

THE LANDING at FALCON FIELD

LOCATED AT 1919 N. 46TH ST. IN MESA, ARIZONA

CASE #ZON22-00114

2nd SUBMITTAL – 03.11.2024



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I. PURPOSE OF REQUEST

Evergreen Devco, Inc. (“Evergreen”) is pleased to propose a +/-33-acre mixed-use development at 1919 N. 46th St. in Mesa (“Subject Site”). Six development parcels are proposed within the Subject Site to aid in developing the 33-acre mixed-use community, The Landing at Falcon Field. Below in **Table 1** – Proposed Development Parcels, are the proposed parcels and the corresponding zoning requests:

Table 1 – Proposed Development Parcels

PARCEL #	ACRES	PROPOSED LAND USE	PROPOSED ZONING
1	1.38	Commercial/Retail	LI - PAD
2	1.27	Commercial/Retail	LI - PAD
3	6.24	Light Industrial	LI PAD
4	9.13	Light Industrial	LI PAD
5	7.07	Light Industrial	LI PAD
6	8.08	Light Industrial	LI PAD

Evergreen requests Rezoning accompanied with a Site Plan (Section 11-56-4.C) approval for all the development with a concurrent “Specific Site Plan” (Section 11-22-5.B.2) approval and “Design Review” (Section 11-22-5.B.1) approval for Parcels 3 through 6.

A. THE LANDING AT FALCON FIELD MIXED-USE VISION

The Landing at Falcon Field is conceived as a versatile light industrial area, designed to accommodate a range of uses, including retail, restaurants, and light industrial/employment spaces. The retail establishments are positioned along McKellips Road, and they are adjacent to complementary commercial facilities to the west, as well as employment hubs to the east and south. This strategic layout promotes both internal and external walkability to nearby commercial amenities. The industrial buildings are thoughtfully distributed across the site, strategically located adjacent to the Falcon Field Business Park.

B. REZONING REQUEST

The Landing at Falcon Field seeks rezoning from Light Industrial (LI) Council Use Permit (CUP) to Light Industrial (LI) Planned Area Development (PAD). This rezoning was proposed by the City of Mesa as the process required to remove a CUP that calls for the development of a Sam’s Club shopping center. Additionally, the PAD request will include development standard code deviations as described in Section IV. C. 1. below. The proposed LI PAD entitlement is consistent with the land use pattern outlined in the General Plan 2040.



II. PROPERTY LOCATION & SURROUNDING AREA

A. SITE LOCATION

Generally located east of the southeast corner of Greenfield Road and McKellips Road, the Subject Site is approximately 33 net acres of vacant land with an address of 1919 N. 46th St. (APN#141-34-002H). The Subject Site and proposed development parcel legal descriptions and ALTA survey are provided with this application.

The property is surrounded by existing and developing commercial and employment uses. **Table 2-** Land Uses, General Plan & Zoning Designations, provides a summary of existing surrounding land uses, General Plan Land Use designations, and zoning.

Table 2 – Land Uses, General Plan & Zoning Designations

	LAND USE	GENERAL PLAN	ZONING
SITE	Vacant	Mixed Use Activity	LI CUP
NORTH	Aviation/Education	Specialty/Airport	LI/LC
EAST	Vacant, Commercial Service, Employment	Mixed Use Activity & Employment	LI
SOUTH	Employment & Education	Employment	LI
WEST	Commercial/Retail, Vacant, Employment, Education	Mixed Use Activity & Employment	LC

B. SURROUNDING AREA

An aerial of the surrounding area is included in **Exhibit 1** – Context Map, to bring visual to Table 2– Land Uses, General Plan & Zoning Designations. While Falcon Field Airport is located north of the Subject Site across McKellips Road (arterial roadway), a variety of flight schools and vacant land buffer the physical airport. To the east, the Mixed Use Activity General Plan designation extends along McKellips Road across a small office building and vacant land. The remaining land to the east consists of commercial services and employment. Walmart is west of the site and is located at the southeast corner of Greenfield Road and McKellips Road. It works as an anchor to restaurant and retail service pads along McKellips Road. Lastly, between McKellips Road and McLellan Road lies a variety of uses including schools, employment, and light industrial uses.

III. SITE ANALYSIS

A. General Plan Land Use Designation & Analysis

The subject site falls under both Employment/ Mixed-Use Activity District (“MUAD”) on the Mesa 2040 General. The Subject Site’s General Plan designation was amended with the 2040 update in 2014 from the 2025 General Plan designation of “Business Park.” **Exhibit 2**– General Plan Land Use Map displays the Subject Site and its current land use designation.

The Employment District is defined as “Large area devoted to industrial, office, warehousing and related uses which may include associated commercial uses”. Furthermore, the Subject Site is one of four designated growth areas, defined as the Falcon Field area. The Falcon Field area plan



recognizes established and growing business centers throughout the city and works with those areas to increase the identity and quality of those places. A minimum of 70% of the zoning district is required to be a primary zoning district. Our intended Light Industrial zone district is classified as a primary zoning district.

B. FALCON FIELD SUB-AREA DESIGNATION & ANALYSIS

The Subject Site is designated as “Business Park” on the land use designation map in the Falcon Field Sub-Area Plan. This plan was adopted by Council in 2007 and reflected the Zoning and General Plan designations at that time. The Mesa 2040 General Plan was adopted seven years later in 2014 and has been updated to show the Subject Site as Employment/Mixed Use Activity. See **Exhibit 3** – Falcon Field Area Plan.

C. AIRPORT OVERLAY DISTRICT

Majority of the entire site is within the Airport Overflight Area Three (“AOA 3”). AOA 3 is defined as “The area outside the 60 DNL contour area...” There are no limitations or restrictions of land use in the AOA 3 Overlay District, therefore the land use proposal for commercial and light industrial are compatible. Full compliance with Section 11-19-5 Supplementary Provisions is expected. This includes an Avigation Easement, disclosure, and noise level reduction. Airport Overflight Area Two (“AOA 2”) is located on the northwestern portion of Parcel 1. Parcel complies with all overflight restrictions set forth for development within the AOA 2 subject area. See **Exhibit 4** – AOA Overlay Map for a depiction of the overlay district on the Subject Area.

D. EXISTING LAND USE

The Subject Site is primarily vacant and has been in the current condition for over a decade. There are 3 abandoned SRP power poles and were used for RV storage previously. See **Exhibit 5** – Site Aerial.

E. EXISTING ZONING

In 1979 the Subject Site was annexed into the City of Mesa with a larger 3,000-acre area. Long standing M-1 (Light Industrial) and subsequent LI (Light Industrial) zoning has been on the Site for over forty years (Ord. #1250).

In 2005, a Council Use Permit (CUP) was approved for a 247,423 SF Sam’s Club anchored retail center (Z05-073). This proposal included a 134,000 SF Sam’s Club, a 2-acre gas station, and 112,700 SF of commercial pad space. This proposal was reflective of the Sam’s Club/Walmart property ownership and vision of the Subject Site and adjacent 34 acres. Sam’s Club/Walmart maintained ownership for the past 16 years and decided not to pursue the 2005 proposal. Evergreen purchased the Subject site from Sam’s Club/Walmart in September of 2022. See **Exhibit 6** – 2005 CUP Site Plan.



IV. DESCRIPTION & JUSTIFICATION FOR REQUEST

The Landing at Falcon Field proposes approximately 7,000 SF of commercial/retail space and 551,320 SF light industrial building. Below is a development use breakdown. See **Exhibit 7** – The Landing at Falcon Field Master Plan.

A. PROPOSED ZONING & ANALYSIS

All parcels propose rezoning from the current base district of LI CUP to LI PAD to permit the use of commercial/retail and industrial uses. Our site plan includes two drive-thru facilities along McKellips Road and because our application was submitted before the drive-thru code amendments took effect, the Subject Site will be assessed based on the regulations in place prior to the changes.

B. PROPOSED PAD ZONING OVERLAY & ANALYSIS

Per Section 11-22-1 of the Mesa Zoning Ordinance (“MZO”), the parcels will utilize the Planned Area Development (“PAD”) zoning overlay as the “purpose statements” section intended. The overlay is used to provide an increasingly desirable building standard for its prospected tenant base and neighbors. It also allows for site design that creates a unique mixed use development opportunity that would otherwise not be sustainable to conventional development. Lastly, it combines multiple land use activities in a comprehensive manner that work together synergistically for the benefit of the Landing at Falcon Field development, and Mesa business owners, their employees and the residents.

C. LI Development Standards

Below in **Table 3 – LI Amended Development Standards** outlines the MZO section, regulation, standard of the LI base zoning district (MZO Table 11-7-3.), and the proposed standard for Landing at Falcon Field. Changes are noted in bold.

Table 3 – LI Amended Development Standards

Regulation	LI Standard	Proposed Standard
Max. Bldg. Height (ft.)	40'	45'
Group Industrial – Shell Building (No Specified Use) Parking	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	80 % at 1 space per 900 square feet and 20% at 1 space per 375 square feet calculated on the total industrial SF of 551,320. 80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square



		feet and 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.
Trash Enclosures	Solid waste container enclosures are required for all industrial < 10,000sf	Roll off dumpster surrounded by painted bollards in a fixed location within enclosed truck court

1. Amended Development Standards Justification

MAX BUILDING HEIGHT: The existing maximum building height is set at 40'. However, when factoring in our internal clear height ranging from 28' to 32', along with parapet vertical measurements and rooftop equipment, the total height exceeds the LI standard maximum building height. The proposed deviation for increased building height is supported by modern industries that are increasingly relying on automation and advanced technology to streamline processes and enhance efficiency. Taller clear heights provide the necessary room for the installation of automated systems, including robotic arms and conveyor systems. These technologies often require vertical space for optimal functionality, and buildings with taller clear heights can better support the integration of these systems. Creating designs that cater to both present and future market demands will position Mesa as an attractive and adaptable market for high-tech users.

PARKING REDUCTION: To optimize the functionality, a departure from the existing parking code is requested. Industrial parcels 3 through 6 are speculative developments therefore no use is identified. These buildings will be categorized through the Mesa Zoning Code as a group industrial- shell buildings which is 75% of the building provide 1 parking space per 500 square feet and 25% of the building be built out as office with 1 parking space per 375 square feet. As a response to the City of Mesa's initiative to attract advanced technologies, innovation, and skilled labor markets, the need for extensive parking facilities diminishes. Through a reduction in parking, we can optimize the site area, allowing for improved on-site greenery, landscaping, break areas, and more. This not only helps in minimizing the heat island effect but also reduces overall environmental impacts. With this in mind, our site is requesting the following parking standard deviation with 80% of the total industrial square footage (441,056 SF) parked at 1 space per 900 square feet and the remaining 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.

TRASH ENCLOSURES: Roll off dumpsters with surrounding bollards located in the enclosed truck court are an optimal alternative to the standard LI masonry trash enclosure code. Enclosures within the truck court can pose a potential nuisance, hindering efficiency and creating obstacles for drivers navigating the space. As an alternative option we will provide a fixed location with yellow painted bollards around



the roll-off dumpsters, ensuring they are securely positioned and accessible. The truck court itself is adeptly designed to provide screening for each building, eliminating the need for additional trash enclosures that would essentially double up on screening efforts. Our commitment to thoughtful and pragmatic solutions underscores our dedication to creating an optimal environment for both tenants, Mesa’s disposable waste department and operational success.

D. DEED RESTRICTIONS

Sam’s West Inc., the previous property owner and an affiliate Walmart, imposed specific land use restrictions which are recorded against the Subject Property. This extensive list includes uses that could compete with current and future Walmart services on the adjacent parcel. Generally, this includes commercial uses that have an online sales component, grocery, pharmaceutical, etc. The uses proposed at The Landing at Falcon Field were strategically chosen to conform to the Walmart deed restrictions and support the adjacent Walmart shopping center. It is important to understand that these deed restrictions further limit land use options on the Subject Site.

E. PRELIMINARY PLAT/ FINAL PLAT

A Plat will be processed to create Parcels 1 through 6.

F. GRADING & DRAINAGE

A Master Drainage study will be prepared for the entire development. Preliminary grading/drainage, water, and sewer plans have been submitted for the entire development as part of this submittal.

G. UTILITIES & SERVICES

Below are the Subject Site’s intended utility and service providers. Water, Sewer, and Drainage reports have been provided with this submittal in addition to Preliminary Improvement Plans.

Table 4 – Utility & Service Providers

SERVICE	PROVIDER
WATER	City of Mesa
WASTEWATER	City of Mesa
REFUSE	City of Mesa
ELECTRIC	Salt River Project
GAS	City of Mesa
CABLE	Cox Communications
TELEPHONE	Cox Communications
POLICE	City of Mesa
FIRE	City of Mesa



V. OUTREACH

A. PUBLIC PARTICIPATION

A Citizen Participation Plan has been submitted concurrently with this application and will be updated to a Citizen Participation Report as the application progresses.

VI. CONCLUSION

After years of dedicated collaboration with our neighbors and City staff, we are eager to present our updated rezoning application and site plan that addresses the needs expressed to us. This revised plan aims to establish an industrial development that also fulfills the commercial/retail requirements of the surrounding area. With careful consideration of the feedback received and a commitment to creating a positive impact for future employees, we firmly believe the proposed rezoning, site plan, and design review approval are consistent with the current Mixed-Use Activity District General Plan designation and furthers the goals and policies of the Quality Design Standards.



EXHIBT 1 – CONTEXT MAP



EXHIBT 2– GENERAL PLAN LAND USE MAP



EXHIBT 3 – FALCON FIELD AREA PLAN



EXHIBT 4 – AOA OVERLAY MAP



EXHIBT 5 – SITE AERIAL



EXHIBIT 6 -2005 CUP SITE PLAN



EXHIBT 7 – THE LANDING AT FALCON FIELD MASTER PLAN