

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, ADOPTING THE “FALCON FIELD ROTORCRAFT LAND USE COMPATIBILITY STUDY” PREPARED BY COFFMAN ASSOCIATES, AIRPORT CONSULTANTS TO SERVE AS A GUIDING DOCUMENT FOR THE FUTURE DEVELOPMENT OF LAND GENERALLY LOCATED ONE MILE NORTH OF FALCON FIELD AIRPORT, EAST OF VAL VISTA DRIVE, WEST OF RECKER ROAD, AND NORTH OF THE 202 RED MOUNTAIN FREEWAY.

WHEREAS, regular helicopter testing and training flights occur in the airspace generally located one mile north of the Falcon Field Airport, east of Val Vista Drive, west of Recker Road, and north of the 202 Red Mountain Freeway (the “Helicopter Corridor”).

WHEREAS, the Helicopter Corridor is controlled by the Federal Aviation Administration and is an extremely busy airspace unavoidably resulting in impacts on the land uses near the Helicopter Corridor.

WHEREAS, the Mesa Planning Department commissioned Coffman Associates, Airport Consultants to conduct the Falcon Field Rotorcraft Land Use Compatibility Study (the “Study”) to obtain guidance on the future development of the land located near the Helicopter Corridor (the “Study Area”) and to help ensure the Study Area is developed with land uses that are compatible with the impacts of the Helicopter Corridor and the City’s adopted General Plan.

WHEREAS, the Mesa 2040 General Plan (the “General Plan”) designates character types for land areas within the City intended to guide the overall look and feel of the area and to define the predominant character of the built environment within the area.

WHEREAS, the Study Area is designated in the General Plan as Employment District character type. Per the General Plan, the Employment District character type is primarily used for employment-type land uses such as large manufacturing facilities, warehousing, and business parks; the goal of the Employment District character type is to provide for a wide range of employment opportunities in high-quality settings and rarely includes any type of residential uses.

WHEREAS, the majority of the Study Area is currently zoned General Industrial (“GI”) and Light Industrial (“LI”). Per the General Plan, GI and LI zoning districts are primary zoning districts permitted in the Employment District character type. Per the Mesa Zoning Ordinance, GI and LI zoning districts do not permit single- or multiple- residence land uses.

WHEREAS, portions of the Study Area are currently zoned Agricultural (“AG”), Residential Single Dwelling 43 (“RS-43”), and Residential Single Dwelling 90 (“RS-90”). The zoning of these areas pre-date adoption of the General Plan. Per the General Plan, AG, RS-43, and RS-90 are not permitted in the Employment District character type. Per the Mesa Zoning Ordinance, AG, RS-43, and RS-90 zoning districts permit residential land uses.

WHEREAS, the Study found that (1) the Study Area is conducive to employment, industrial, and commercial land uses and (2) the Study Area is not a suitable location for residential land uses.

WHEREAS, the City Council recognizes that the zoning in certain areas of the Study Area permits residential land uses; however, the City Council also acknowledges that, per the Study, residential land

uses are incompatible with the Study Area because of the heavily trafficked airspace directly over and surrounding the Study Area and the impacts of helicopter traffic on the Study Area.

WHEREAS, the City Council, based on the Study as well as the long-term planning goals of the City contained in the General Plan, desires to encourage the development of employment, industrial, and commercial land uses in the Study Area and to discourage the development of residential land uses in the Study Area.

WHEREAS, the City Council desires to adopt the Study to serve as a guiding document for the future development of the Study Area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA AS FOLLOWS:

Section 1: The Falcon Field Rotorcraft Land Use Compatibility Study prepared by Coffman Associates, Airport Consultants attached to this Resolution as Exhibit 1 (the “Study”) is hereby adopted as a guiding document for the future development of the land identified as the “study area” in the Study (the “Study Area”).

Section 2: The Study is adopted as a guiding document only, and to the extent a conflict exists between the Study and the Mesa Zoning Ordinance, the Mesa Zoning Ordinance shall control.

Section 3: To encourage the development of compatible employment, industrial, and commercial land uses in the Study Area, the City Manager, or his designee, is authorized to modify, reduce, or waive fees associated with a request to rezone any portion of the Study Area zoned Agricultural (AG), Residential Single Dwelling 43 (RS-43), or Residential Single Dwelling 90 (RS-90) to an employment or commercial zoning district permitted in the Study Area pursuant to the City of Mesa’s General Plan adopted and in effect at that time.

Section 4: Various City officers and employees are hereby authorized to take such actions as are appropriate to consider and advance the guidance outlined in the Study.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 1st day of December, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk