



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 to Chapter 19, Airfield Overlay Districts including updating the Airfield Overlay Map for Phoenix-Mesa Gateway Airport (PMGA).

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.

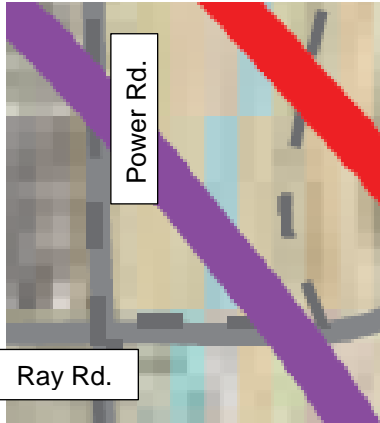
Staff is recommending approval of the modification to the map as described below.

BACKGROUND AND DISCUSSION

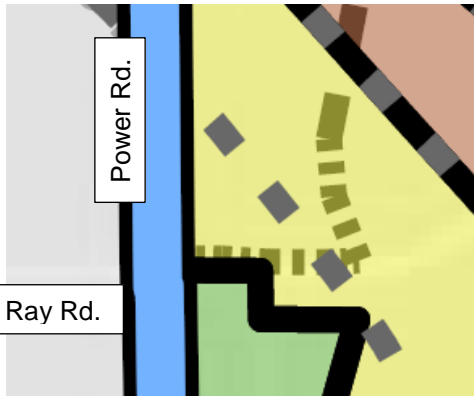
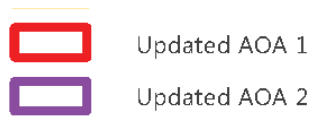
Map AF-1 Modification

Chapter 19 of the Zoning Ordinance includes a map that shows the noise contours associated with Falcon Field and Phoenix-Mesa Gateway Airports. PMGA has recently completed a Land Use Compatibility Plan. That Plan included updated noise contours associated with aircraft flights into and out of the airport. With the current noise contour map, the boundary line between the AOA 2 and AOA 3 areas is squared off to follow property lines or streets rather than follow the actual, irregular character of the noise contour. This is done for ease of regulation and to provide that little extra buffer along the edge of the AOA 2 noise area.

The actual boundary of the AOA 2 line passes diagonally through the property at the northeast corner of Ray and Power Roads. As with other areas, staff moved the line between the AOA 2 and AOA 3 areas to follow Ray Road, thus placing the new property owners parcel entirely in the AOA 2. The property owner is requesting to allow the noise contour on this property to define the area between the AOA 2 and AOA 3 areas, essentially bisecting the parcel diagonally, in order to allow a portion of the site to be designated as AOA 3 (see illustrations below):

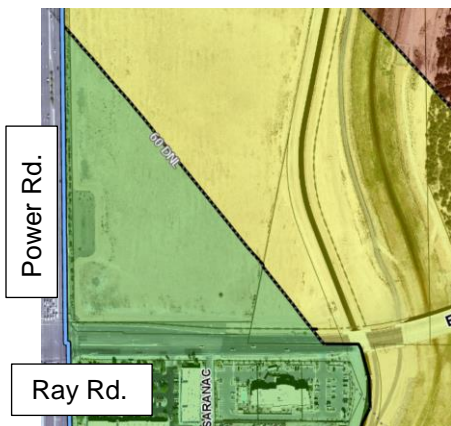


Actual Contour Lines



AOA Boundaries as recommended by Planning and Zoning Board

This property is at a prominent location on Power and Ray Roads. Aircraft flights in this area more typically turn north away from this property. To provide some additional flexibility to development of this property, staff is agreeable to redefining the line on this property and is recommending the AOA Boundary be changed to follow the noise contour. The map included in the attached update reflects this change.



Revised proposed AOA boundaries

Use Category Modifications

RECOMMENDATION

Approval of the AOA zone boundaries as recommended by the Planning and Zoning Board with the minor modification to the boundary between the AOA2 and AOA 3 zones at Ray and Power Roads. These changes have already been incorporated into the attached ordinance.