



Memorandum

Date: January 26, 2015
To: Mayor and City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Development Agreement associated with Zoning Case Z14-060

Zoning case Z14-060 establishes LI-PAD zoning for industrial development on both sides of Ray Road east of Sossaman Road. This area is very close to the end of the runways for Phoenix-Mesa Gateway Airport. Because of the close proximity to the end of the runway there was a concern about a few of the uses allowed in the zoning. In order to address this concern, a Development Agreement has been prepared and signed by the applicant to eliminate the uses that are of concern in this area.

The uses being eliminated are:

- Schools – Public or Private
- Funeral Parlors and Mortuaries
- Large Vehicle & Equipment Sales, Service, Rental
- Medical Marijuana Cultivation Facilities
- Retail Sales Large Format
- Swap Meets and Flea Markets
- Contractors' Yards
- Aircraft Refueling Stations
- Airport Related Long-term Parking Lots
- Aircraft Light Maintenance
- Heliports
- Airport Transit Stations
- Communication Facilities Antenna and Transmission Towers
- Solar Farms
- Utilities Major
- Utilities Minor
- Transportation Facilities
- Mining and Quarrying