
Airfield Overlay District Standards

City Council Study Session
December 9, 2019

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City of Mesa

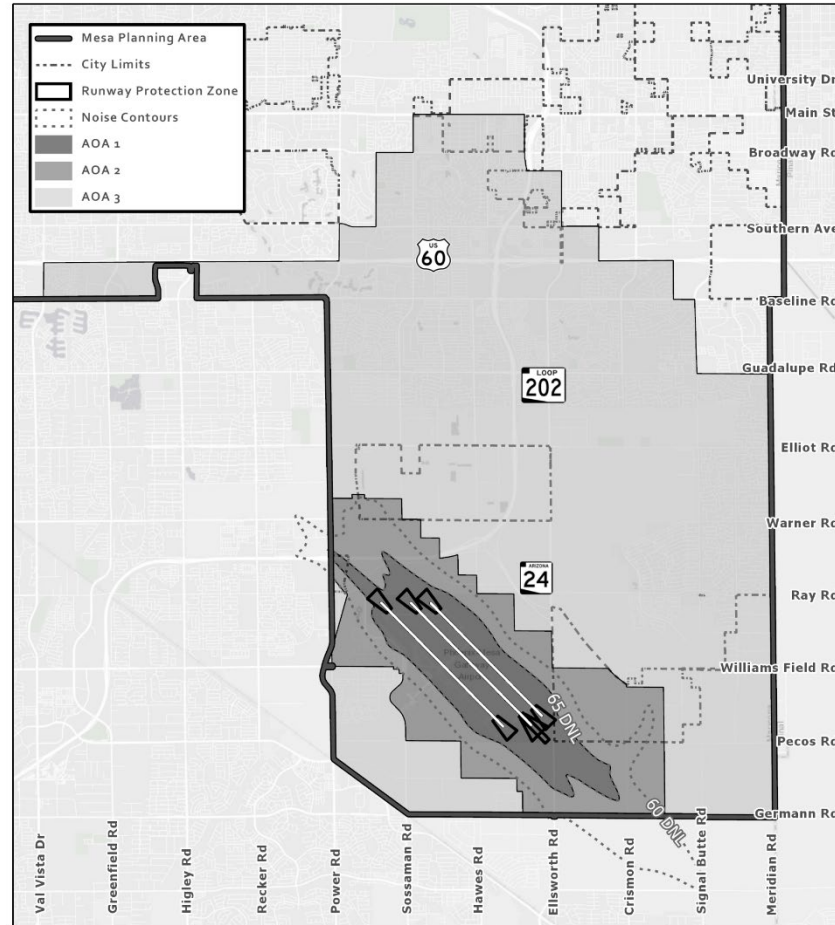


Airfield Overlay District Standards

Purpose:

- Recognize effects of aircraft operations on surrounding properties
 - Protect continuous operation of the airport
 - Ensure compatible developments around the airport
 - Provide adequate public notification of the location of the airport
-
- **Runway Protection Zones (RPZ) and Airport Overflight Areas (AOA):**
 - AOA 1: 65 DNL
 - AOA 2: 60 and 65 DNL
 - AOA 3: Outside 65 DNL

Airfield Overlay Map



Created By: City of Mesa Planning GIS
Created Date: 7/17/2018
Source: City of Mesa

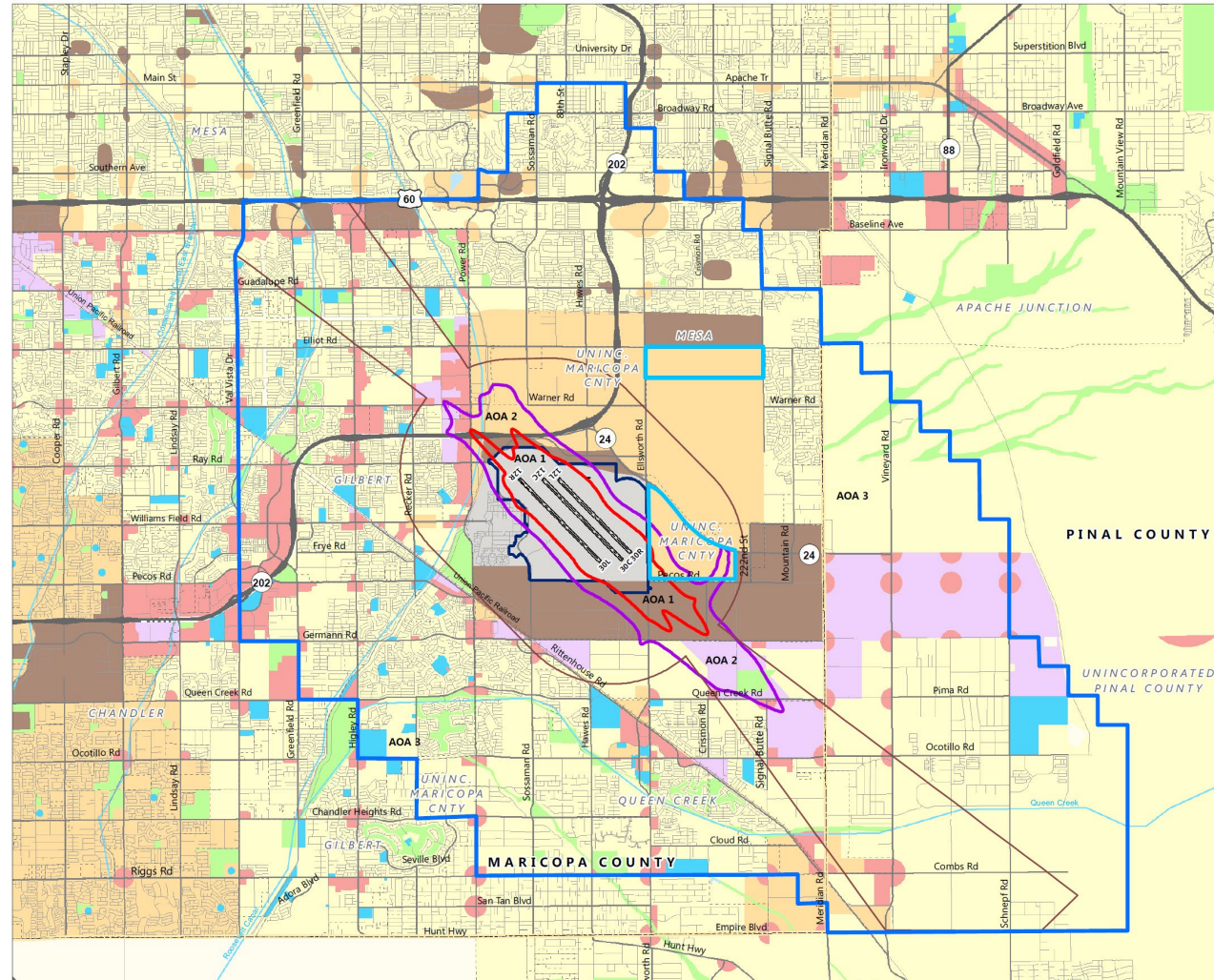
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**Phoenix-Mesa
Gateway Airport**
Aircraft Overflight Zones

Airport's Land Use Compatibility Study

PHOENIX-MESA GATEWAY AIRPORT



Airport Land Use Compatibility Plan Update

W:\Projects\WMA Land Use

- Existing Airport Boundary
- Municipal Boundary
- County Boundary
- Updated AOA 1
- Updated AOA 2
- Updated AOA 3
- 14 CFR Part 77 Horizontal and Outer Approach Surfaces
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

Generalized Future Land Use

- Residential
- Commercial Focus - Business Park/Office/Tourism
- Industrial Focus
- Public Facility/Civic/Institutional
- Parks and Open Space
- Mixed Use - Non-Residential (Maricopa)
- Mixed Use - Residential Allowed*
- Airport Specialty District
- Generalized Flight Corridor Agreements for Land Use Compatibility

Note:

*The City of Mesa prohibits single-family housing in the AOA 1 and AOA 2 overlay zones. Multi-family housing is allowed subject to the issuance of a Council Use Permit.

General Development Standards

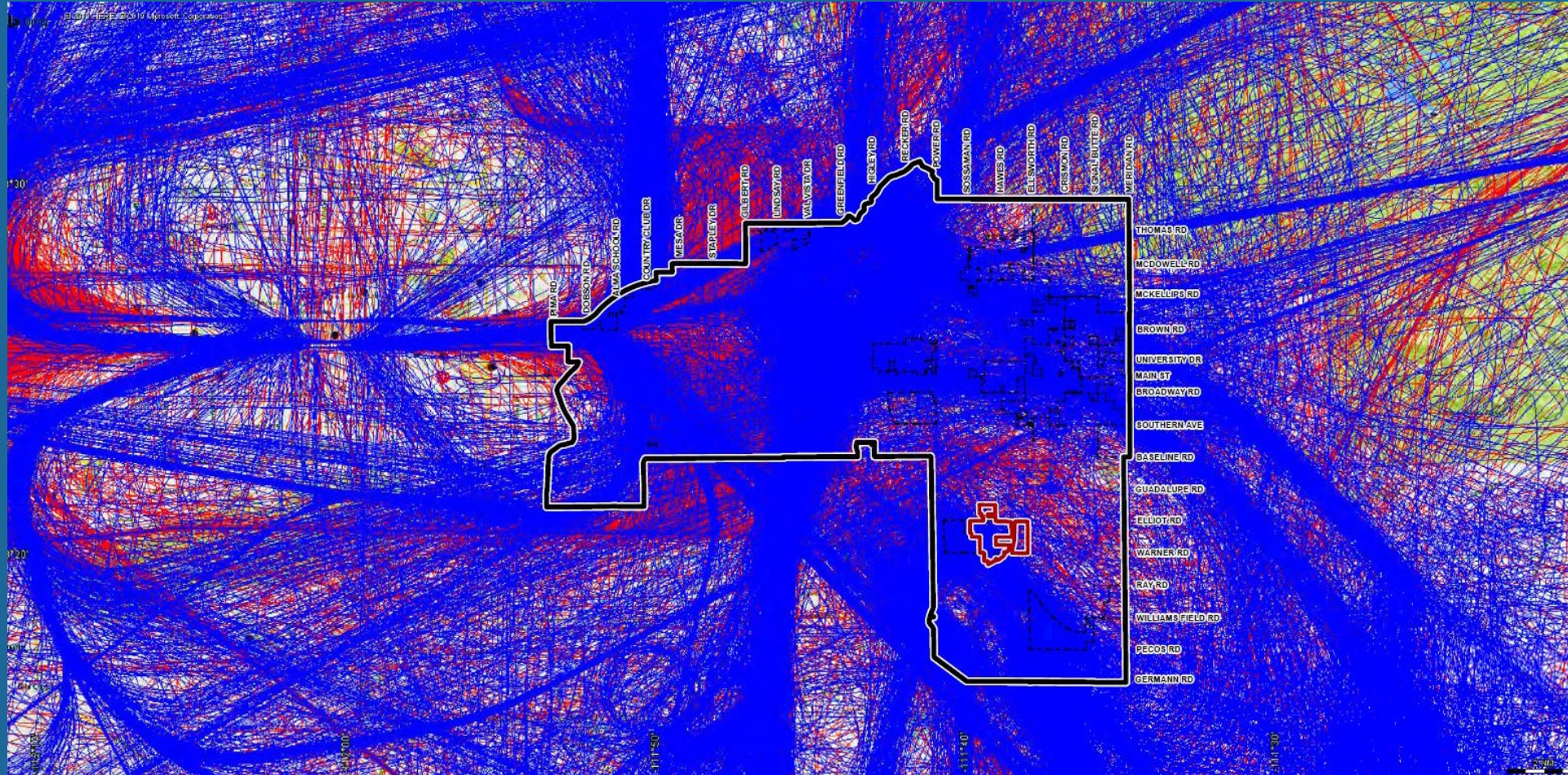
Residential Requirements:

Overflight Areas	Single Residence	Multiple Residence
AOA1	Not Allowed	Not Allowed
AOA2	Not Allowed	Council Use Permit
AOA3	Subject to Conditions	Subject to Conditions

Conditions of Approval:

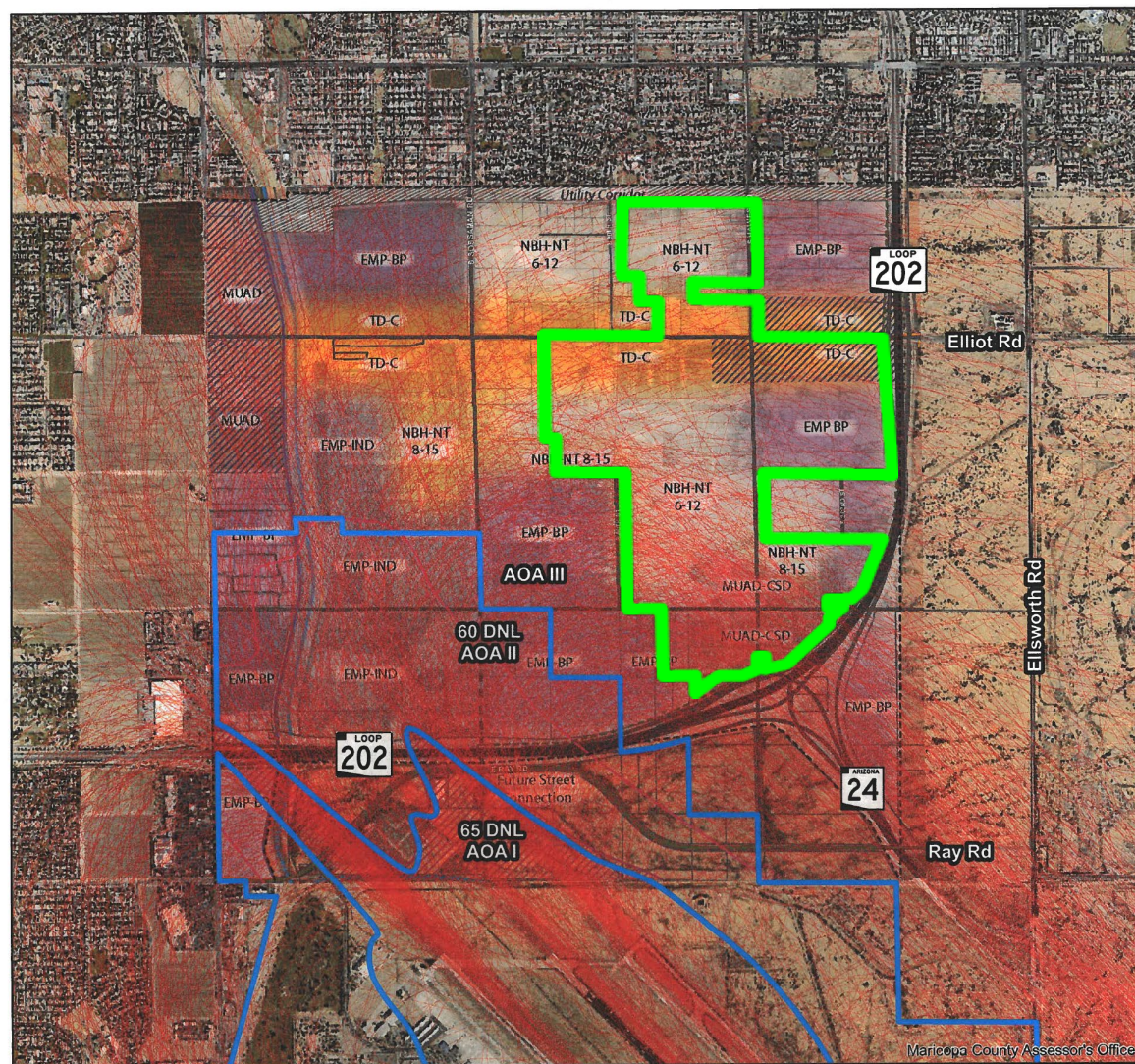
- Avigation Easements
- Notifications to Buyers
- Disclosures notes on final subdivision plats
- Signage on leasing and sales office areas
- Noise mitigations measures

Overflight Paths in Mesa



Handout Will Also Be Provided

Mesa Gateway Flight Paths



Draft Inner Loop Aircraft Overflight Map

LEGEND

- Departing/Local Flight Track (1 week)
- Updated City of Mesa AOA Boundaries

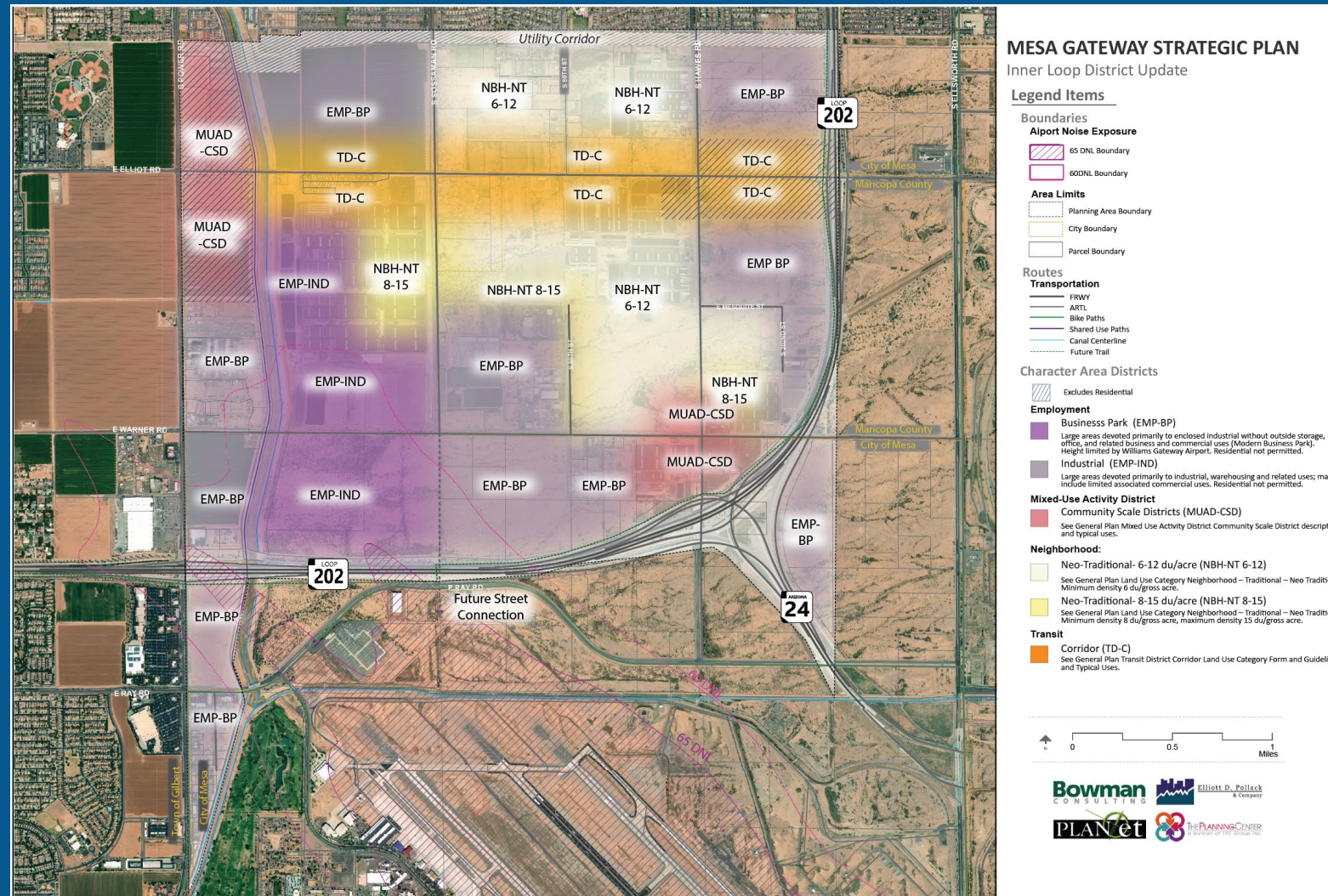


0 0.25 0.5
Miles

MAP CREATION DATE: 9/18/18

Phoenix-Mesa Gateway Airport Authority
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Inner Loop Study Recommendation



Maintain employment uses in the AOA 1 and AOA 2 Areas

Land Use Compatibility



Standard Conditions of Approval

1. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
2. Written notice be provided to future property owners, and acknowledgment received that the project is within 1-2 mile(s) of Phoenix-Mesa Gateway Airport.
3. Due to the proximity to Phoenix-Mesa Gateway 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.

Standard Conditions of Approval

4. Provide a 4-foot x 4-foot sign at the entrance to all sales and leasing offices within the development, with notice to all prospective buyers that the project is within an Overflight Area for Phoenix-Mesa Gateway as specified in Section 11-19-5 of the Zoning Ordinance.
5. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
6. All final subdivision plats shall include the following notice: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Additional Conditions for Hawes Crossing

1. Placement of airport wayfinding signage at arterial intersections within Hawes Crossing PAD.
2. Include the Phoenix-Mesa Gateway airport's aviation notice language and public disclosure map in the CC&R's for the PAD Area.

QUESTIONS/DISCUSSION



Hawes Crossing Annexation



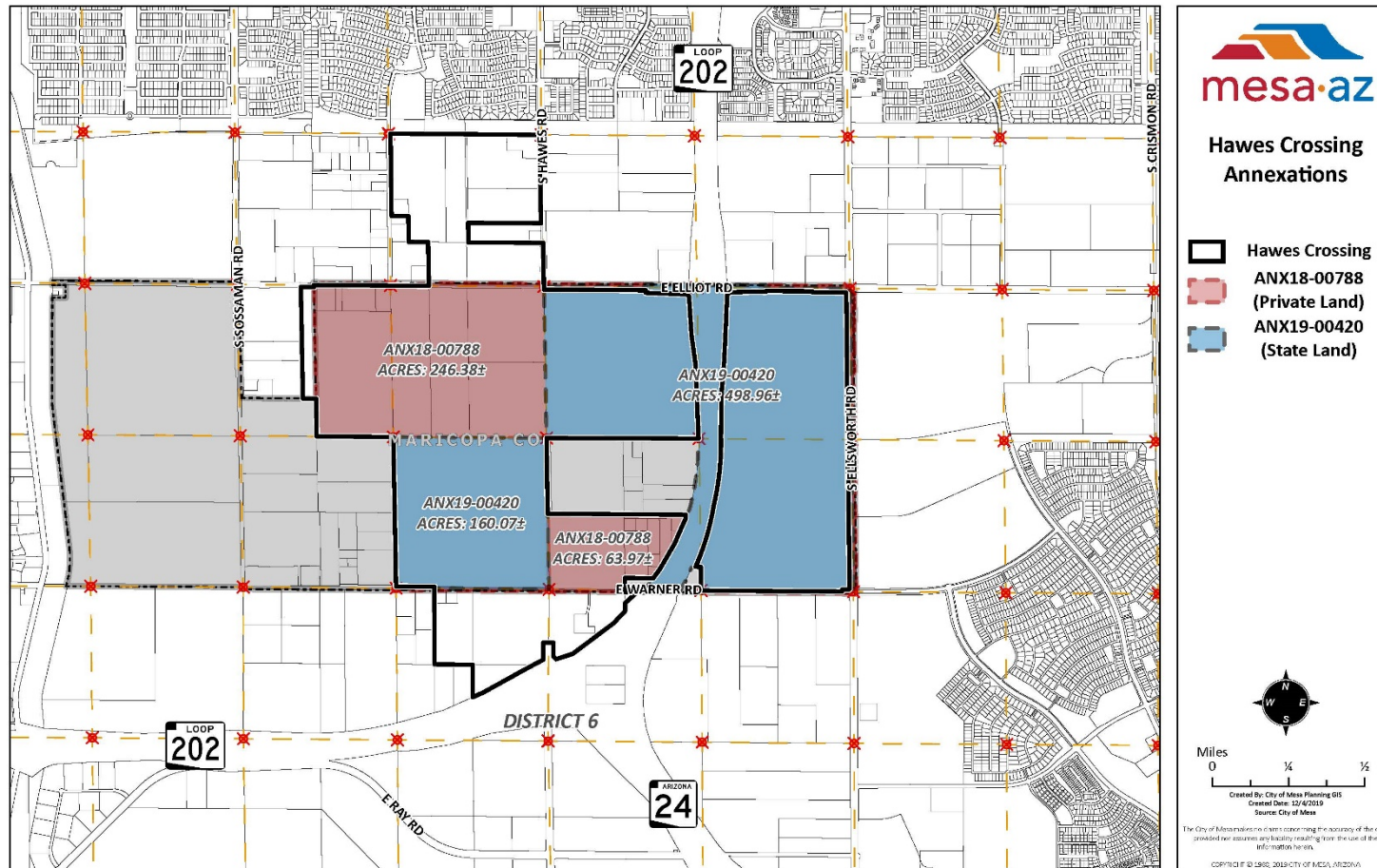
Land Acreages

Inner Loop District Size: 3,100 acres

Hawes Crossing Total Area: 1,131 acres

- Land within City Limits: 161.62 acres
- Land in County (Areas for annexation): 969.38 acres

“Hawes Crossing” Planned Area Development (PAD) (Annexations)



mesa·az

Hawes Crossing Annexations

Legend:

- Hawes Crossing** (Orange outline)
- ANX18-00788 (Private Land)** (Red hatched)
- ANX19-00420 (State Land)** (Blue hatched)

Land Use Codes:

AF	PC
BIZ	PEP
CUP	PS
PAD	RM-2
AG	RM-4
EO	RS-43
LI	RS-9
GI	RS-7
LC	RS-6
NC	RS-3.0
OC	

Map Details:

- Loop 202** and **Loop 24** are shown.
- District 6** is indicated.
- Shawnee Rd**, **Sossamon Rd**, **Elliot Rd**, **Warner Rd**, and **Sellsword Rd** are labeled.
- ANX18-00788 ACRES: 246.38±**
- ANX19-00420 ACRES: 498.96±**
- ANX19-00420 ACRES: 160.07±**
- ANX18-00788 ACRES: 63.97±**

Scale: 0 to 1/2 Miles

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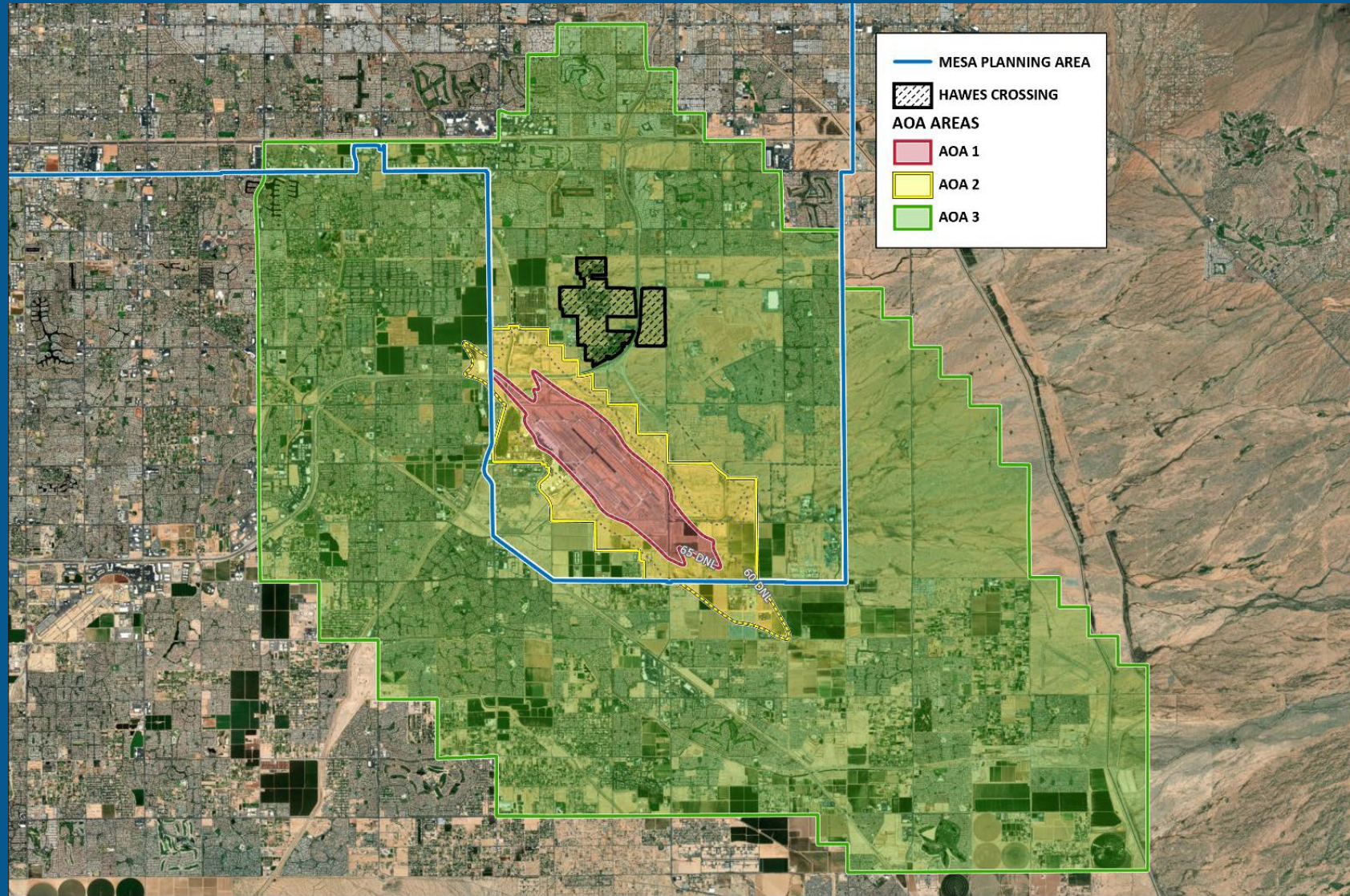
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QUESTIONS/DISCUSSION



Airfield Overlay Map



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Airport Land Use Compatibility

