



**PLANNING DIVISION**

**City Council Staff Report  
2025**

**April 7,**

<b>Case No.</b>	SUB24-00976	
<b>Project Name</b>	The Landing at Falcon Field	
<b>Request</b>	Final Plat for the creation of six lots	
<b>Project Location</b>	Located approximately 1,300 feet east of the southeast corner of East McKellips Road and North Greenfield Road	
<b>Parcel No(s)</b>	141-34-002H	
<b>Project Area</b>	33.4± acres	
<b>Council District</b>	District 2	
<b>Existing Zoning</b>	Light Industrial	
<b>General Plan Designation</b>	Local Employment Center	
<b>Applicant</b>	Optimus Civil Design Group	
<b>Owner</b>	Evergreen-Greenfield and McKellips Land, LLC	
<b>Staff Planner</b>	Josh Grandlienard, Senior Planner	

**Recommendation**

Staff finds that the Final Plat is in substantial conformance with the Preliminary Plat and meets the subdivision requirements of Chapter 6 of the Mesa City Code.

**Staff recommends approval.**

## **Project/Request Details**

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### **Final Plat:**

- **Plat Name:** The applicant is requesting approval of a Final Plat titled, “The Landing at Falcon Field.”
- **Lots:** The Final Plat will create six lots ranging in size from 55,447 square feet to 384,120 square feet.

### **Preliminary Plat Approval:**

- The Preliminary Plat was approved by the Planning and Zoning Board on May 22, 2024 (ZON23-00653).
- There have been no revisions to the subdivision design following the Preliminary Plat approval.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Final Plat

Exhibit 3 – Preliminary Plat