



DATE: November 25, 2024
TO: Planning & 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 (**General Plan Reference**)- Proposed amendments to Chapters 5, 6, 7, 8, 11, 12, 30, 31, 42, 63, 75 of Title 11 of the Mesa City Code.

RECOMMENDATION:

Staff recommends that the Mesa City Council adopt the proposed Mesa Zoning Ordinance (MZO) General Plan Reference text amendments.

PURPOSE AND BACKGROUND:

On May 20, 2024, the City Council adopted the Moving Forward Together: Tomorrow’s Mesa 2050 General Plan (2050 General Plan) . On November 5, 2024, the citizens of Mesa voted to ratify the 2050 General Plan making the 2050 General Plan effective.

The proposed text amendments affect Chapters 5, 6, 7, 8, 11, 12, 30, 31, 42, 63, and 75 of the Mesa Zoning Ordinance (MZO) and are attached in Exhibit 1 (General Plan Reference Ordinance). Specifically, the proposed text amendments: (1) Modify development standard tables to remove references to the general plan; (2) Remove references in various MZO sections to the general plan and replace them with references to the transportation plan; (3) Update terminology in various MZO sections related to the general plan; and (4) Modify public hearing procedures for Major General Plan Amendments.

SUMMARY OF THE AMENDMENTS AND EXPLANATION:

1) Modify development standard tables to remove references to the general plan.

Table 11-5-5: Development Standards – RM Residential Multiple Dwelling Districts, Table 11-6-3.A: Development Standards – Commercial Districts, Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts, and Table 11-7-3: Development Standards – Employment Districts state that front and street-facing side setbacks are based on the general plan street classifications. However, neither the Mesa 2040 General Plan nor the 2050 General Plan identify street classifications. The City’s Transportation Plan identifies the city’s street classifications. The proposed amendments replace the reference to the General Plan with a reference for the setbacks to be based on the street classification identified in the Mesa Transportation Plan.

2) *Remove references in various MZO sections to the general plan and replace them with references to the transportation plan.*

Several sections throughout the MZO reference standards related to street classifications identified in the General Plan. The proposed amendments replace the reference to the General Plan with a reference for the setbacks to be based on the street classification identified in the Mesa Transportation Plan.

3) *Update terminology in various MZO sections related to the general plan.*

Various sections throughout the MZO refer to terminology used within the Mesa 2040 General Plan, such as character area designations and design objectives. The proposed amendments replace the terminology with terminology used in the Mesa 2050 General Plan.

4) *Modify public hearing procedures for Major General Plan Amendments.*

In 2022 House Bill 2482 amended A.R.S. 9-461-06(H) changing the requirement that major general plan amendments be heard at a public hearing once within a 12-month period to that major general plan amendments be heard at a public hearing within 12 months of a proposal being submitted.

The proposed text amendments change the public hearing procedures for Major General Plan Amendments to mimic the changes made to 9-461-06(H).

IMPLEMENTATION:

Staff recommends the ordinance approving the proposed text amendments become effective 30 days from the date of City Council approval.

Exhibits:

Exhibit 1 – General Plan Reference Ordinance