

- *4b ZON25-00917. "Longbow Mixed-Use,"** 3.4± acres located approximately 1,665± feet west of the southwest corner of North Recker Road and East Longbow Parkway. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and Bonus Intensity Zone Overlay (LI-PAD-BIZ), Council Use Permit (CUP) and Site Plan Review. This request will allow for the development of an approximately 56,360± square foot hotel and future commercial development. **(District 5)**

Planner: Mallory Ress

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00942 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case DRB25-00916.
3. Compliance with all conditions of approval of Ordinance No. 4897, except as modified by this request.
4. Prior to the submittal of any building permit, obtain approval of an AUP for the shared parking arrangement.
5. Prior to the issuance of a building permit, record a cross-access agreement with the adjacent property to the east.
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 3 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."
7. Compliance with all City development codes and regulations, except the modification to the development standards as approved in Ord. No. 3972 and Ord. No. 4897 and with this BIZ Overlay as shown in the following table:

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at

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MINUTES OF THE MARCH 11, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
<u>Maximum Building Height</u> MZO Section 11-7-3	53 feet

8. Prior to the City Council hearing, provide updated site and landscape plans that show the location of a shade structure(s) covering the turf area shown on the east side of the pool on the final site plan. The shade structure(s) must cover a minimum of 75% of the proposed 1,800 square foot turf area in area, no less than 1,350 square feet, and provide seating options. The final design shall be approved administratively by the Planning Director prior to the submittal of any building permit.

Vote (6-0; Boardmember Carpenter, excused)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Montes, Blakeman, Farnsworth

NAYS – None

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