

ORDINANCE NO. 5920

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 ZON24-00731. LOCATED APPROXIMATELY 1,900 FEET WEST OF THE NORTHWEST CORNER OF SOUTH ELLSWORTH ROAD AND EAST SOUTHERN AVENUE. (4± ACRES). REZONE FROM MULTIPLE RESIDENCE-2 WITH A PLANNED AREA DEVELOPMENT OVERLAY (RM-2-PAD) TO RM-2 WITH A NEW PAD OVERLAY (RM-2-PAD) AND A MAJOR SITE PLAN MODIFICATION 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 ZON24-00731 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 final site plan, landscape plan, and elevations submitted.
2. Dedicate the rights-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
3. Compliance with the Preliminary Plat submitted.
4. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
5. Compliance with the Subdivision Regulations.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Minimum Lot Width – MZO Table 11-5-5</u> -Single Residence Attached	22 feet
<u>Minimum Lot Depth – MZO Table 11-5-5</u> -Single Residence Attached	61 feet
<u>Minimum Lot Area per Dwelling Unit (sq. ft.)</u> – MZO Table 11-5-5	1,352 square feet
<u>Max. Lot Coverage (% of lot) –</u> <u>MZO Table 11-5-5</u>	95%
<u>Minimum Yards –</u> <u>MZO Table 11-5-5</u> -Rear: 1 or 2 units on lot (Garage Facing Side)	0 feet

<u>Max. Building Coverage (% of lot) – MZO Table 11-5-5</u>	87%
<u>Standards for Required Open Space – MZO Section 11-5-5(A)(3)(a)</u> - Proportion of private and common open space	Three (3) bedroom or more have at least 104 square feet of private open space
<u>Standards for Required Open Space – MZO Section 11-5-5(A)(3)(e)(ii)</u> -Private open space, covered	<u>Unit A:</u> Open space shall be at least 31% covered (52 square feet), <u>Unit B:</u> Open space shall be at least 36% covered (41 square feet)
<u>Access, Circulation and Parking – MZO Section 11-5-5(B)(4)(f)(ii)</u> -Attached Garages	Garage doors located below upper-story living space shall be recessed at least 2 feet 1 inch from the upper story facade
<u>Materials – MZO Section 11-5-5(B)(5)(b)</u>	Buildings must contain 4 primary materials, 1 covering at least 25% of the exterior walls and 2 others collectively covering at least 22% of the exterior walls on the side elevations and 25% of the exterior walls on the front and rear elevations
<u>Fences and Freestanding Walls – MZO Section 11-30-4(A)(1)</u> -Maximum Height in RM District: Front Yards	6 feet tall (along south and west property lines)
<u>Lots and Subdivisions – MZO Section 11-30-6(H)</u> -Lot frontage	Lots front onto private drives
<u>Required Landscape Yards – MZO Section 11-33-3(B)(1)(a)(i)</u> -Non-Single residence adjacent to single residence uses or districts less than 5 acres	5 feet (between the solid waste enclosures and the north property line) 8 feet (East property line)

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 27th day of January 2025.



APPROVED:

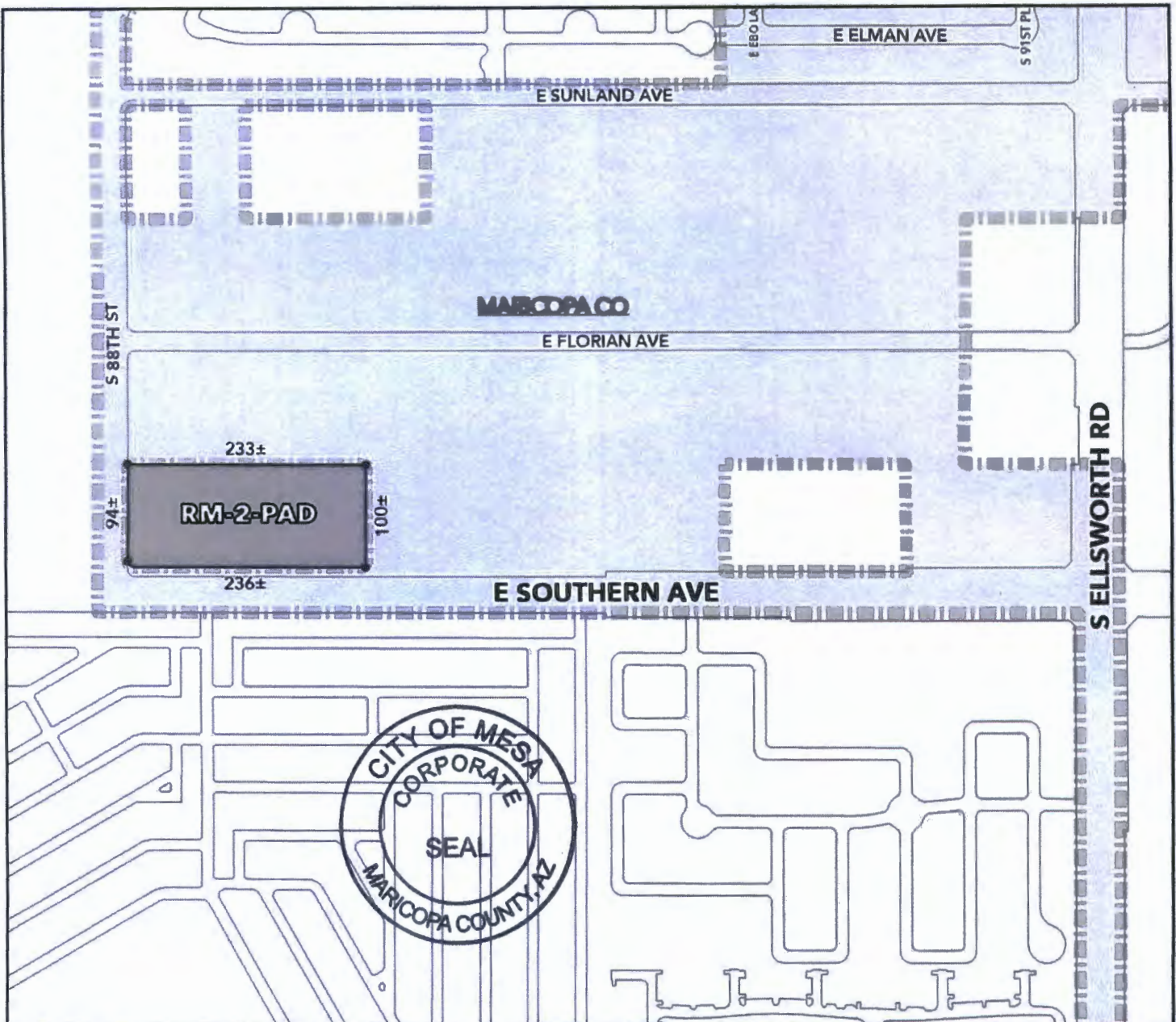
Mark A. Freeman
Mayor

ATTEST:

Holly Moseley
City Clerk



OFFICIAL SUPPLEMENTARY ZONING MAP AMENDING THE CITY OF MESA ZONING MAP



CASE: ZON24-00731

ACREAGE: 4±

REQUEST: Rezone from Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) to RM-2 with a new PAD (RM-2-PAD) and a Major Site Plan Modification.

ORDINANCE: 5920

Please be advised that the attached zoning changes were approved by the Mesa City Council on January 27, 2025 by Ordinance #5920. If you have any questions concerning these changes, contact the City of Mesa Planning Division at 480-644-2385.

Maria Ferra
MAYOR

ATTEST: Holly Moseley
CITY CLERK

DATE: 1-27-25