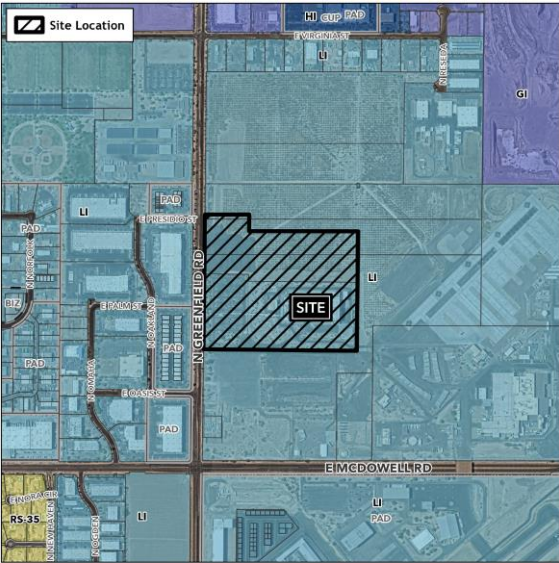




Planning and Zoning Report

Date	July 22, 2026		
Case No.	ZON26-00243		
Project Name	Boeing ACA Expansion		
Request	- Development Plan Review for a 263,386± square foot expansion of a Manufacturing facility - Special Use Permit for a height exception in the AF Airfield Overlay District		
Project Location	Approximately 1,700± feet north of the northeast corner of North Greenfield Road and East McDowell Road.		
Parcel No(s)	141-37-004N (portion) 141-37-004P (portion) 141-37-009M (portion) 141-37-009K (portion)		
Project Area	38± acres		
Council District	District 5		
Existing Zoning	Light Industrial (LI)		
General Plan Designation	Regional Employment Center		
Applicant	Ally Fedor, Kimley-Horn		
Owners	Hughes Helicopters Inc., Boeing Company and McDonnell Douglas Helicopter Co.		
Staff Planner	Charlotte Bridges, Planner II		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the Falcon Field Sub Area Plan, the review criteria for Development Plan Review outlined in MZO

Section 11-69-6 of the Mesa Zoning Ordinance (MZO), as well as the review criteria for a Special Use Permit outlined in Section 11-7-5(E) of the MZO.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Development Plan Review and Special Use Permit (SUP) for a single story, 60-foot in height, 263,386± square foot expansion of a manufacturing facility and associated site improvements.

Concurrent Applications:

- Design Review: Design Review Board meeting is scheduled for July 14, 2026, to review the proposed elevations and landscape plan (Case No. DRB26-00242).

Site Context.

General Plan:

- The Placetype for the project site is Regional Employment Center with a Growth Strategy of Evolve.
- Regional Employment Center areas are intended to accommodate large employers, such as hospitals and medical centers, airports, universities, corporate headquarters, high-tech companies and research parks. These areas should have excellent access to major arterial roadway and freeways that can accommodate high traffic volumes and moderate truck traffic, exhibit high-quality design, cohesive architecture, ample landscape and amenities areas to support employees.
- Light Industrial is a principal land use in the Regional Employment Center Placetype.
- The Proposed Project is consistent with the Regional Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
 - ED1. Attract businesses and employers that create jobs with wages at or above the regional average.
 - ED2. Invest in Mesa's workforce development.

- ED4. Protect and promote Mesa's airports as global connections for tourism and business development.

Sub-Area Plan:

- The Proposed Project is located within the General Industrial land use area of the Falcon Field Sub-Area Plan. The intent of the Falcon Field Sub-Area is to create a vibrant and progressive urban center that serves as an oasis of aviation related businesses, abundant high-quality employment, and regional entertainment.
- The Proposed Project is consistent with the General Industrial land use area of the Falcon Field Sub-Area Plan and furthers the implementation of and is not contrary to its Vision and Land Use Strategies.

Zoning:

- The project site is zoned Light Industrial (LI) District and is in the Falcon Field Airport Airfield Overlay District, specifically, Airport Overflight Area Three (AOA3).
- A limited manufacturing use is permitted in the LI District.

Surrounding Zoning & Use Activity:

The proposed manufacturing facility is compatible with surrounding land uses, which include the Boeing campus and industrial uses west of Greenfield Road.

Northwest (Across Greenfield Road) LI and LI-PAD Industrial Development	North LI Vacant (Boeing Company Campus)	Northeast LI Vacant (Boeing Company Campus)
West (Across Greenfield Road) LI and LI-PAD Industrial Development	Project Site LI Industrial Development (Boeing Company Campus)	East LI Industrial Development (Boeing Company Campus)
Southwest (Across Greenfield Road) LI-PAD Industrial Development	South LI Industrial Development (Boeing Company Campus)	Southeast LI Industrial Development (Boeing Company Campus)

Site History:

- **February 5, 1979:** City Council annexed 542± acres, including the project site, into the City of Mesa (Ordinance No. 1208).
- **July 16, 1979:** City Council rezoned 157± acres of recently annexed property, including the project site, from Maricopa County Rural-43 to Agricultural (AG) (Case No. Z79-071; Ordinance No. 1255).

- **August 18, 1980:** City Council rezoned 158± acres, including the project site, from AG to Light Industrial (LI) to allow development of a 121-lot industrial park (Case No. Z80-074, Ordinance No. 1412). This industrial park was never constructed.
- **August 26, 2020:** Planning and Zoning Board approved a site plan for 22± acres to allow for the development of a 55 feet in height, 155,000 square foot industrial building (existing Boeing ACA building) and a SUP to allow the building height to exceed the maximum 40 feet allowed in the LI District within the AOA3 (Case No. ZON20-00435).

Project/Request Details

Site Plan:

- **Building Design:** The single-story, 60-feet in height, 263,386± square foot addition will be constructed on the north side of the existing industrial building. The main entrance to the new addition is located at the northwest corner of the addition and is marked by a 937 square foot entry plaza.
- **Access:** Two existing entry drives from Greenfield Road provide access to the existing site. A third entry drive from Greenfield Road will be constructed at the north end of the project site and on-site drive aisles will connect the project site to the existing site providing for shared access and circulation across the overall site.
- **Parking:** Per Table 11-32-3.A of the MZO, 264 parking spaces are required for the existing site and 439 parking spaces are required for the Proposed Project for a total of 703 parking spaces required for the overall site. There are 274 parking spaces in the existing parking field and 278 new parking spaces are provided as part of the Proposed Project for a total of 552 provided parking spaces for the overall site. The applicant is requesting approval of an Administrative Use Permit (AUP) for shared parking to allow the Proposed Project to utilize the existing parking spaces, thereby reducing the number of required parking spaces for the proposed addition and the overall site.

Special Use Permit:

Per the allowance in Section 11-30-3(B) of the MZO, the applicant is requesting a Special Use Permit (SUP) for a height exception in the Falcon Field Airport Overflight Area Three (AOA3). Per Table 11-7-3 of the MZO, the maximum height allowed in the LI District is 40 feet. The proposed building height is 60 feet. According to the applicant, the requested building height is necessary to accommodate unique operations associated with the development.

Approval Criteria - Section 11-70-5(E):

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:** The Proposed Project complies with the 2050 General Plan and the Falcon Field Sub Area Plan by providing for a high-tech company with skilled employees that will contribute to an oasis of aviation related businesses and abundant high-quality employment.

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:** The Proposed Project size, shape, and characteristics align with the LI District's intent and will help support and contribute to an existing industrial operation within the Regional Employment Center Placetype.
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:** A majority of the surrounding area are developed with industrial uses and will not be negatively affected by the Proposed Project's 60-foot height. In addition, the existing building on the project site was granted a SUP for a height except in the AOA3 allowing for a height of 55 feet. The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff did not receive any communication about the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Development Plan and Special Use Permit subject to the following conditions:

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB26-00242.
3. Prior to the issuance of any building permit, apply for and receive approval of an Administrative Use Permit for a shared parking agreement or increase the number of parking spaces provided to comply with the Mesa Zoning Ordinance.
4. Compliance with all applicable City development codes and regulations.
5. Prior to the issuance of any building permit, reconfigure the parcel boundaries for parcel numbers 141-37-004N, 141-37-004P, 141-37-009M and 141-37-009K such that no

proposed buildings cross property lines. A copy of the recorded legal description for the reconfigured lots shall be provided at the time of building permit submittal.

6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
 - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport.
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Parking Memo

Exhibit 10 – Power Point Presentation