



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	TA2013012 – Commercial Signs
Meeting Date:	June 12, 2014
Agenda Item:	7
Supervisor District:	All
Applicant:	Commission-initiated
Request:	Text amendment to the Maricopa County Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts
Support/Opposition:	No known opposition. One email of support
Recommendation:	Approve

Discussion:

This is considered a housekeeping item clarifying intent of the current language - that free-standing, on-site signs in Commercial and Industrial zoning districts have maximum height limitations when proximate to residential uses. The proposed language is:

Articles 1403.2.3.2.b (Commercial Zoning Districts) & 1404.2.2.2.b (Industrial Zoning Districts)

Any sign within two-hundred (200) feet of a Rural or Residential zone, unless developed for non-residential use, shall not exceed twelve (12) feet in height. However, for each five (5) feet beyond the two-hundred (200) feet as described in the previous section, the maximum may increase one (1) foot to a maximum height of twenty-four (24) feet.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 28, 2014, and the Commission initiated this item the March 27, 2014 hearing. The Commission heard and recommended approval of this item at the May 8, 2014 hearing. It is revisited today to ensure proper EROP notice to stakeholders. This item is tentatively scheduled for adoption at the July 30, 2014 Board of Supervisors (BOS) public hearing. The regulatory amendment will take effect 30 days after BOS approval.

There is no known opposition to the proposed language. A single email of support was received via EROP:

From: Darren Gerard - PLANDEVX
Sent: Monday, February 24, 2014 6:04 PM
To: 'Plan-Dev@nrdhca.com'
Subject: RE: Regulatory Outreach

Ann: thanks for your comments. These cases are going to stakeholder meeting this Friday 10:00 at our office and tentatively to the 3/27 P&Z for initiation. Darren

From: Plan-Dev@nrdhca.com[SMTP:PLAN-DEV@NRDHCA.COM]
Sent: Friday, February 21, 2014 8:32:06 PM
To: Regulatory
Subject: Regulatory Outreach
Auto forwarded by a Rule

Citizen Comments

Issue: No case number

Citizen's Name: Ann Hutchinson
Organization: New River-Desert Hills Community Association
City: New River
Zip: 85087
Phone Number: 6237426514
Phone Type: home
Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted: no

Comment is regarding: express support

Comments:

The New River-Desert Hills Community Association board has no objections to TA2013012 or TA2013013. Note: On the Citizen Comment page "Select Case", these two case are not listed.

Time of Request: 2/21/2014 8:32:06 PM

Recommendation:

Staff recommends the Commission recommend **Approval of TA2013012**, as proposed, to the July 30, 2014 BOS.

Prepared by: Darren V. Gerard, AICP, Deputy Director
Attachments: 3/27/14 DRAFT P&Z minutes (1 page, excerpt)
3/27/14 P&Z packet (2 pages)
Enclosures: None

Extract from 3-27-14 Planning and Zoning Commission Draft Minutes:

Text Amendment: TA2013012

All Districts

Applicant: Request for Commission initiation
Request: Text Amendment to the Maricopa County Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts.

Mr. Darren Gerard, Deputy Director presented the item. There is no known opposition and one email in support. Amendment is a housekeeping item clarifying intent of the current language - that free-standing, on-site signs in Commercial and Industrial zoning districts have maximum height limitations when proximate to residential uses. Item is being processed through EROP. There will be a public hearing at a later date. Staff recommendation to initiate TA2013012.

COMMISSION ACTION: Commissioner Arnett motion to initiate item TA20130011. Commissioner Hiatt seconded the motion which passed with a unanimous vote of 8-0.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases:	TA2013012 – Commercial Signs
Meeting Date:	March 27, 2014
Agenda Item:	11
Supervisor District:	All
Applicant:	Staff
Request:	Initiate a text amendment to the Maricopa County Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts
Support/Opposition:	No known opposition. One email of support.
Recommendation:	Initiate

Discussion:

This is considered a housekeeping item clarifying intent of the current language - that free-standing, on-site signs in Commercial and Industrial zoning districts have maximum height limitations when proximate to residential uses. The proposed language is:

Articles 1403.2.3.2.b (Commercial Zoning Districts) & 1404.2.2.2.b (Industrial Zoning Districts)

Any sign within two-hundred (200) feet of a Rural or Residential zone, unless developed for non-residential use, shall not exceed twelve (12) feet in height. However, for each five (5) feet beyond the two-hundred (200) feet as described in the previous section, the maximum may increase one (1) foot to a maximum height of twenty-four (24) feet.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 28, 2014. If this item is initiated the anticipated Commission hearing for recommendation to the Board of Supervisors (BOS) is May 8, 2014, and the tentative BOS hearing for adoption is June 11, 2014. The regulatory amendment will take effect 30 days after BOS approval.

The stakeholder meeting was lightly attended and this matter was discussed. (No minutes of the meeting were prepared.) There were no suggestions to alter the proposed language. There is no known opposition to the proposed language. A single email of support was received via EROP:

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Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted: no

Comment is regarding: express support

Comments:

The New River-Desert Hills Community Association board has no objections to TA2013012 or TA2013013. Note: On the Citizen Comment page "Select Case", these two case are not listed.

Time of Request: 2/21/2014 8:32:06 PM

Recommendation:

Staff recommends the Commission **initiate TA2013012.**

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.



Report to the Planning and Zoning Commission

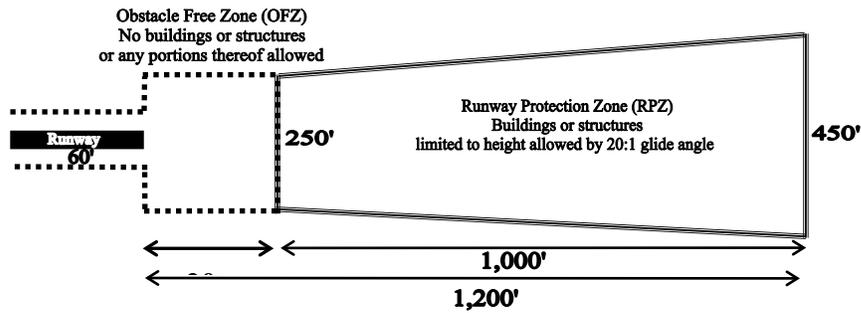
Prepared by the Maricopa County Planning and Development Department

Cases:	TA2013013 – Runways
Meeting Date:	June 12, 2014
Agenda Item:	8
Supervisor District:	All
Applicant:	Staff
Request:	Text amendment to the Maricopa Zoning Ordinance, Article 1111.3 to clarify that the required obstacle free zones (OFZ) and runway protection zones (RPZ) for runways / landing strips may be waived subject to Federal Aviation Administration (FAA) requirements
Support/Opposition:	No known opposition. One email of support
Recommendation:	Approve
Discussion:	

This is considered a housekeeping item removing confusing language and clarifying the article is specific to private runways rather than public or military runways. The proposed language is:

ARTICLE 1111.3. RUNWAYS AND LANDING STRIPS: *Buildings or structures or any portions thereof, except for navigational aids, shall not be located in the obstacle free zone ("OFZ") which shall be defined as an area which is 60 feet wide along each side of the edge of the runway of an existing or proposed runway or landing strip and 250 feet wide centered along the projected runway center line at a distance of 200 feet from the end or ends of an existing or proposed runway or landing strip where takeoff and landing is either executed or proposed. A runway protection zone ("RPZ") shall be located at the end or ends of the existing or proposed runway or landing strip where takeoff or landing is either executed or proposed which shall be a trapezoidal area which is 200 feet beyond the ends of the runway and centered along the projected runway centerline. The RPZ shall be 1,000 feet long. The width of the RPZ closest to the end of the runway or landing strip shall be 250 feet. The width of the RPZ furthest from the end of the runway or landing strip shall be 450 feet. Within the RPZ, buildings or structures or any portions thereof shall not be erected to exceed a height that would interfere with the takeoff or landing of a plane with a glide angle of one foot vertical for every 20 feet horizontal, such glide angle to be computed as beginning at the RPZ boundary which is closest to the end of the runway. The OFZ or RPZ should be located entirely on the same lot or*

parcel as the runway or landing strip. In any instance where any portion of the OFZ or RPZ of a runway or landing strip extends beyond the lot or parcel of property containing the runway or landing strip, written consent or avigation easements must be obtained from all property owners in which the OFZ or RPZ may wholly or partially lie. The provisions of this paragraph may be waived for any ~~public or military~~ airport subject to Federal Aviation Administration or Department of Defense requirements



This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 28, 2014, and the Commission initiated this item the March 27, 2014 hearing. The Commission heard and recommended approval of this item at the May 8, 2014 hearing. It is revisited today to ensure proper EROP notice to stakeholders. This item is tentatively scheduled for adoption at the July 30, 2014 Board of Supervisors (BOS) public hearing. The regulatory amendment will take effect 30 days after BOS approval.

There is no known opposition to the proposed language. A single email of support was received via EROP:

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City: New River
Zip: 85087

Phone Number: 6237426514
Phone Type: home
Email: Plan-Dev@nrdhca.com

Does citizen want to be contacted: no

Comment is regarding: express support

Comments:

The New River-Desert Hills Community Association board has no objections to TA2013012 or TA2013013. Note: On the Citizen Comment page "Select Case", these two case are not listed.

Time of Request: 2/21/2014 8:32:06 PM

Recommendation:

Staff recommends the Commission recommend **approval of** TA2013013, as proposed, to the July 30, 2014 BOS.

Prepared by Darren V. Gerard, AICP, Deputy Director
Attachments: 3/27/14 DRAFT P&Z minutes (excerpt, 1 page)
 3/27/14 P&Z packet (3 pages)
Enclosures: None

Extract from 3-27-14 Planning and Zoning Commission Draft Minutes:

Text Amendment: TA2013013

All Districts

Applicant: Request for Commission initiation
Request: Text Amendment to the Maricopa County Zoning Ordinance, Article 1111.3 to clarify that the required obstacle free zones (OFZ) and runway protection zones (RPZ) for runways / landing strips may be waived subject to Federal Aviation Administration (FAA) requirements.

Mr. Darren Gerard, Deputy Director presented the item. There is no known opposition and one email in support. Amendment is considered a housekeeping item removing confusing language and clarifying the article is specific to private runways rather than public or military runways. The edit included they are simply striking the words public or military. Public airports are operated by the city and military are exempt from the ordinance so the language was confusing. Recommends to initiate.

COMMISSION ACTION: Commissioner Hiatt motion to initiate item TA20130011. Commissioner Arnett/Deutsch seconded the motion which passed with a unanimous vote of 8-0.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases: TA2013013 – Runways

Meeting Date: March 27, 2014

Agenda Item: 12

Supervisor District: All

Applicant: Staff

Request: Initiate a text amendment to the Maricopa Zoning Ordinance, Article 1111.3 to clarify that the required obstacle free zones (OFZ) and runway protection zones (RPZ) for runways / landing strips may be waived subject to Federal Aviation Administration (FAA) requirements

Support/Opposition: No known opposition. One email of support.

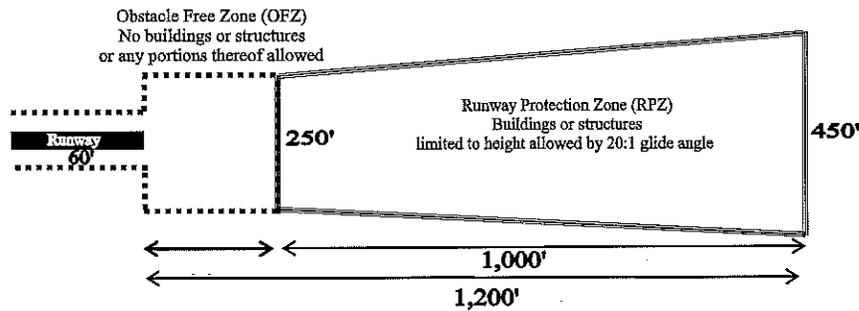
Recommendation: Initiate

Discussion:

This is considered a housekeeping item removing confusing language and clarifying the article is specific to private runways rather than public or military runways. The proposed language is:

ARTICLE 1111.3. RUNWAYS AND LANDING STRIPS: *Buildings or structures or any portions thereof, except for navigational aids, shall not be located in the obstacle free zone ("OFZ") which shall be defined as an area which is **60 feet wide** along each side of the edge of the runway of an existing or proposed runway or landing strip and **250 feet wide** centered along the projected runway center line at a distance of **200 feet** from the end or ends of an existing or proposed runway or landing strip where takeoff and landing is either executed or proposed. A runway protection zone ("RPZ") shall be located at the end or ends of the existing or proposed runway or landing strip where takeoff or landing is either executed or proposed which shall be a trapezoidal area which is **200 feet** beyond the ends of the runway and centered along the projected runway centerline. The RPZ shall be **1,000 feet long**. The width of the RPZ closest to the end of the runway or landing strip shall be **250 feet**. The width of the RPZ furthest from the end of the runway or landing strip shall be **450 feet**. Within the RPZ, buildings or structures or any portions thereof shall not be erected to exceed a height that would interfere with the takeoff or landing of a plane with a glide angle of **one foot** vertical for every **20 feet** horizontal, such glide angle to be computed as beginning at the RPZ boundary which is closest to the end of the runway. The OFZ or RPZ should be located entirely on the same lot or*

parcel as the runway or landing strip. In any instance where any portion of the OFZ or RPZ of a runway or landing strip extends beyond the lot or parcel of property containing the runway or landing strip, written consent or avigation easements must be obtained from all property owners in which the OFZ or RPZ may wholly or partially lie. The provisions of this paragraph may be waived for any ~~public or military~~ airport subject to Federal Aviation Administration or Department of Defense requirements



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Does citizen want to be contacted: no

Comment is regarding: express support

Comments:

The New River-Desert Hills Community Association board has no objections to TA2013012 or TA2013013. Note: On the Citizen Comment page "Select Case", these two case are not listed.

Time of Request: 2/21/2014 8:32:06 PM

Recommendation:

Staff recommends the Commission **initiate TA2013013.**

Prepared by Darren V. Gerard, AICP, Deputy Director

No attachments or enclosures.