



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**March 8, 2023**

CASE No.: **ZON22-01207**

PROJECT NAME: **Falcon Field Executive Hangars  
Leasehold Condominiums**

Owner's Name:	City of Mesa
Applicant's Name:	Adam Mueller, SWS Engineering, Inc
Location of Request:	Within the 4800 block of East Falcon Drive (south side). Located north of McKellips Road and west of Higley Road.
Parcel No(s):	141-36-003B (portion of)
Request:	Preliminary Plat. This request will allow condominium ownership of the hangar units and common elements of "Falcon Field Executive Hangars – Leasehold Condominiums".
Existing Zoning District:	Light Industrial with a Planned Area Development Overlay (LI-PAD)
Council District:	5
Site Size:	0.75± acres
Proposed Use(s):	Hangar
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 8, 2023 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **November 4, 1978**, the City Council voted to annex 1,633± acres, including the subject property, into the City of Mesa (Ordinance No. 1193).

On **July 16, 1979**, the City Council established M-2 zoning (comparable to the current Light Industrial [LI]) for 561 acres, including the subject property (Case No. Z79-066; Ordinance No. 1254).

On **May 4, 2011**, the Design Review Board recommended approval to City Council of the Falcon Field Airport Planned Area Development Design Standards (Case No. DR11-013).

On **June 6, 2011**, the City Council approved a rezoning from M-1 to M-1-PAD (comparable to the current LI) for 576 acres, including the subject property, to establish the Falcon Field Airport Planned Area Development Design Standards to guide future development at Falcon Field Airport (Case No. Z11-014; Ordinance No. 5040).

On **May 10, 2022**, the Design Review Board recommended approval to City Council of a modification to the Falcon Field Airport Planned Area Development Design Standards (Case No. DRB22-00299).

On **July 11, 2022**, the City Council approved a modification to the Falcon Field Planned Area Development Design Standards (Case No. ZON22-00157; Ordinance No. 5712).

On **July 20, 2022**, the Planning Director approved a site plan and the Design Review application for the development of the hangar building on the subject site (Case No. ADM22-00175).

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Preliminary Plat titled “Falcon Field Executive Hangars – Leasehold Condominiums,” to create a condominium plat in the Light Industrial with a Planned Area Development Overlay (LI-PAD) zoning district. The subject property is located north of McKellips Road and west of Higley Road, within Falcon Field Airport, and contains a 22,000-square-foot hangar building. The proposed Preliminary Plat will create seven condominium units for each hangar space so that they can be under individual ownership and a tract for common elements.

### **General Plan Character Area Designation and Goals:**

Per the Mesa 2040 General Plan, the subject property is located in a Specialty District Character Area with an Airport Sub-type.

This property is also within the Mixed Use / Employment area of the Falcon Field Sub-Area Plan. Development in this area must comply with FAA requirements, address flight safety requirements, and provide a compatible mix of land uses.

Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

### **Zoning District Designations:**

The subject property is zoned LI-PAD. Airport uses are permitted in the LI zoning district.

### **Airport Overflight Areas:**

The subject site is also within the Airfield Overlay Area 2 (AOA 2). Per Section 11-19-4 of the Mesa Zoning Ordinance (MZO), additional use limitations apply to properties within the AOA 1 and AOA 2 Overflight Areas as shown in the land use regulations tables for the base zoning district.

**Preliminary Plat:**

Section 9-6-2 of the Mesa Subdivision standards requires approval of all subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series of the progressive stages. This review includes the evaluation of the overall site, including utilities layout, ADA compliance, and retention requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

The proposed Preliminary Plat will create seven condo units for a hangar building and a tract which will contain common improvements including the sidewalk, private drive, parking, ingress and egress, etc.

The proposed request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> LI-PAD Hangar buildings	<b>North</b> LI PAD Hangar buildings	<b>Northeast</b> LI-PAD Hangar buildings
<b>West</b> LI-PAD Hangar buildings	<b>Subject Property</b> LI-PAD (future) Hangar building	<b>East</b> LI-PAD Hangar buildings
<b>Southwest</b> LI-PAD Hangar buildings	<b>South</b> LI-PAD Hangar buildings	<b>Southeast</b> LI-PAD Hangar buildings

**Compatibility with Surrounding Land Uses:**

The subject property is surrounded by airport uses on all sides. Approval of a Preliminary Plat to establish separate ownership of hangar units and common ownership of the parking and other shared areas on the property is customary and compatible with the surrounding area.

**Staff Recommendation:**

Staff finds that the subject request is consistent with the Mesa 2040 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the Preliminary Plat submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Subdivision Regulations.

**Exhibits:**

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat