



Mesa - Falcon Field Airport

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# PROJECT NARRATIVE PLANNED AREA DEVELOPMENT DESIGN STANDARDS

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FALCON FIELD AIRPORT  
MESA, ARIZONA

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FEBRUARY 1, 2022



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## Introduction

Falcon Field Airport is pleased to submit this project narrative and related documents in support of an update/revision to the Falcon Field Airport Planned Area Development (PAD) Design Standards. The request to update the PAD Design Standards applies to new construction and hangar exterior remodels on the 784-acre Falcon Field Airport located in the square mile bounded by McDowell Road on the north, Higley Road on the east, McKellips Road on the south, and Greenfield Road on the west. It is shown in the aerial photograph below. The PAD Design Standards do not apply to the Airport property west of Greenfield Road except as specified.





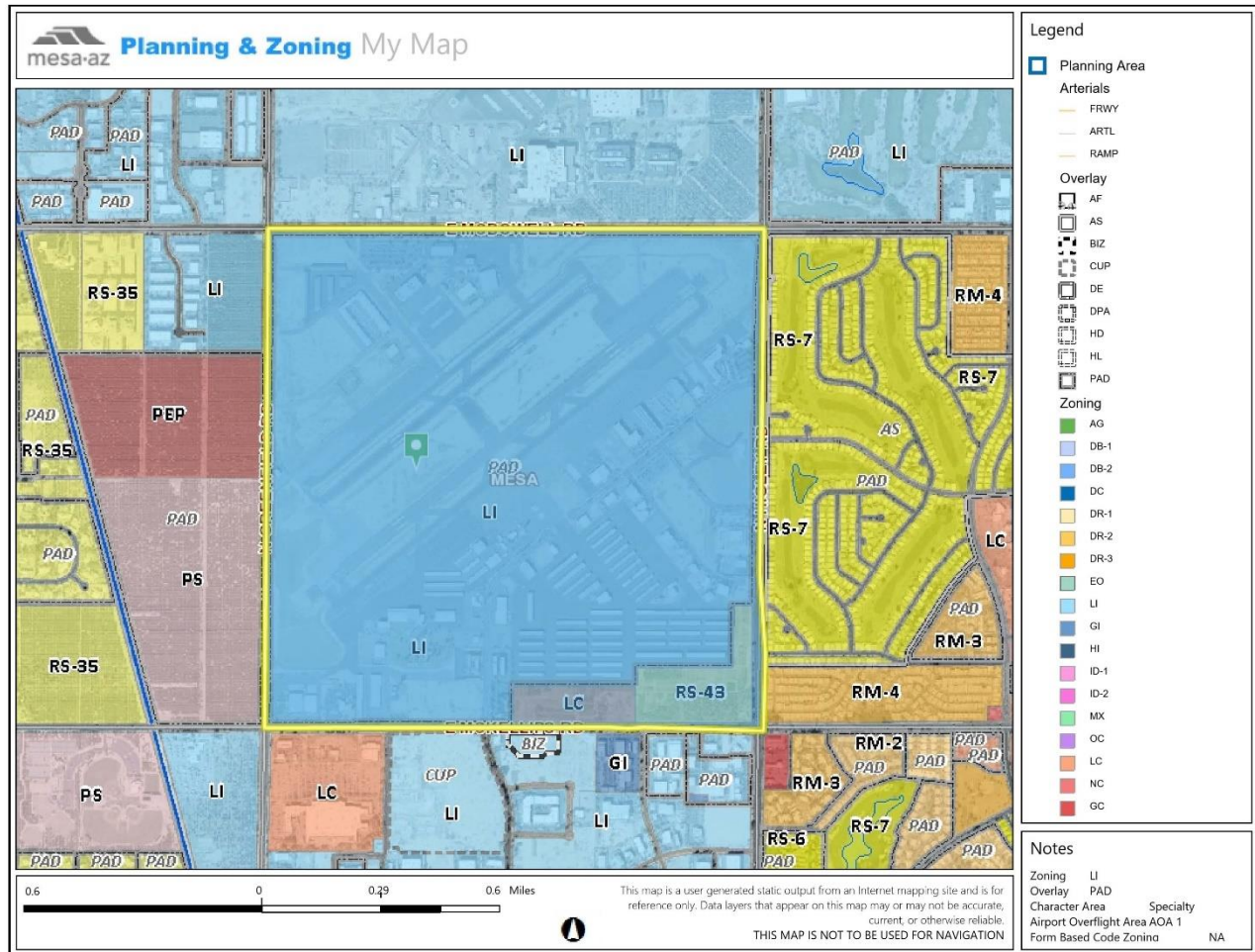
## About Falcon Field Airport

Falcon Field is a general aviation airport owned and operated by the City of Mesa. It serves as a reliever to Phoenix Sky Harbor International and Phoenix-Mesa Gateway airports, the region's two commercial service hubs. Falcon Field provides the public a valuable air transportation resource and enhances the aeronautical industry in the community. It is known as a safe, friendly airport and takes pride in its unique history. With more than 300,000 operations annually, in addition to more than 115 businesses and 800 based aircraft, Falcon Field consistently ranks among the top five most active general aviation airports in the United States.



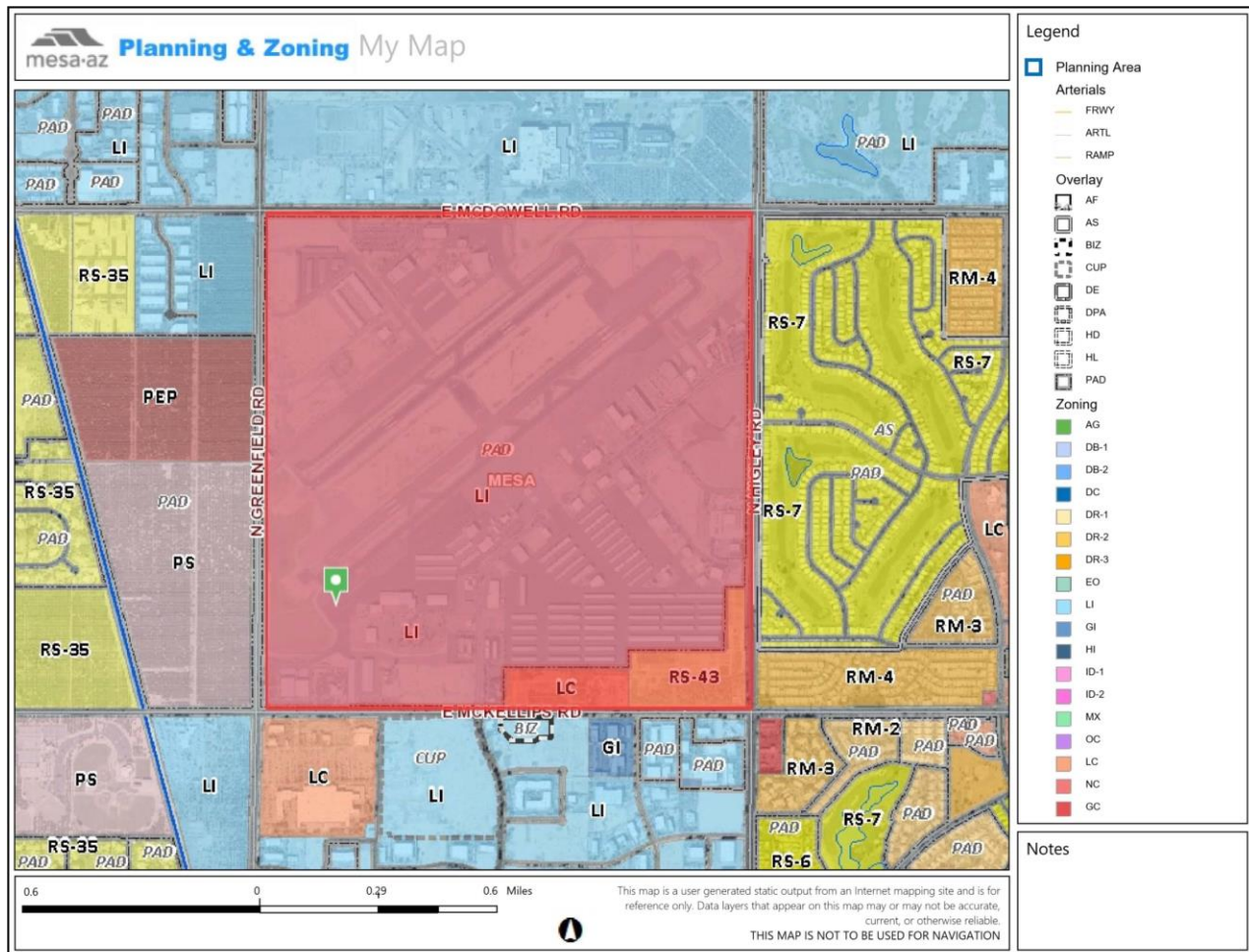
## Existing General Plan Land Use Designation

The Mesa 2040 General Plan designates this property as “Specialty”, as is shown in the graph below.



## Existing Zoning

The Zoning for Falcon Field Airport (560.5781 acres) was established as Light Industrial effective July 16, 1979.





## Purpose of Request

The request to the City of Mesa is to revise the Falcon Field Airport Planned Area Development (PAD) Design Standards that were approved by the Mesa City Council in June 2011. The PAD Design Standards were initially developed to provide business owners and developers with objectives and specific standards for development of airport properties. The City of Mesa wished to ensure that new development and improvements to existing properties are consistent quality design principles. The standards were intended to help create a welcoming aviation business environment, enhance the Airport appearance, and complement the surrounding area.

Since initial implementation of the PAD Design Standards, the exterior appearance of numerous existing and newly constructed buildings at Falcon Field Airport has been enhanced through their application. The City has concluded that minor revisions are needed to enhance effectiveness, align with modern design practices and support enforcement.

The proposed revisions to the PAD Design Standards require processing through Design Review Board, Planning & Zoning Board and City Council similar to the original approval. Approval of these revisions will allow for continued quality, aesthetically pleasing development at Falcon Field Airport.



## Proposed PAD Revisions and Justification

In June 2011 the Mesa City Council approved the Falcon Field Airport Planned Area Development Design Standards (PAD) to enhance and standardize the quality of exterior improvements on buildings located at Falcon Field Airport.

Since then, several privately funded projects have been constructed at the airport, and the exterior appearance of numerous existing buildings have been enhanced through the application of the standards. The City has learned from administration and enforcement of the standards and has concluded that some minor revisions are warranted due to the unique environment of the airport.



In cooperation with the City of Mesa Development Services Department, the decision was made to review the existing PAD Standards and modify them to better meet the City's intent and purpose for the airport. The proposed revisions will not compromise the high standards for quality.

The proposed revisions include the addition of new FAA required approvals as well as updated Zoning Ordinance requirements for new construction.

## Conclusion

Falcon Field Airport eagerly anticipates continued new, quality development and expansion of businesses that will enhance services available to the aviation community. The airport appreciates working with owners and developers to produce building designs that will foster pride and a sense of adventure for airport users as we guide the airport into the future!