

**ORDINANCE NO. 5829**

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 ZON23-00160. WITHIN THE 1100 BLOCK OF SOUTH MERIDIAN ROAD (WEST SIDE) AND THE 11500 BLOCK OF EAST SOUTHERN AVENUE (NORTH SIDE). LOCATED NORTH OF SOUTHERN AVENUE AND WEST OF MERIDIAN ROAD. (5.6± ACRES). REZONE FROM SINGLE RESIDENCE-43 (RS-43) TO MULTIPLE RESIDENCE-3 WITH A PLANNED AREA DEVELOPMENT OVERLAY (RM-3-PAD) AND SITE PLAN REVIEW. 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 Map and District Boundaries, of the Mesa Zoning Ordinance is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case ZON23-00160 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 final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00735.
3. Prior to issuance of any building permit, the applicant must receive written approval from Maricopa County Department of Transportation for the applicable roadway improvements that are within Maricopa County jurisdiction.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b>Development Standard</b>	<b>Approved</b>
<u>Minimum Building Setbacks -</u> <i>MZO Section 11-5-5(A)</i> -Front and Street Facing Side (4-lane Arterial Street – N. Meridian Road -Front and Street Facing Side (4-lane Arterial Street – E. Southern Avenue)	<b>8 feet</b>  <b>0 feet</b>
<u>Required Landscape Yards – MZO Table 11-5-5 and MZO Section 11-5-5(A)(1)</u> -Street Side (Arterial Street – N. Meridian Road) -Street Side (Arterial Street – E. Southern Avenue)	<b>0 feet</b>  <b>0 feet</b>
<u>Minimum Building Separation Between Buildings on the Same Lot – MZO Section 11-5-5(A)</u> -Three-story building	<b>15 feet</b>

<u>Minimum Setback of Cross Drive Aisles –</u> MZO Section 11-32-4	<b>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 0 feet from the property line abutting the street</b>
<u>Minimum Foundation Base Width – MZO</u> Section 11-33-5(A) -Exterior wall adjacent to parking stalls	<b>5 feet</b>
<u>Required Landscape Yard Plant Material</u> – MZO Section 11-33-3(A)(4) -Adjacent to arterial streets (east and south property lines)  MZO Section 11-33-3(B)(1)(c) -Non-single residence uses adjacent to single residence (west and north property lines)	<b>0 trees and 0 shrubs per 25 feet of street frontage</b>  <b>0 non-deciduous trees per 100 linear feet</b>

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 4th day of December, 2023.

APPROVED:

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Mayor

ATTEST:

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City Clerk