

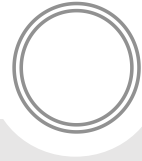


CITY COUNCIL MEETING

Corinne Nystrom, A.A.E
Falcon Field Airport Director

Nana Appiah, PhD, AICP
Development Services Director

December 1, 2022



FALCON FIELD ROTORCRAFT LAND USE COMPATIBILITY STUDY

December 1, 2022



Study Area

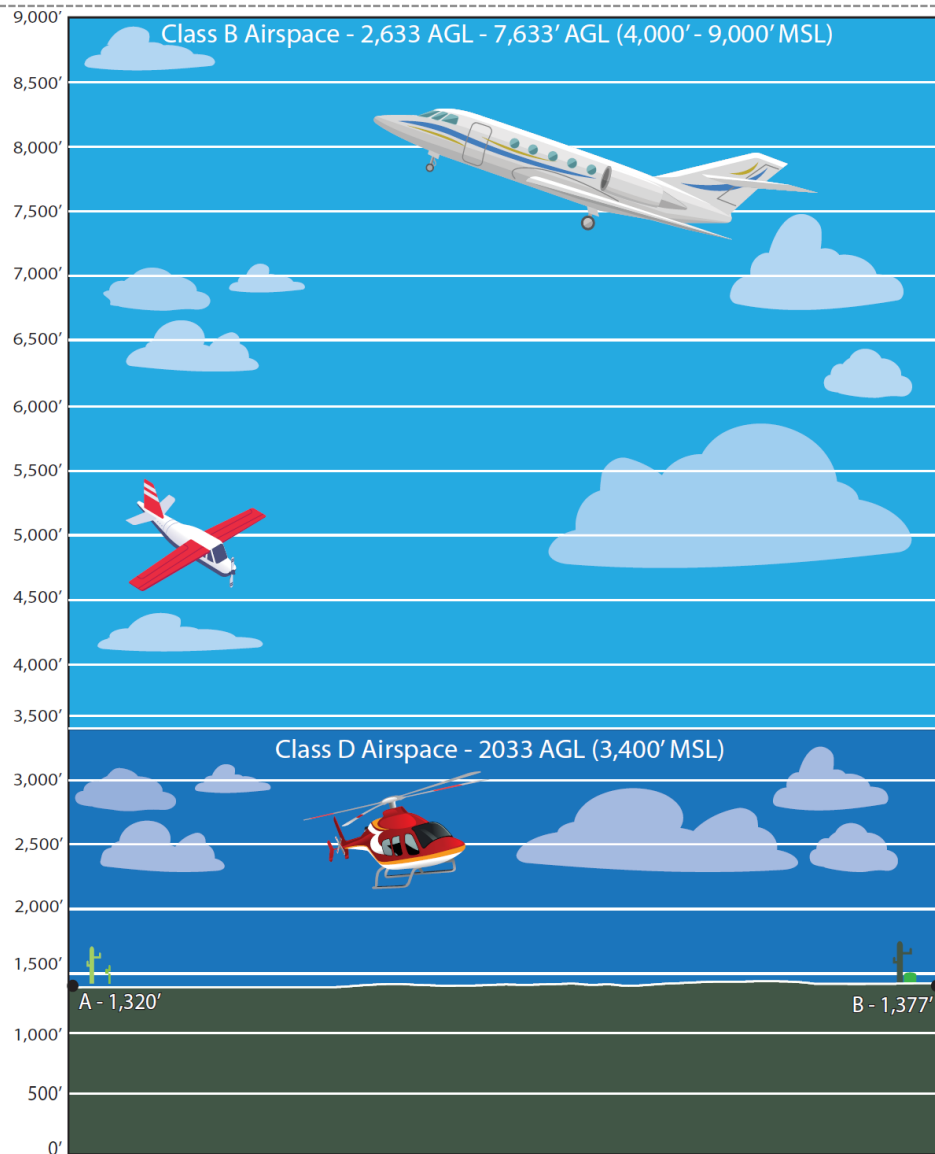
- North of Loop 202, and between North Val Vista Drive and North of Recker Road
- Helicopter testing area since the 1980s

Purpose of Study:

- Examine potential impact of helicopter and airflight activities and their impact on land uses

Elevation

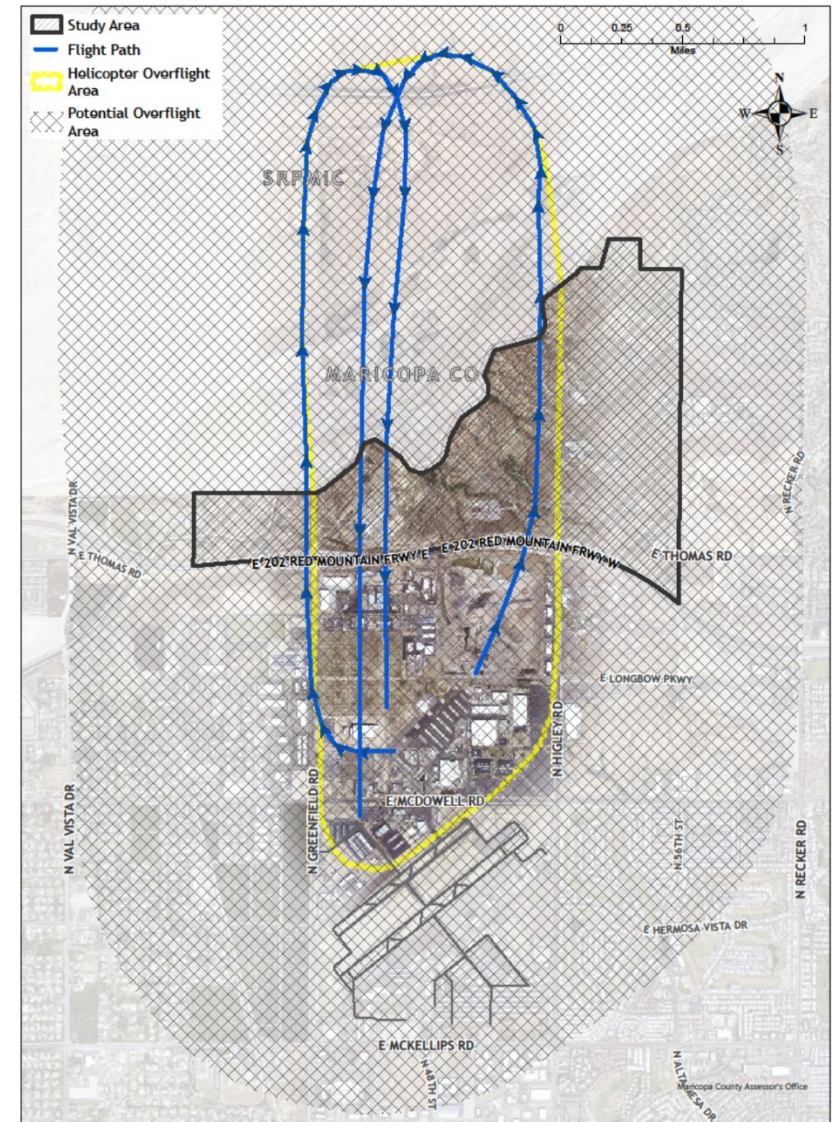


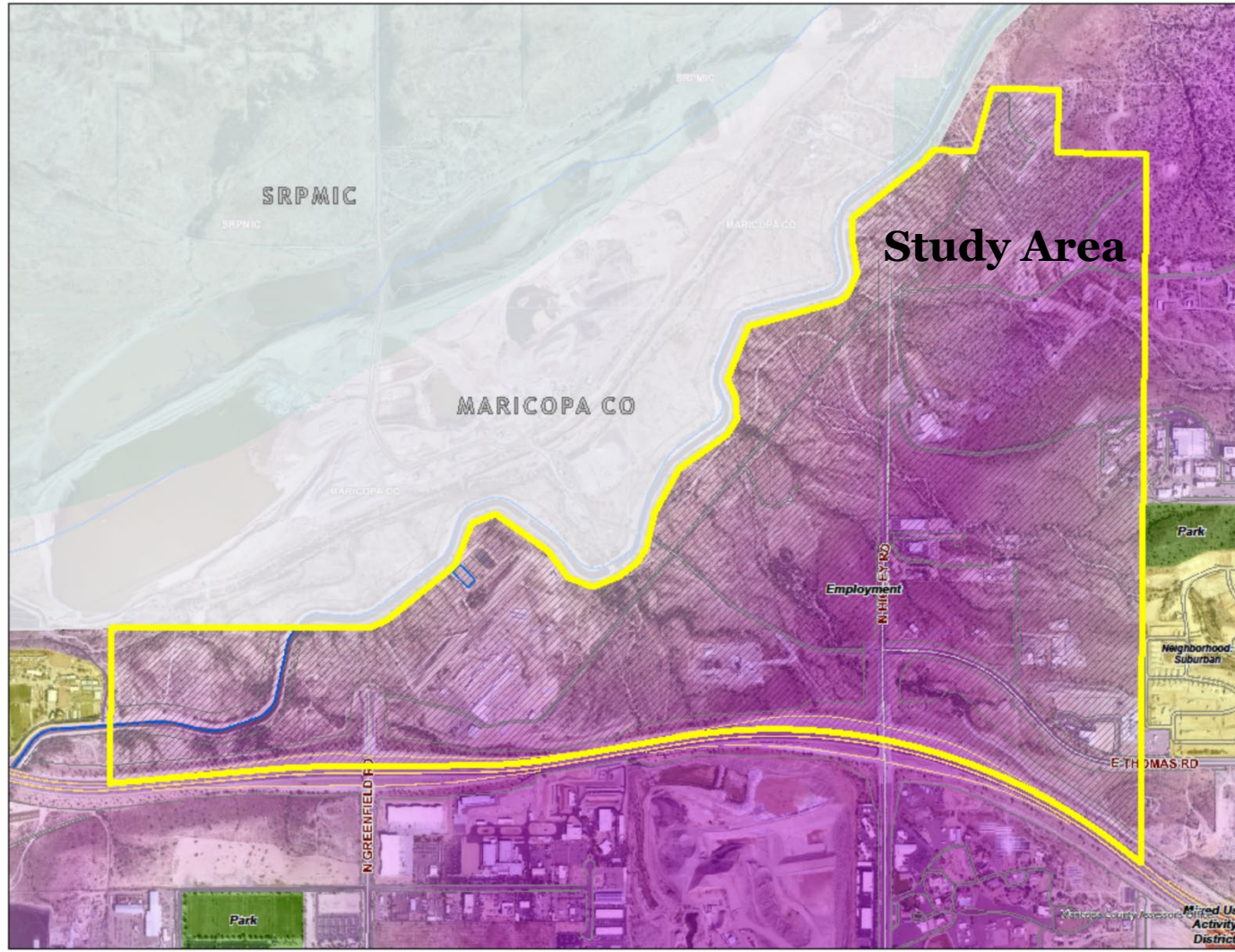


Air Space Area

Helicopter Pattern and Airport Overflight Area

- Areas impacted by helicopter flights
- Reaches north from Falcon Field into the Salt River Pima-Maricopa Indian Community





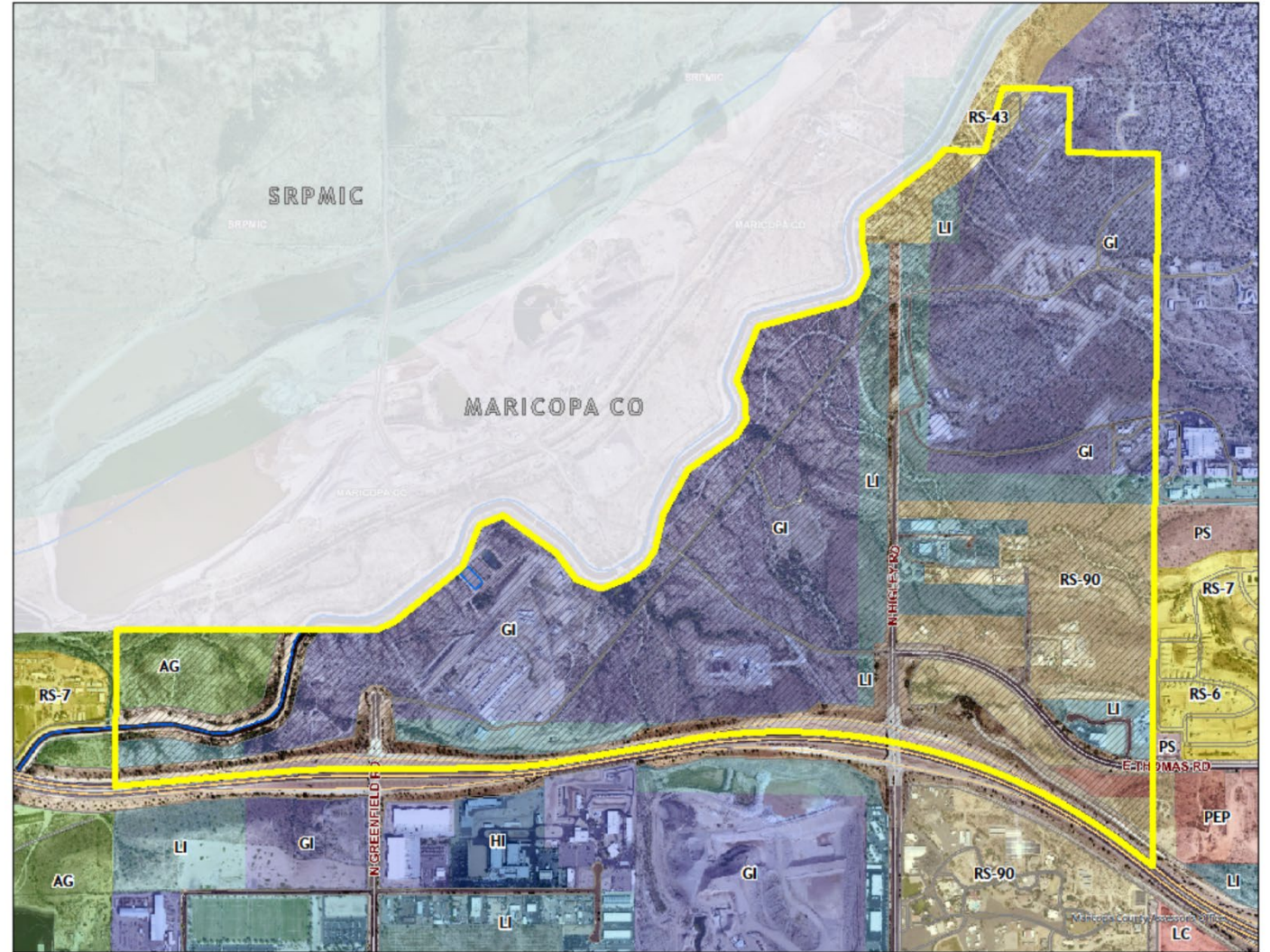
General Plan Character Designation

Employment:

- Provide high range of employment opportunities
- Rarely include any type of residential uses

Current Zoning Designations

- General Industrial (GI)
- Light Industrial (LI)
- Agriculture (AG), and
- Residential (RS 43 and RS 90)



Summary

Findings

- ✓ City of Mesa does not have authority to regulate airspace or where and how aircraft fly
- ✓ Study area incompatible for residential land uses
- ✓ Study area includes small area zoned RS-43 (one dwelling unit/acre) and RS-90 (two dwelling unit/acre)

Recommendation

- ✓ Future development should comply with employment character area designation
- ✓ Continue to require recordation of avigation easement prior to final plat or issuance of a building permit
- ✓ Notification to buyers of an Airport in the Vicinity of Property and General Flight Path
- ✓ Adopt a Resolution to guide land use decisions within the study area.



QUESTIONS/DISCUSSION

December 1, 2022

General Development Standards

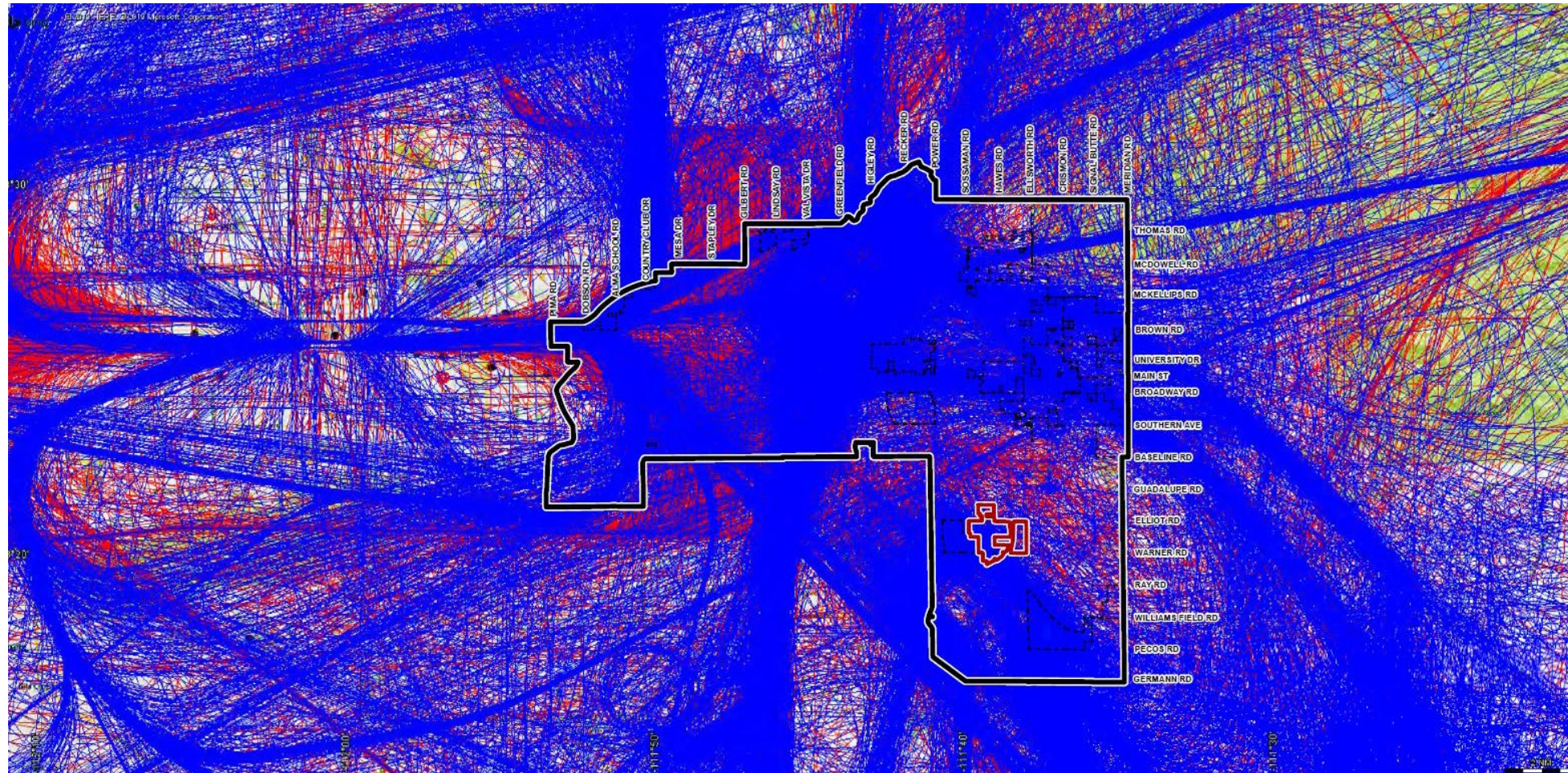
Residential Requirements:

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



Airport Overflight Areas in Mesa

