



**A General Plan Amendment**

Application Number:

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CONTENTS

Project Overview ..... 3

Project History ..... 4

Project Narrative..... 4

Location..... 6

General Plan Land Use Designation ..... 7

Existing Land Use & Zoning ..... 7

General Plan Amendment Request ..... 7

General Plan Amendment Review & Analysis ..... 7

Conclusion ..... 11

APPENDIX ..... 12

    Site Aerial Map with One Mile Radius ..... 13

    Site Aerial Map with 1 Mile Radius and General Plan Designations ..... 14

    Side By Side Existing General Plan & Proposed General Plan ..... 15

## Project Overview

A general plan amendment proposes changing the designation on the Longbow Business Park and Golf Club (the Property) from BP (Business Park) and CC (Community Commercial to MU/R (Mixed Use Residential). The approval of this General Plan Designation for the Property does not change the existing approved zoning which is a combination of LI (Light Industrial) and LC (Limited Commercial). Any future development would comply with the flight path and noise contours in the Falcon Field Airport Master Plan.

Misleading in its designated name, the category included in the application is defined as follows:

### **Mixed Use/Residential, MU/R**

*“Identifies areas where a mix of employment uses includes a High Density residential component (30 maximum of the entire MU/R parcel) that complements and supports Office, Community Commercial and Business Park uses. The residential component of this designation is not site specific within the parcel. Appropriate locations offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Residential areas serve as buffers between principal and arterial roadways and medium density residential areas as well as transitions between other employment and residential designated areas. Mixed Use/Residential areas are located on, and with direct access to arterial streets.”*

The amendment once approved by Planning and Zoning and City Council would permit the property owner or third party developers to apply for appropriate zoning at some future date in order to proceed with the inclusion of high density residential uses as defined in the General Plan designation. The remaining development lands, not less than seventy percent of the Property, would continue to include the golf course and other recreational amenities, hospitality, medical and related health care uses, Office, Limited Industrial, Community Commercial, and Business Park, all integrated into the surrounding area. The Property is currently vacant land surrounding the perimeter boundaries of the Longbow Golf Club.

## Project History

The 313 acre Longbow Business Park and Golf Club rezoning was approved the City Council on March 4, 2002 (Z02-01/ Ordinance 3972). The ordinance approved M-1 DMP, C-3 DMP, and M-1 DMP (with conceptual BIZ overlay) property with sixteen stipulations. A minor general plan amendment and rezoning of approximately 50 acres north of Longbow Parkway was approved by the City Council on November 17, 2008. The general plan amended the Land Use map from Business Park (BP) to Community Commercial (CC). The ordinance changed the zoning of this property from M-1 DMP to C-2 DMP (with conceptual BIZ overlay).



## Project Narrative

The property is currently identified in the Mesa 2025 General Plan as Business Park use and located within the Falcon Field Airport Sub-Area Plan. Within the Falcon Field Airport Sub-area, the predominant use is general industrial and Business Park uses making up 85% of the land area. Only 2.5% of the area is designated for residential use based primarily on the defined boundary of the area. Our vision is to develop a neighborhood friendly, horizontal mixed use development integrating residential uses into the park enhancing and supporting the interior and surrounding business uses, employment uses, and airport. A mixed use residential, employment, and commercial community adjacent to Falcon Field will promote the goals of the Mesa 2025 General Plan and the Falcon Field Sub-Area plan.

The Mesa-Falcon Field Airport Master Plan defines Land Use areas adjacent to the Airport which are compatible without restrictions. The Mesa-Falcon Field Airport Master plan was commissioned, reviewed and approved by the Airport authorities and approved by the Mesa City Council in 2009. The FAA has established guidelines codified within 14 CFR Part 150 that identify suitable land uses for development near airport facilities. These guidelines permit residential construction and many other land uses below the 65 DNL noise level. A large part

of the area surrounding the Longbow Golf Club golf course property is included in the noise contours of 60, 55 and 50 DNL which would allow Residential Land Use without restrictions.

While the MU/R category permits up to 30% of the land to be developed as residential use, any residential use developed at Longbow would be limited to the eastern half section portions of the property due to private deed restrictions, flight path and DNL noise contours in the southwest quarter section of the Property extending to the northeast from both runways at Mesa-Falcon Field Airport. No residential uses would be permitted on platted Parcels 1 or 7. None of the existing zoning permits development of MU/R residential uses and applications for rezoning to a particular residential use would be required for the uses permitted by the MU/R General Plan designation. Pursuant to the language of the MU/R General Plan Definition, the application is not site specific within the parcel in the application, is for a change in General Plan designation only and does not change existing zoning on any of the Longbow Business Park and Golf Club Property.

The proposed amendment seeks to change the land use designation to Mixed Use/Residential. This amendment will support the mixed use community allowing residents to live, work, and play without adversely affecting the surrounding land uses, activities, and business operations. Further, this amendment will allow residential opportunities that are supportive of the City’s new vision for this area and provide transition and buffer existing neighborhoods from industrial, a more compatible alternative with the existing residential in the immediate vicinity.

Given the limited area for residential development on the property, we do not believe there will be a diminution of employment. There is no accurate method of determining the exact number of jobs which would be created on this site or any other piece of property prior to determination of actual use and development plans. Hypothetical or speculative calculations are always incorrect. The adjacent property which houses the Boeing plant is slightly over 300 acres and employs approximately 5,000 in a plant area of approximately 3 million square feet of structure. The average number of square feet occupied per employee in this facility would be 600. This is a manufacturing use with some office and administrative occupancy. The Longbow estimate was based on an area less than one half the size of the land area occupied by the Boeing plant and assumes a different type of use including a higher density of occupancy, building heights in excess of a manufacturing plant on less land area. Using the approved BIZ Overlay on much of the property and using building heights from 50-118 feet as approved by the FAA and included in a separate report prepared by Coffman Associates in 2002, additional density and employment could easily be achieved. This hypothetical would also be incorrect.

The table below illustrates a combination of uses and occupancies which would result in the creation of 5,000 jobs on the site. The only thing certain about the estimate is that the final result will be determined by future development and future uses, unknown to us today. Given the limited area for residential development on the property, we do not believe there will be a diminution of employment.

Use	Area (Acres)	Approx. FAR	Approx. Building Area (SF)	Avg Emp/Building Area (SF)	Approx. Employees
Retail (CC)	49	0.28	597,600	320	1,870
Business Park	66	0.3	862,500	275	3,140
Multi-family	<u>28</u>				<u>40</u>
	<b>143</b>				<b>5,050</b>



The General Plan Land Use designations, Land Uses, and existing zoning for the properties surrounding the subject site are as follows:

### **General Plan Land Use Designation**

- North: BP and across Longbow Parkway, CC, PSP and BP. Directly north of Longbow Parkway West of 56<sup>th</sup> Street, Public/Semi-public (Sunshine Acres)
- South: Across McDowell Road, MDR 6-10
- East: Across Recker Road, PSP and MDR 2-4
- West: Across Higley Road, GI

### **Existing Land Use & Zoning**

- North: Vacant Land/ LI DMP, LC DMP and RS-90
- South: Across McDowell Road, RM-2
- East: Across Recker Road, Vacant AG and RS-7
- West: Across Higley Road, LI

### **General Plan Amendment Request**

This General Plan Amendment request amends the General Plan designation of the Longbow Business Park and Golf Club from Business Park (BP) and Community Commercial (CC) to Mixed Use Residential (MU/R). Since the property requires a change in land use designation from employment to some housing a Major General Plan Amendment is required.

### **General Plan Amendment Review & Analysis**

The proposed General Plan amendment and the subsequent rezoning introduces a missing housing element to this part of community. The amendment is also compatible with current and planned developments and the adjacent land uses within the Longbow Business Park and Golf Club. While the Longbow Business Park and Golf Club is virtually un-developed, the property is strategically located and has growth potential under the correct designation. The MU/R designation provides the ability for a cohesive project to attract residents looking for jobs in the area, housing adjacent to a golf course, convenient freeway access, and close proximity to retail and employment. Existing and future employers in the area benefit from the addition of workforce housing to the immediate vicinity.

#### ***1. Does the proposed amendment constitute an overall improvement to the current Mesa 2025 General Plan?***

The proposed amendment will improve the Mesa 2025 General Plan by integrating uses and providing transition between the existing residential areas adjacent to Recker Road, Longbow Parkway and potentially McDowell Road. Any proposed residential uses will be located outside the 65 DNL and will not conflict with current or future airport operations based on the Falcon Field Airport Master Plan. Further, the integration of residential uses into a mixed use employment and retail center will energize the future retail and provide excellent housing choices for business within and around the Falcon Field Sub-Area. Over the past decade, there has been very limited commercial development within the Falcon Field Airport Area. Based on the available land area and average absorption, there is between 100 years and 1,000 years supply of employment zoned land. The development of the high density residential

property adjacent to the golf course will serve as a buffer to the higher intensity commercial uses as well as stimulate new economic development in the area.

“Mixed Use/Residential, MU/R, identifies areas where a mix of employment uses includes a High Density residential component (30 percent maximum of the entire MU/R parcel) that complements and supports Office, Community Commercial and Business Park uses. The residential component of this designation is not site specific within the parcel. Appropriate locations offer direct arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Residential areas serve as buffers between principal and arterial roadways and medium density residential areas as well as transitions between other employment and residential designated areas. Mixed Use/Residential areas are located on, and within direct access to arterial streets.”

The definition of the MU/R General Plan designation, though inappropriately named with not less than 70 percent required for employment in Office, Community Commercial and Business Park uses, accurately describes the Longbow Business Park and Golf Club development parcel as it should be developed in the future. The residential component of Longbow will energize and create synergies not currently present in the area around Longbow. There is a lack of new multi-family housing to serve the current industry and businesses in the Falcon Field Airport area as workforce housing. Future applications for zoning and development within the MU/R area will each demonstrate the need for the buffer, transition and accessible type of high density housing proposed in each separate case

**2. *Is the proposed amendment consistent with the intent of the Mesa 2025 General Plan and other adopted plans, policies and ordinances?***

The proposed amendment is consistent with the Mesa 2025 General Plan, adopted plans, policies, and ordinances. The residential uses represent only a small area of the land area w total land area within Longbow. Pursuant to the General Plan, a maximum amount of 30% can be developed as high density residential in the Mixed Use Residential General Plan Designation area.

The Falcon Field Sub-Area plan as written and approved in 2007 is obsolete and needs to be rewritten to describe a modern, post recessionary economic development project that satisfies the needs and desires of business and industry for new and vibrant places to live, work and play. The lack of development in this area pre and post-recession indicates that a change of approach is necessary to attract business and industry to this area of Mesa. The land area considered the Falcon Field Sub-Area needs to be redefined to include neighborhoods, strip commercial and recreational amenities which will attract business and industry to the Falcon Field Sub-Area. The Falcon Field Sub-Area needs to be defined as the Gateway Sub-Area but in present day development configurations identifying missing uses as infill development opportunities.

The change to the land use category and the subsequent rezoning request fulfills the City’s vision by implementing or contributing to the achievement of the following Goals, objectives, and policies:

**LAND USE ELEMENT**

Goal LU-1	Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.
Goal LU-1.1	Create the most advantageous economic and environmental balance of build out land uses based on community and regional characteristics.

Policy LU-1.1a	Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential employment, and public uses.
Objective LU- 1.2	Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns.
Policy LU 1.2b	Update the planning-related ordinances and programs to implement the General Plan and to encourage creative and innovative design in constructing subdivisions that promote both sustainability and a sense of community.
Policy LU 1.2c	Promote the development of available large vacant parcels of land as master planned communities with an appropriate mix of land use types.
Goal LU 2	Support the diverse and dynamic sub-areas within the City of Mesa by reinvesting in those neighborhood communities that exhibit unique character or history.
Objective LU 2.1	Promote Mesa's unique identity by encouraging the revitalization, preservation, or development of community sub-areas throughout the City.
Policy LU 2.1d	Provide for the development of the Falcon Field Sub-Area in a manner that takes advantage of economic development opportunities, creates employment, and is consistent with the operation of Falcon Field Airport.
Objective LU 2.2	Promote planning opportunities for community sub-areas to enhance the character and livability of the areas and to foster community pride.
Policy LU 2.2d	In conjunction with Falcon Field Airport, prepare a plan that builds upon the provisions of the Falcon Field Master Plan, assists in achieving the City's economic development goals, and provides for compatible uses around the airport.
Goal LU 3	Provide for a high quality, balanced, and diverse housing stock for existing and future City residents.
Objective LU 3.1	Promote a balanced stock of single residence and multiple residence types and styles at appropriate locations.
Objective LU 3.3	Strive to establish compatibility among residential, employment and public facility uses.
Policy LU 3.3b	Require adequate buffering to protect residential neighborhoods from incompatible non-residential and industrial land uses.
Goal LU 4	Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.
Objective LU 4.3	Encourage the design and implementation of integrated residential, commercial and office uses.
Policy LU 4.3a	Develop and implement design guidelines for mixed-use activity centers within the City.

The Longbow Business Park and Golf Club was originally envisioned as a mixed use business park. Over the past decade, other areas of the city have attracted business and employment. The fifty acre parcel located north of Longbow Parkway was rezoned with a general plan amendment to integrate retail development into the area and this proposal to integrate high density multi-family housing will provide a complete integration of residential, retail, and office uses creating a dynamic mixed use center. Changing the land use designation on the parcels will provide an important housing alternative to complement existing employment opportunities and foster new endeavors to bring more high quality employers to the Falcon Field employment core. The abundance of commercial and employment land in the Falcon Field will not be diminished by this amendment.

**3. *Is the proposed amendment significantly altering existing land use patterns?***

No. The proposed amendment to the general plan helps to transition and buffer the residential land uses within the Property as it becomes developed and to the east and south of the property from the business and commercial uses.

**4. *Is the proposed amendment causing significant traffic increase on the existing roadway network?***

No. All streets surrounding Longbow (Higley Road, McDowell Road and Recker Road) are fully improved along with Longbow Parkway serving the development. The proposed land use change will not adversely affect the roadway network or increase traffic on these roads beyond their capacity as designed and built. All streets are fully improved with curb, gutter, storm drainage, underground utilities, and street lighting.

**5. *Will the proposed amendment degrade the health and safety of the residents?***

No. The proposed amendment will not degrade the health and safety of the residents living in or around the subject property. In fact, the development of the property will create greater certainty of development and spur economic development on the balance of Longbow Business Park and Golf Club. The development of the property will contribute positively to the well planned growth of the City with a high quality of life and will represent an acceleration of investment in the area.

The types of jobs expected in this area are impossible to predict. Over the past several years no major employers or combination of smaller employers have expanded or moved to the Falcon Field Sub-Area. The recession was a factor in this result. Coming out of recession, Longbow Business Park and Golf Club needs to put forth a new identity as an employment, entertainment, hospitality, housing and shopping center of the Falcon Field Sub-Area. With the right mixture of categories in the MU/R definition the Falcon Field Sub-Area will be revitalized to attract new development to the over 2,000 acres of vacant employment zoned land and keep business already located in the Area with opportunities to stay and expand.

**6. *Is there a significant impact on public infrastructure (e.g. parks, schools, drainage, utilities, etc.)?***

There will be no impact on public infrastructure based on the change of use.

**Parks.** The General Plan does not designate this area for parks or schools in this influence area but the small nature of this amendment will not necessitate a significant increase in the need for or use of public parks or schools. The development will integrate its own open space represented in the area occupied by Longbow Golf Club and will construct an internal pedestrian pathway connecting the development internally with the Longbow Business Park and Golf Club.

**Grading & Drainage.** The Longbow Golf Course was designed and engineered to provide off-site drainage and retention for the adjacent parcels. The change in land use and zoning will not affect the drainage patterns in the area.

**Water & Sewer.** There is no adverse impact to the City's water or sewer system. The existing infrastructure development extends water and sewer services to the parcels however a distribution system to development parcels will be extended. The benefit to the City is more water meters will be sold.

**Conclusion**

Based on the analysis provided above, we believe this proposed amendment is consistent with the overall intent and goals of the City of Mesa 2025 General Plan and the Falcon Field Sub-Area plan which sets forth vision and expectations for this area. The proposed amendment will enhance other planned uses in the area and offers more flexibility to meet the needs of the community.

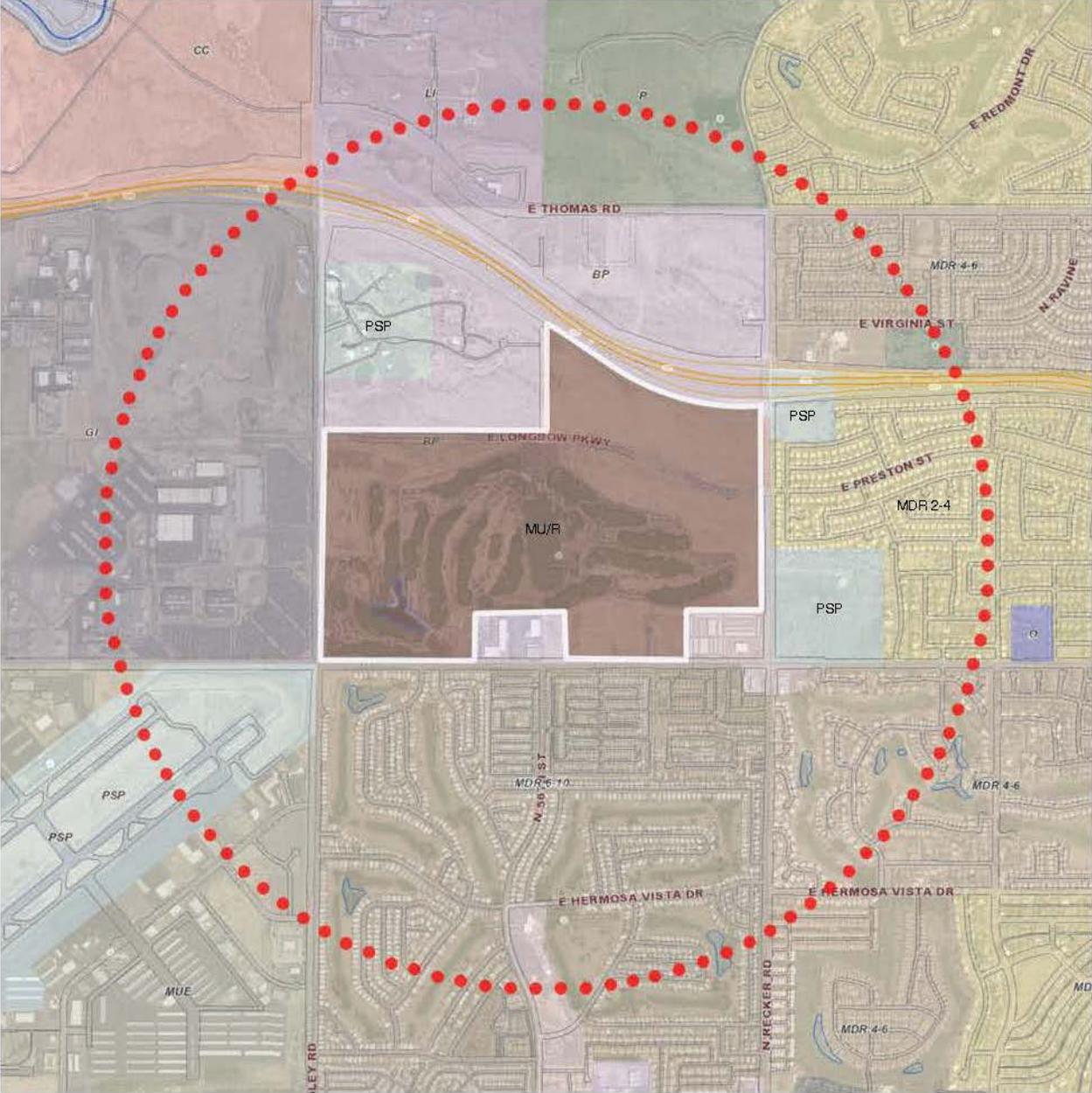


Site Aerial Map with One Mile Radius



Site Aerial with 1 Mile Radius

Site Aerial Map with 1 Mile Radius and General Plan Designations

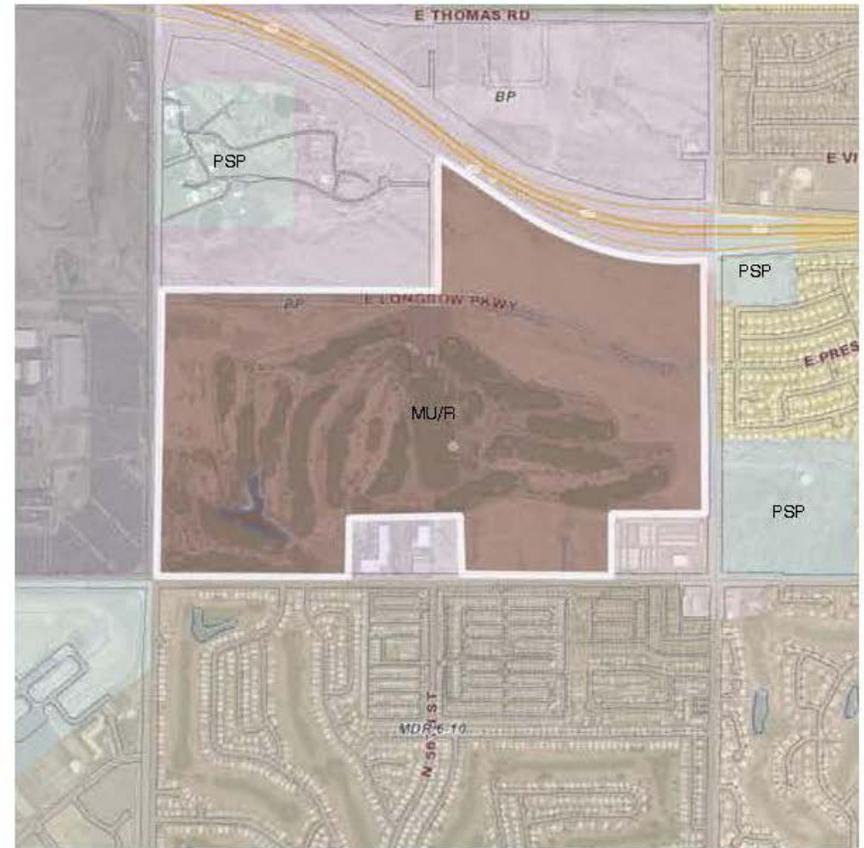


Site Aerial with 1 Mile Radius General Plan Designation

# Side By Side Existing General Plan & Proposed General Plan



Existing General Plan Designation



Proposed General Plan Designation

