

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 11-3-2, OFFICIAL ZONING DISTRICT MAP AND DISTRICT BOUNDARIES, OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z16-043 4500 BLOCK OF EAST SOUTHERN AVENUE (NORTH SIDE) AND 4500 BLOCK EAST FLOWER CIRCLE (WEST OF THE TERMINATION OF THE CUL-DE-SAC). LOCATED EAST OF GREENFIELD ROAD ON THE NORTH SIDE OF SOUTHERN AVENUE. (2.78± ACRES). REZONING FROM RS-6-PAD TO LC. THIS REQUEST WILL ALLOW FOR THE EXPANSION OF A MINI-STORAGE FACILITY AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-3-2 Official Zoning District Map and District Boundaries, of the Mesa Zoning Ordinance is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z16-043), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map attached hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot coverage).
2. Compliance with all City development codes and regulations.
3. Compliance with Design Review process.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
5. All non-conforming signs shall be removed from the site upon issuance of a building permit.
6. Prior to building permit submittal, submit a revised site plan for Planning Director review and approval to include:
 - a) Modifying the driveway design from Southern Avenue, including possible redesign of the parking spaces and/or access gate, as might be necessary to meet City standards to accommodate the turning radii for emergency and solid waste vehicles.
 - b) Replacing the vehicular cross access between the LC and RS-6-PAD zoning districts with a minimum 6 feet height masonry wall and noting that vehicular cross access may be provided if the Board of Adjustment approves a Special Use Permit to allow the RV storage area to be used by people who reside outside of the Sunland Village Subdivision.
 - c) Perimeter landscaping along Southern Avenue per Mesa Zoning Ordinance 11-33-3 (one tree and 6 shrubs per 25 linear feet of street frontage).
 - d) Fifteen foot (15') wide perimeter landscaping along the entire west property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.
 - e) Twenty foot (20') wide perimeter landscaping along the entire length of the north property line of the portion of the property zoned LC unless modified by the Board of Adjustment through a Substantial Conformance Improvement Permit.

Section 3: PENALTY.

CIVIL PENALTIES:

- A. Any owner, occupant or responsible party who is found responsible for a civil violation of this Ordinance, whether by admission, default, or after a hearing, shall pay a civil sanction of not less

than \$150 or more than \$1,500, per citation. A second finding of responsibility within 24 months of the commission of a prior violation of this Ordinance shall result in a civil sanction of not less than \$250 or more than \$2,500. A third finding of responsibility within 36 months of the commission of a prior violation of this Ordinance shall result in a civil sanction of not less than \$500 or more than \$2,500. In addition to the civil sanction, the responsible party shall pay the applicable fees and charges set forth in the City's Development and Sustainability Department (Code Compliance) Schedule of fees and Charges, and may be ordered to pay any other applicable fees and charges.

- B. The 36 month provision described above of this Section shall be calculated by the dates the violations were committed. The owner, occupant, or responsible party shall receive the enhanced sanction upon a finding of responsibility for any violation of this Chapter that was committed within 36 months of the commission of another violation for which the owner or responsible party was convicted or was otherwise found responsible, irrespective of the order in which the violations occurred or whether the prior violation was civil or criminal.
- C. Each day in which a violation of this Ordinance continues, or the failure to perform any act or duty required by this Ordinance or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

- A. A person who commits a violation of this Ordinance after previously having been found responsible for committing three (3) or more civil violations of this Ordinance within a twenty-four (24) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a class 1 criminal misdemeanor. The Mesa City Prosecutor is authorized to file a class 1 criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.
- B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars (\$2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars (\$500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.
- C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 7th day of November, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk