



DATE: June 12, 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 (**Banquet and Conference Centers in Employment Districts**)- Proposed amendments to Chapter 7 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 (MZO) 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 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 corrects the prior error 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 Centers in the Employment District Ordinance