

City of Mesa

Planning and Zoning Board

ZON26-00243

Boeing ACA Expansion

Charlotte Bridges

Request

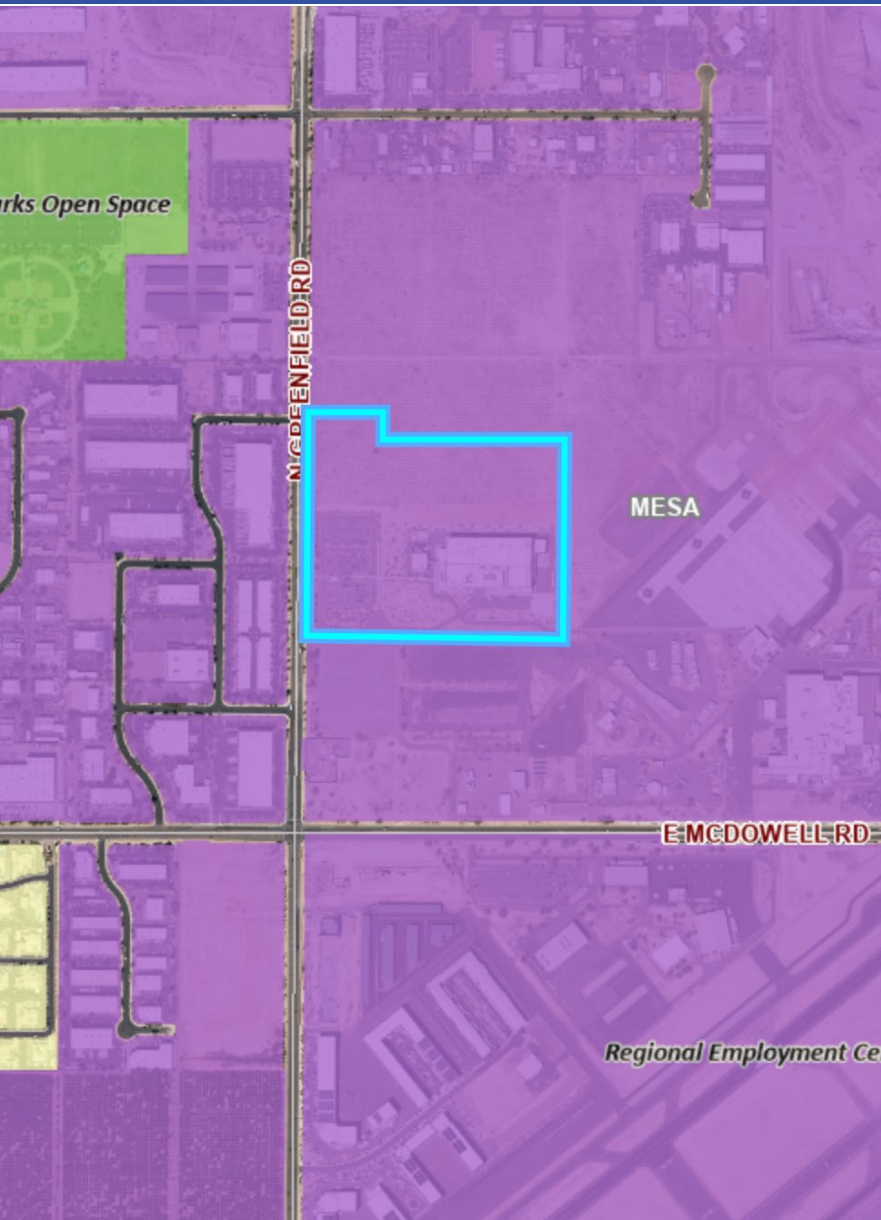
- Development Plan Review for the expansion of a manufacturing facility
- Special Use Permit for a height exception in the AF Airfield Overlay District





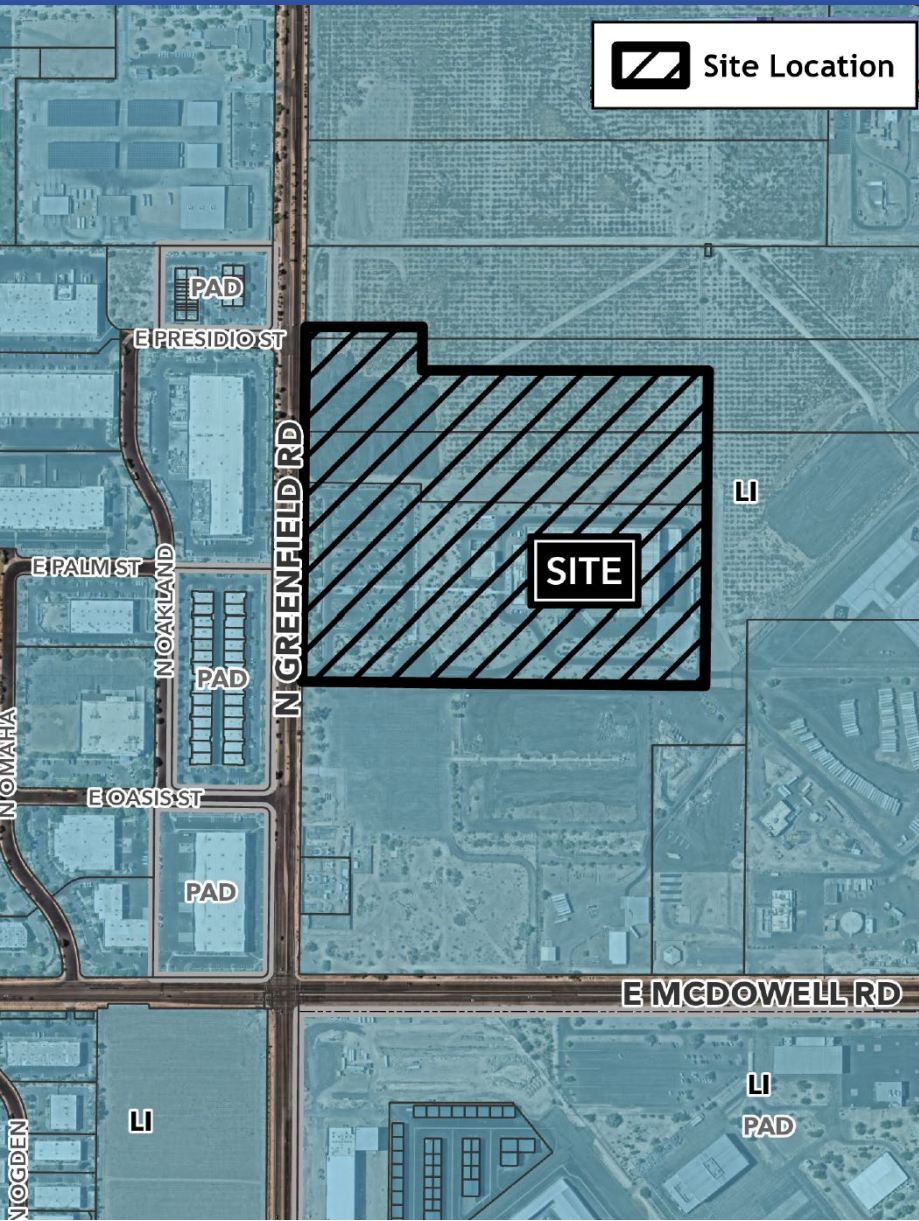
Location

- 38.0± acres
- North of McDowell Road
- East Side of Greenfield Road



General Plan

- Regional Employment Center
Placetype, Evolve Growth Strategy
- Light Industrial



Zoning

- Existing – LI District
- Limited Manufacturing is permitted in LI District



Site Photos



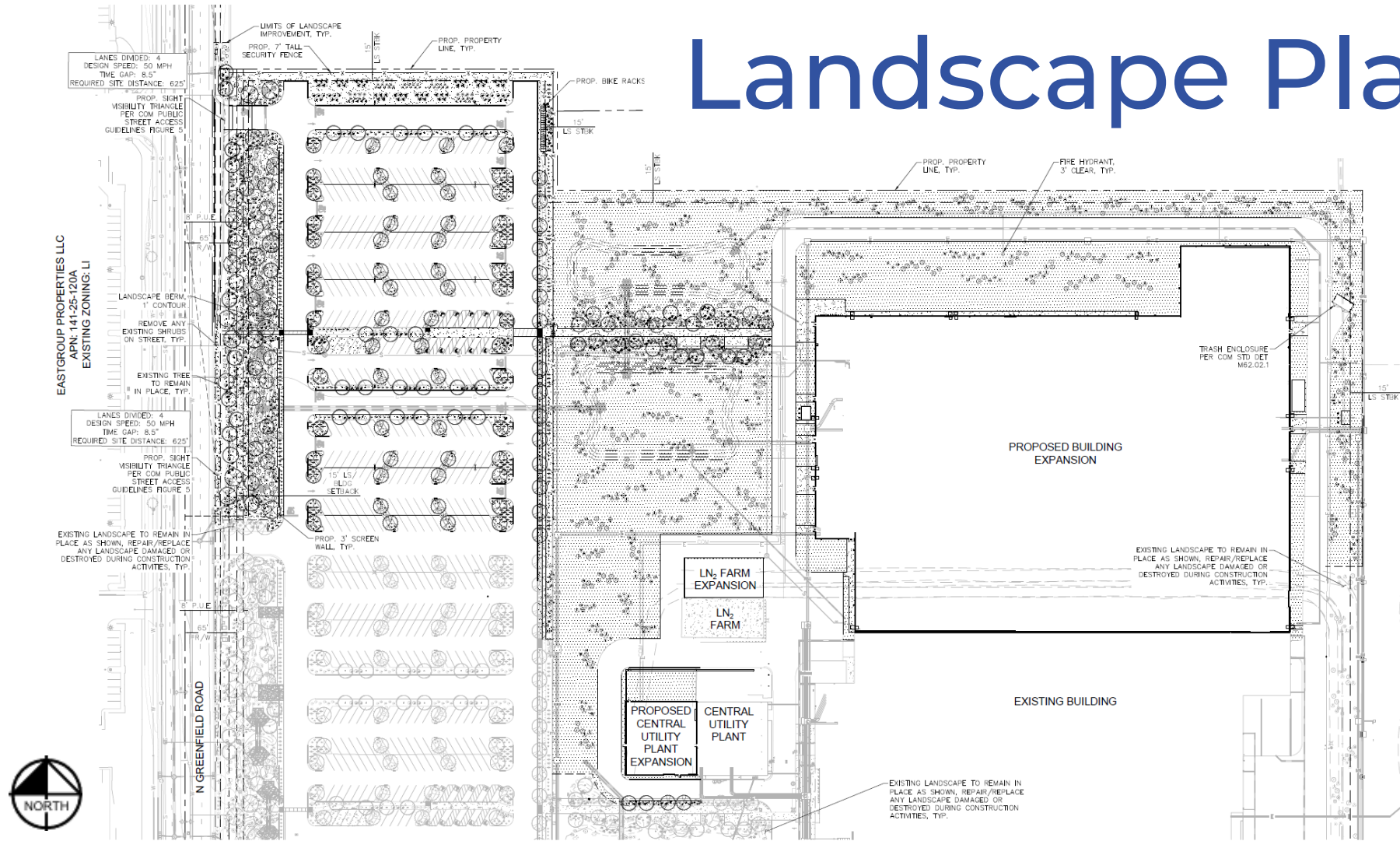
Looking east from Greenfield Road

- 267,761± sq. ft.
- Single-story, 60 ft. in height
- 3 access points onto Greenfield Road
- Administrative Use Permit for a shared parking agreement





Landscape Plan





Landscape Plan

PLANTING LEGEND

TREES (*Larger Species Labeled on Plan)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Tree to Remain	Size Varies	4
	Species Vary		
	Acacia aneura	1" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	37
	Mulga	*1½" Cal. Min., 7' Ht. Min., 4' Sp. Min., 36" Box Min.	9
	Olneya tesota	1½" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	48
	Ironwood		
	Prosopis x 'AZT'	1½" Cal. Min., 6' Ht. Min., 6' Sp. Min., 24" Box Min.	15
	Hybrid Mesquite		
	Prosopis x 'Crown Jewel'	*2" Cal. Min., 8' Ht. Min., 8' Sp. Min., 36" Box Min.	1
	Crown Jewel Mesquite	1½" Cal. Min., 6' Ht. Min., 6' Sp. Min., 24" Box Min.	58

SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ambrosia deltoidea	5 Gal.	119
	Triangle-leaf Bursage		
	Bougainvillea 'Torch Glow'	5 Gal.	50
	Torch Glow Bougainvillea		
	Caesalpinia pulcherrima	5 Gal.	54
	Red Bird of Paradise		
	Encelia farinosa	5 Gal.	181
	Brittlebush		
	Eremophila glabra 'Minegew Gold'	1 Gal.	380
	Outback Sunrise Emu		
	Lantana montevidensis 'Purple'	1 Gal.	588
	Purple Trailing Lantana		
	Larrea tridentata	5 Gal.	292
	Creosote		
	Leucophyllum compacta	5 Gal.	138
	Compact Sage		
	Simmondsia chinensis	5 Gal.	163
	Jojoba		
	Ruellia peninsularis	5 Gal.	106
	Desert Ruellia		

ACCENTS (*Larger Species Labeled on Plan)

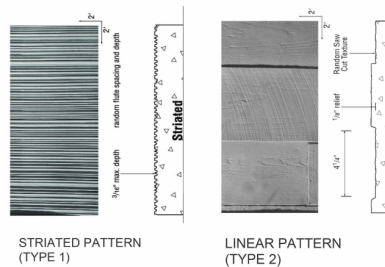
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Bouteloua gracilis 'Blonde Ambition'	5 Gal.	90
	Blonde Ambition Grass		
	Carnegiea gigantea	2' Ht.	5
	Saguaro	*4' Ht.	4
		*6' Ht.	4
	Dasyliion wheeleri	5 Gal.	121
	Desert Spoon		
	Echinocactus grusonii	10" Dia. Min.	70
	Golden Barrel Cactus		
	Echinocereus triglochidiatus	5 Gal.	6
	Claret Cup Hedgehog		
	Fouquieria splendens	6 Canes Min.	67
	Ocotillo		
	Hesperaloe funifera	5 Gal.	126
	Giant Yucca		
	Hesperaloe parviflora 'Yellow'	5 Gal.	274
	Yellow Yucca		
	Muhlenbergia capillaris 'Lenca'	5 Gal.	196
	Regal Mist Muhly		
	Opuntia engelmannii	6 Pads Min.	25
	Engelmann's Cactus		
	Opuntia santa-rita	6 Pads Min.	32
	Purple Prickly Pear Cactus		
	Pachycereus schottii	3' Ht. Min.	10
	Senita Cactus		

MATERIALS

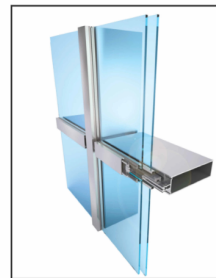
	DESCRIPTION	QTY
	Decomposed Granite	86,405 SF
	½" Screened, Gold or Color to Match Existing, 2" Depth Min.	
	Decomposed Granite	250,940 SF
	3" Minus, Gold Color to Match Existing, 2" Depth Min.	
	Surface Select Boulder, Gold Tones	
	2-3' Diameter	67
	3-4' Diameter	27



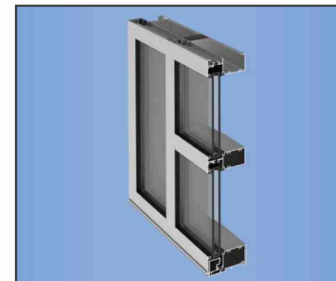
Materials & Colors



FORMLINER PATTERNS IN CONCRETE



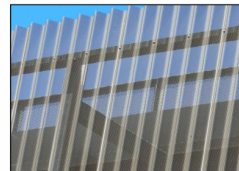
APPLIED MULLION
EXTENSION



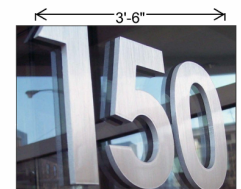
FRONT SET THERMALLY BROKEN STOREFRONT
SYSTEM - CLEAR ANODIZED (S-1)



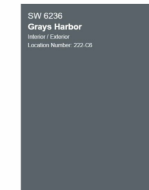
PREFINISHED METAL AWNING
(CN-1)



PERFORATED ALUMINUM
MECHANICAL SCREEN (SC-1)



1/4" THICK ALUMINUM PIN-MOUNTED
BUILDING SIGN (SIGN-1)



PAINT 3 (P-3)

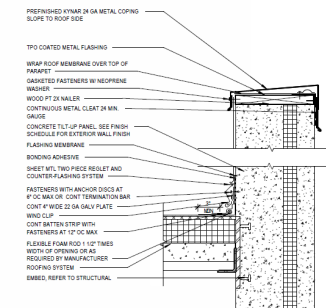


PAINT 2 (P-2)



PAINT 1 (P-1)

EXTERIOR CONCRETE PANEL PAINT COLORS

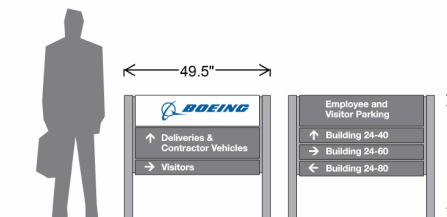


TYPICAL PARAPET DETAIL



LOUVERED EQUIPMENT SCREEN

ROOF SCREEN (L-1)



SITE POST AND PANEL DIRECTIONAL SIGN (SIGN-2)

BUILDING/ SITE SIGNAGE



INSULATED OVERHEAD COILING DOOR (OHD-1)
FINISH TO MATCH ADJACENT SURFACE

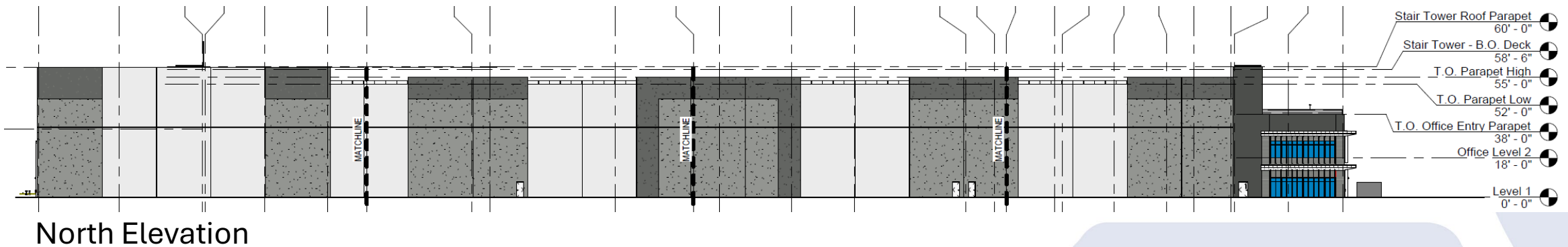
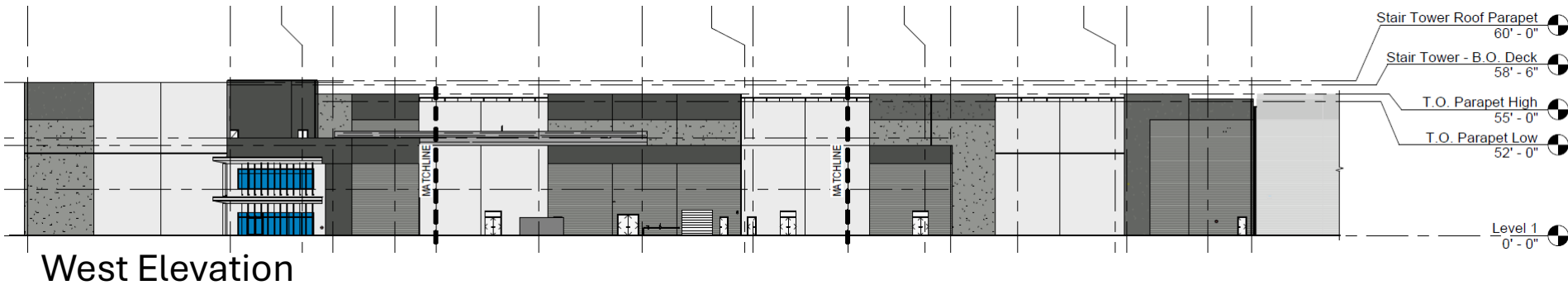
BUILDING ACCESS



HOLLOW METAL DOOR (D-1)
PAINTED
TO MATCH ADJACENT
SURFACE

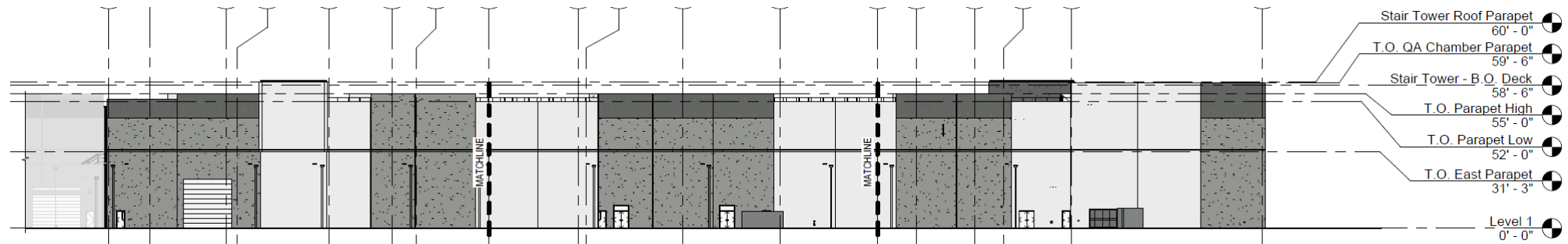


Elevations





Elevations

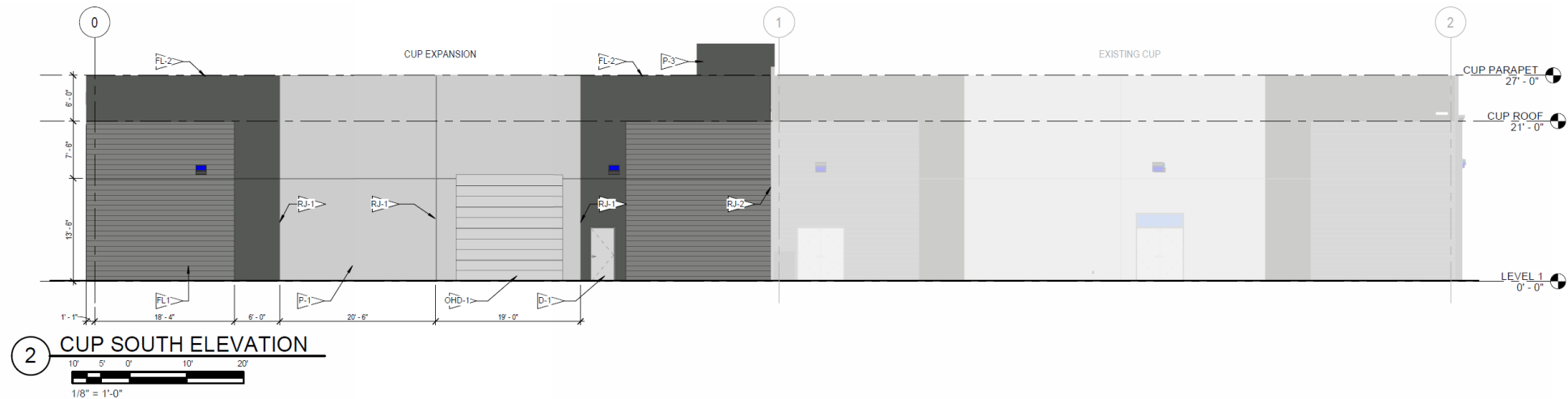


East Elevation





CUP - Elevations





Renderings





Renderings





Renderings





Special Use Permit

- SUP for height exception in the Falcon Field Overflight Area Three (AOA3)
- LI District maximum height – 40 feet
- Requested height:
 - Top of parapet – 60 feet
 - Top of stair tower – 60 feet



Special Use Permit – Required Findings

- Advance the goals and objectives of and is consistent with the General Plan and any other applicable City plan and/or policies;
- The location, size, design, and operating characteristics of the proposed project are consistent with the district where it is located;
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Neighborhood outreach letter mailed May 19, 2026
- No responses were received by the applicant
- No phone calls or emails were received by Planning



Findings

- Complies with the 2050 Mesa General Plan
- Complies with the Falcon Field Sub Area Plan
- Complies with Chapter 69 of the MZO for Development Plan Review
- Complies with Section 11-7-5(E) of the MZO for a SUP



Recommendation

Approval with conditions

City of Mesa

Planning and Zoning Board