



City Council Memo

DATE: May 21, 2018
TO: Mayor and City Council
THROUGH: Karolyn Kent, Assistant City Manager
FROM: Christine Zielonka, Development Services Director
John Wesley, Planning Director
SUBJECT: **Mesa Zoning Ordinance text amendments:**

- Proposed amendments in Chapter 4, 5, 6, 7, and 10 regarding use categories allowed in Airfield Overflight Areas (AOA) One and Two.

PURPOSE AND RECOMMENDATION

Attached is a staff report to the Planning and Zoning Board regarding the proposed changes to Chapter 19 of the Zoning Ordinance and to the Use Tables associated with Chapters 4, 5, 6, 7 and 10 of the Mesa Zoning Ordinance. The attached report and staff recommendations were reviewed by the Planning and Zoning Board at their regular meeting on March 21, 2018. The Board has recommended approval as presented by Staff.

Following the Planning and Zoning Board meeting staff was contacted by a new property owner in the PMGA area. This property owner is preparing to submit an application for development on property on the east side of Power, north of Ray Road. Due to their recent acquisition of the land, they were not on the notification list and were not aware of the proposed text amendments until after they had been reviewed by the Planning and Zoning Board. They are requesting two modifications to the proposed ordinance. One is to the Map (Map AF-1) which defines the AOA zones and the other is to use restrictions as they apply to two use categories. This memo reviews the requested change to the use tables.

BACKGROUND AND DISCUSSION

The property owner is requesting consideration to the use changes proposed within the AOA 2 areas. The attached staff report for the Planning and Zoning Board describes the allowed uses within the Aircraft Overflight Areas. Changes are being proposed to the use categories allowed in the agricultural, residential, commercial, employment, and public/semi-public zoning districts. Included in the proposed changes to the allowed uses is the requirement for the consideration and approval of a Council Use Permit (CUP) for the Commercial Entertainment and the Hotels and Motels use categories in the AOA 2 area (currently those uses are allowed by right in the AOA2 zones). The purpose of the CUP for these uses in the AOA 2 area is to allow for the additional review to ensure the use will be compatible in the given location and that all appropriate measures are being taken to address any safety and compatibility issues. Staff does not see a significant issue by requiring the CUP for these uses and, therefore, is not recommending any changes to the use categories in the ordinance as recommended by the Planning and Zoning Board.

RECOMMENDATION

Staff is recommending that the use categories not be changed from what was recommended by the Planning and Zoning Board.