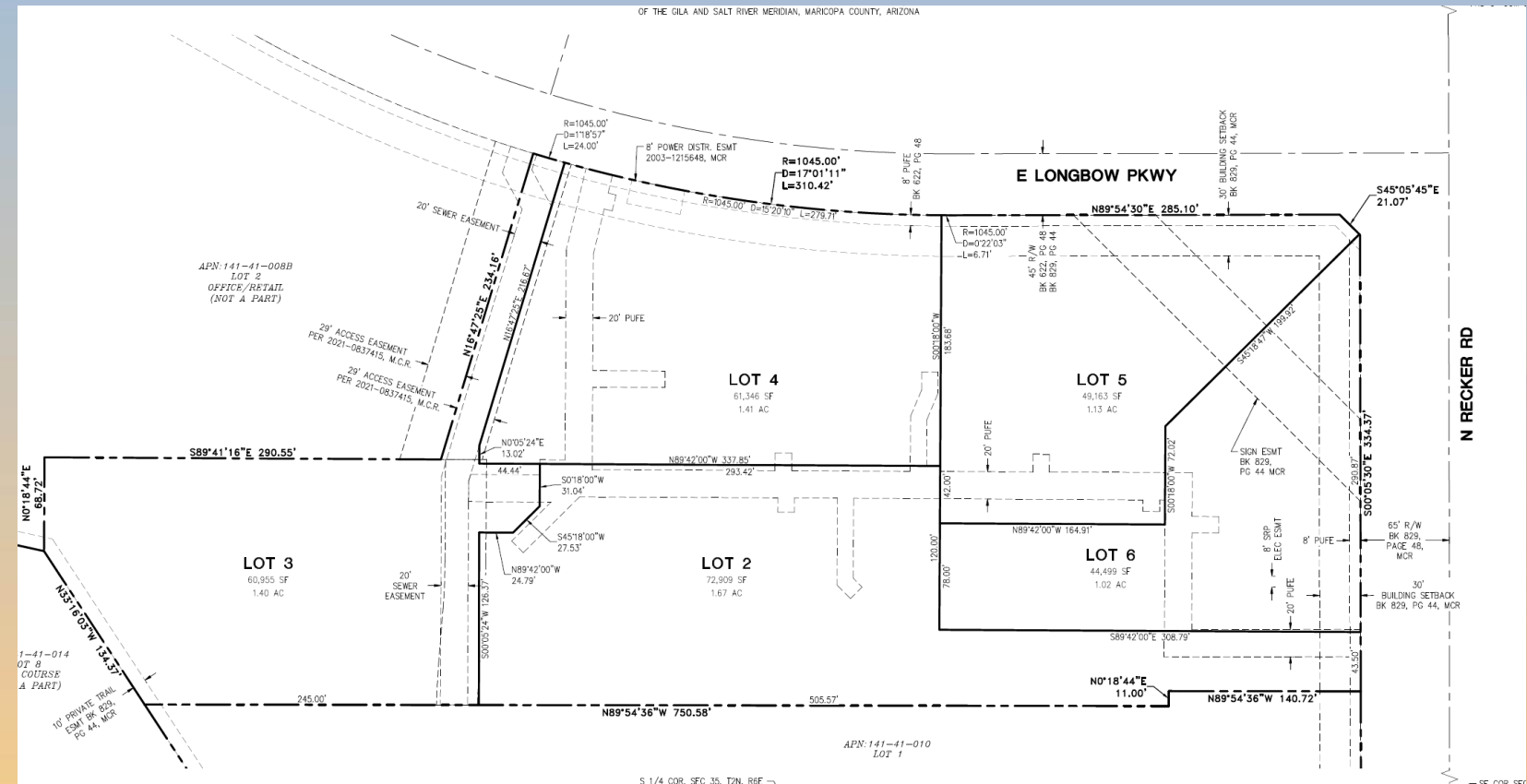
Looking south towards the site from Longbow  
Parkway





# Preliminary Plat

- 5 lots proposed
- Replat of Lot 2 of Longbow Park subdivision







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Title 9 Chapter 6 of the MZO for a Subdivision

*Staff recommends Approval with Conditions*



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