

ORDINANCE NO. _____

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 ZON21-00995 WITHIN THE 8900 BLOCK OF EAST PECOS ROAD (SOUTH SIDE), WITHIN THE 7200 BLOCK OF SOUTH 89TH PLACE (WEST SIDE), AND WITHIN THE 8900 BLOCK OF EAST WALTHAM AVENUE (NORTH SIDE). LOCATED WEST OF ELLSWORTH ROAD ON THE SOUTH SIDE OF PECOS ROAD (2± ACRES). REZONE FROM LIGHT INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (LI-PAD) TO LIGHT INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY AND A BONUS INTENSITY ZONE OVERLAY (LI-PAD-BIZ) 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 ZON21-00995 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 DRB21-00964.
3. Review and approval by the Design Review Board of all future development plans.
4. Prior to the issuance of a building permit, record a lot combination for the subject parcels.
5. Due to the proximity to the Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
6. Any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting are not permitted.
7. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD in zoning case no. Z06-093 and this BIZ shown on the following table:

Development Standards	Approved
<u>Roof Articulation</u> – <i>MZO Section 11-7-3(B)(2)(c)</i> -Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length	Minimum vertical modulation of 1 foot, not to exceed 1/3 of the height of the supporting wall

<u>Materials and Colors</u> – <i>MZO Section 11-7-3(B)(5)</i> -Materials	CMU material may exceed 50% of the total façade
<u>Truck Docks, Loading and Service Areas</u> – <i>MZO Section 11-30-13(B)</i> -Location on Lot	Truck loading and overhead doors may be located at the front, rear, or side of buildings as long as they do not face a street
<u>Parking Spaces Required</u> – <i>MZO Section 11-32-3(A)</i> -Office & Warehouse uses	25 public parking spaces, plus 20 reserved spaces in front of roll-up doors, and space for parking within each tenant's warehouse
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i> -Non-Single Residential Uses Adjacent to Other Non-Single Residence	5 feet along west property line
<u>Foundation Base along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)</i> -Exterior Walls with Public Entrance	12-foot-wide foundation base

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 7th day of November, 2022.

APPROVED:

Mayor

ATTEST:

City Clerk