



Planning & Zoning Staff Report

DATE: May 22, 2024
TO: Planning and Zoning Board
THROUGH: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director
FROM: Rachel Nettles, Assistant Planning Director
SUBJECT: Mesa Zoning Ordinance text amendment (**Clean up Ordinance**)- Proposed amendments to Chapter 5, 6 and 31 of Title 11 of the Mesa City Code.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board provide a recommendation that the City Council adopt the proposed Mesa Zoning Ordinance Clean up text amendments.

PURPOSE AND BACKGROUND:

From time to time the Zoning Ordinance requires minor revisions to correct clerical errors and remove inconsistencies to provide clarity in zoning requirements. Staff has identified the need to update Chapters 5, 6, and 31 of the Mesa Zoning Ordinance (MZO) to correct minor errors. Details of the proposed text amendments are attached to this report as Exhibit 1-Clean up Ordinance.

Specifically, the proposed changes are:

- (1) Correct a figure to accurately depict how driveway width is measured;
- (2) Correct footnote references for Skilled Nursing Facilities; and
- (3) Correct a section reference related to how spacing between Community Residences are measured.

SUMMARY OF THE AMENDMENTS AND EXPLANATION:

1) Correct a figure to accurately depict how driveway width is measured.

Section 11-5-3(B)(5) of the MZO provides the maximum allowed number and width of residential driveways. Figure 11-5-3.B(4) is a diagram depicting the various driveway width scenarios. Staff is recommending that the figure be modified to show the maximum driveway width at the curb. The maximum width is measured at the curb, staff believes that moving this dimension reference on the drawing will help eliminate confusion for the public and provide better clarity in the regulations.

2) *Correct footnote references for Skilled Nursing Facilities.*

Currently Table 11-6-2: Commercial Districts contains footnotes references for Skilled Nursing Facilities related to Airport Overflight Areas (AOA) which regulate when the use can be permitted if located within an AOA. One of the references footnote references was incorrect; therefore staff is proposing to modify the footnote.

3) *Correct a section reference related to how spacing between Community Residences are measured.*

Section 11-31-14(A) of the MZO provides the minimum separation radius between existing Community Residences, Assisted Living Homes, or Assisted Living Center; however, the Code section reference for the rule of measurement is incorrect. Staff recommends amending the Code section reference to 11-2-3(D).

IMPLEMENTATION:

Staff recommends the ordinance approving the proposed text amendments become effective 30 days from the date of City Council approval. Building permits received on or after the effective date will be subject to the new regulations.

EXHIBITS:

Exhibit 1 – Clean up Ordinance