



DATE: July 1, 2024

TO: City Council

THROUGH: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director

FROM: Rachel Nettles, Assistant Planning Director

SUBJECT: Mesa Zoning Ordinance text amendment (**Banquet and Conference Centers in Certain Employment Districts**)- Proposed amendments to Chapter 7 of Title 11 of the Mesa City Code.

RECOMMENDATION:

Staff recommends that the Mesa City Council adopt the Mesa Zoning Ordinance Banquet and Conference Centers in Certain Employment Districts text amendments.

On June 12, 2024, the Planning and Zoning Board voted to recommend (6-0) that City Council adopt the Mesa Zoning Ordinance Banquet and Conference Centers in Certain Employment Districts text amendments.

PURPOSE:

The proposed amendments to the Mesa Zoning Ordinance would allow Banquet and Conference Centers as a conditional use in the Planned Employment Park (PEP) District and the Light Industrial (LI) District with the approval of a Special Use Permit (SUP).

BACKGROUND:

On September 27, 2015, the City Council approved Ordinance 5300 permitting Banquet and Conference Centers in the Planned Employment Park (PEP) District and the Light Industrial (LI) District with the approval of a Special Use Permit (SUP).

On December 9, 2019, the City Council approved Ordinance 5541 which made changes to the land use table for Employment Districts. The changes were related to the adoption of Quality Development Design Guidelines and were unrelated to Banquet and Conference Centers. When the amendment was done, the ordinance inadvertently omitted Banquet and Conference Centers as a conditional use within the PEP District and the LI District making them a prohibited use.

In 2015, when City Council approved Ordinance 5300 permitting Banquet and Conference Centers in the PEP and LI District with the approval of a SUP, it determined Banquet and Conference Centers are a compatible land use with other commercially-related land uses in certain Employment Districts with an SUP as they provide the public with places to gather and celebrate,

but any associated impacts on surrounding areas which may not be compatible with a large number of people are mitigated.

The proposed text amendments correct the prior errors and reinserts Banquet and Conference Centers as a conditional use within the PEP and LI District upon approval of a SUP.

IMPLEMENTATION:

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

EXHIBITS:

Exhibit 1 – Banquet and Conference Centers in Certain Employment Districts Ordinance

Exhibit 2 - Presentation