

Together At The Landing

Project Narrative

Together At The Landing is an event venue and new small business wanting to help revitalize the Falcon Field area of northeast Mesa. After working with Falcon Field Airport administration on a plan, we believe Together At The Landing will help to attract clients from around the Phoenix valley and beyond bringing them to experience the wonders of Falcon Field. Families and friends of all ages will come to a beautiful location to conduct weddings, to celebrate birthdays and anniversaries, and to honor the lives of lost family members.

The location has been a restaurant serving customers since the 1980's, most recently known as "Steak and Stone" and "Anzio Landing" before that. The location is situated in a Light Industrial zoning area on Falcon Field. It is one of the few spots in the Falcon Field district set aside for non-aviation related activity. Changing from a restaurant to an event venue would require being zoned as a Banquet Hall. In 2015, Mesa City Council approved Ordinance 5300 which included Banquet and Conference Centers in Light Industrial zoning with a Special Use Permit. At some point thereafter, the City zoning tables appear to have been consolidated, and this update was missing. We are seeking a Special Use Permit as a Banquet Hall to operate our business and to help breathe life back into Falcon Field.

In response to the required findings for a Special Use Permit for the project, please consider the following:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

RESPONSE: Mesa's 2040 General Plan specifies several goals and objectives that are consistent with the goals and objectives of this project. Chapter 5 of the General Plan (as well as Chapter 5 of the Falcon Field subplan) calls for growing and maintaining stable and diverse jobs generally, and later highlights Falcon Field as an identified focus area. Together At The Landing – located at Falcon Field – will help revitalize this area, bringing jobs and customers to both Falcon Field and Mesa in general. Tourism is also called out in Chapter 5 of the plan as an area of focus. We have already received several calls from out-of-state clients who want to have their wedding ceremonies at our facility. Out of state clients and their families traveling to weddings in Arizona will bring additional tourism dollars to Falcon Field and Mesa. Chapter 7 section 3 also calls out Falcon Field as a designated growth area, and our plan is consistent with this objective as well.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

RESPONSE: Our location, size, design and operating characteristics are consistent with our district and conform with the General Plan. Our suggested use as an event and wedding venue was reviewed with and supported by Falcon Field Airport administration prior to us ever purchasing the property, and was ratified in the lease we signed with the City of Mesa.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

RESPONSE: Our project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor any neighborhood or to the general welfare of the City. Our plans have been shared with Falcon Field airport administration, who have issued no objections or concerns. We've also shared them with the Federal Aviation Administration, who have issued no objections or concerns.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

RESPONSE: Our project will use an existing structure that has been used for a very similar usage for almost forty years. The previous restaurants located on the property offered food, drink, lounges, dancing, corporate parties and even an occasional wedding ceremony. The existing public services, public facilities and public infrastructure will continue to service our proposed project in the same way they have for several decades.