

APPROVED PLANS
CITY COUNCIL**Project Narrative**
Falcon Field Business ParkDATE: 5/19/08
WITH STIPS: YES ☒ NO ☐

The Falcon Field Airport, represented by Airport Director Corinne Nystrom, is applying for a Minor General Plan amendment to change the General Plan land use classification on 151.93 acres of City-owned land from Mixed Use Employment (MUE) to 63.59 acres of Business Park (BP) and 88.34 acres of Open Space (OS) (See attached maps labeled exhibit 1 and exhibit 2)

This application also includes a zoning request from the current zoning of M-1 to PF in the 88.34 acre area and PEP in the 63.59 acre area. The associated parcel numbers for the proposed PEP zoning with the BP designation are 141-26-004, 141-26-007, 141-26-001A. The parcel numbers for the proposed PF zoning with the OS designation are 141-28-012A, 141-28-007A (See attached maps labeled exhibit 1 and exhibit 2)

The requested modification will comply with the Falcon Field Sub-Area plan, which recommends the area be split into the BP and OS classifications as outlined above. The Falcon Field Sub-Area plan was adopted by City Council on April 2, 2007.

The Federal Aviation Administration (FAA) guidelines prohibit Falcon Field Airport from developing the 88.34 acres to the southwest of the runway. For this reason, the proposed change to Open Space is recommended in the Falcon Field Sub-Area Plan to guarantee the land remain free from development.

The intent of the Business Park classification is to allow Falcon Field Airport to lease the land to commercial developers. The City of Mesa would like to further stimulate business and create jobs in this area, and this 63.59 acre area adjacent to the airport is ideal for this purpose.

The conceptual site plan is created with no specific project or user in mind, however the layout is developed for typical business park type use. The conceptual site plan or layout is developed based on citrus grove design theme. The conceptual site plan has the following elements:

- a) Preservation and maintenance of existing citrus grove
- b) Clustering of buildings around a large open space/garden court with existing citrus grove trees to create a pedestrian area for employees and visitors to enjoy
- c) The conceptual site plan is created with pedestrian linkages between all buildings with out crossing any parking space or driveways. The idea is that once you have parked your car in any parking lot, employees and visitors can walk between the buildings specially created for pedestrian environment
- d) Preserve a north south pedestrian axis through the open space/garden court linking the business park with the open space to the south with preserved citrus grove
- e) The buildings are located further away from the residential properties across the RWCD canal. The nearest building in the conceptual site plan to the residential property line across the canal is 867 feet
- f) Significant landscape buffer is created along the RWCD canal with existing citrus grove

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The City of Mesa would like to see this area developed as a high quality business park
To ensure this area develop as an asset for the Falcon Field Airport and also compatible
with the residential properties across the canal, the following guidelines are created

- 1 Maintain citrus grove character by preserving the existing trees and replanting new ones along Greenfield Road, RWCD Canal and northern boundary specifically
 - Preserve and maintain four rows of existing citrus grove along Greenfield Road as landscape yard
 - Preserve and maintain existing citrus grove at any point no less than 100 feet of setback as landscape buffer, along the RWCD canal
 - Preserve and maintain at least two rows of existing citrus grove trees along the northern property line as perimeter landscape yard
- 2 All future development in this area shall be designed with citrus grove theme like the conceptual site plan (exhibit A) as an example
- 3 Loading docks shall not face the residential properties across the canal
- 4 Adequate buffer and screening shall be provided for all potential noise generation activities to mitigate its impact across the canal
- 5 All future development in this area shall be consistent with the Council adopted Falcon Field Sub-Area Plan
- 6 All future development in this area shall be inspired by the Design Inspiration document created for the Falcon Field Sub-Area Plan
- 7 Development in this area is encouraged to include buildings of at least 2 stories