



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	TA2015001 – Amateur Radio Antennas
Meeting Date:	May 21, 2015 (Continued from May 7, 2015)
Agenda Item:	4
Supervisor District:	All
Applicant:	Commission-initiated
Request:	Text Amendment to the Maricopa County Zoning Ordinance, Chapter 11
Support/Opposition:	One email of support. No known opposition
Recommendation:	Approval

Discussion:

This is a text amendment to Chapter 11 of the Maricopa County Zoning Ordinance to clarify that amateur radio antennas mounted to a building are considered building appurtenances with no limit to the number of structures and to clarify structure placement within both Rural and Single Family Residential zoning districts. Proposed verbatim language is (language to be added is underscored, language to be deleted is struck-through):

ARTICLE 1115.2. LOCATION: Amateur radio antennas and amateur radio antenna support structures shall be located in the rear yard, except in R~~f~~ural and Single Family Residential zoning districts on sites of **five acres** or larger where such antennas and support structures may be located anywhere on the buildable area of the lot.

ARTICLE 1115.6. NUMBER OF ALLOWED STRUCTURES: Nothing in this section shall preclude the installation of **two** amateur radio antenna support structures on any lot in the R~~f~~ural and Single Family Residential zoning districts, provided the standards of this section are met and there is at least **20,000 square feet** of lot area for each antenna support structure. There is no limit to the number of amateur radio antennas mounted to a building and such structures shall be considered a building appurtenance.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 27, 2015. The Commission initiated this text amendment on April 9, 2015. Staff has received one email of support via EROP:

From: Darren Gerard - PLANDEVX
Sent: Tuesday, March 31, 2015 5:26 PM
To: 'PLAN-DEV@NRDHCA.COM'
Cc: Carol Hu - PLANDEVX (CarolHu@mail.maricopa.gov)
Subject: RE: Regulatory Outreach
Ann: Thank you for commenting. Your support will be noted for the P&Z Commission. Darren
[Signature block snipped to save space.]

From: Plan-Dev@nrdhca.com[SMTP:PLAN-DEV@NRDHCA.COM]

Sent: Sunday, March 29, 2015 8:50:50 AM

To: Regulatory

Subject: Regulatory Outreach

Auto forwarded by a Rule

Citizen Comments

Issue: PD-TA2015001 – Amateur Radio Antennas

Citizen's Name: Ann Hutchinson

Organization: New River-Desert Hills Community Association

City: New River

Zip: 85087

Phone Number: 6237426514

Phone Type:

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 has reviewed the TA2015001. They see no reason to object to the TA as it is proposed for the April 19, 2015 meeting.

Time of Request: 3/29/2015 8:50:50 AM

This item is tentatively scheduled for the June 10, 2015 public hearing before the Maricopa County Board of Supervisors (BOS).

Recommendation:

Staff recommends the Commission recommend **approval** of **TA2015001**, as presented, to the BOS.

Prepared by: Carol Hu, Planner and Darren V. Gerard, AICP, Deputy Director
Review by: Matthew Holm, AICP, Planning Supervisor

No attachments or enclosures.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	TA2015002 – Outdoor Dining and Drinking / Restaurants and Cafes
Meeting Date:	May 21, 2015 (Continued from May 7, 2015)
Agenda Item:	5
Supervisor District:	All
Applicant:	Commission-initiated
Request:	Text Amendment to the Maricopa County Zoning Ordinance, Chapter 8
Support/Opposition:	One email of support. No known opposition
Recommendation:	Approval

Discussion:

This is a text amendment to Chapter 8 of the Maricopa County Zoning Ordinance to permit outdoor dining at restaurants and cafes in the C-1 and C-2 zoning districts. The proposed language would promote healthy outdoor interaction and lifestyle. Proposed verbatim language is (language to be added is underscored, language to be deleted is struck-through):

SECTION 803. C-1 (Neighborhood Commercial Zoning District)

ARTICLE 803.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

39. Restaurants and cafes, including drive-through service ~~with no outside eating facilities~~, but not including those having dancing or shows, or drive-in car service. The sale of alcoholic beverages for on-site consumption only may be permitted as an accessory use if the kitchen facilities in the restaurant do not exceed 20% of the floor area. Patios, cocktail lounges and outside dining and drinking areas shall be limited to a space serving no more than 50 patrons, and no entertainment or music shall be audible off site. subject to the following requirements:
 - ~~a. The kitchen facilities in the restaurant shall be no less than 20% of the floor area.~~
 - ~~b. The floor plan of the restaurant shall be approved by the Planning and Development Department.~~

SECTION 804. C-2 (Intermediate Commercial Zoning District)

ARTICLE 804.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

35. Restaurants and cafes, including patios, ~~with or without~~ cocktail lounges and outside dining and drinking areas, provided there is no amplified entertainment or music audible off site.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 27, 2015. The Commission initiated this text amendment on April 9, 2015. Staff has received one email of support via EROP:

From: Darren Gerard - PLANDEVX
Sent: Tuesday, March 31, 2015 5:26 PM
To: 'PLAN-DEV@NRDHCA.COM'
Cc: Carol Hu - PLANDEVX (CarolHu@mail.maricopa.gov)
Subject: RE: Regulatory Outreach
Ann: Thank you for commenting. Your support will be noted for the P&Z Commission. Darren
[Signature block snipped to save space.]

From: Plan-Dev@nrdhca.com[SMTP:PLAN-DEV@NRDHCA.COM]
Sent: Sunday, March 29, 2015 8:51:51 AM
To: Regulatory
Subject: Regulatory Outreach
Auto forwarded by a Rule

Citizen Comments

Issue: PD-TA2015002 – Restaurant and Cafes

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 has reviewed the TA2015002. They see no reason to object to the TA as it is proposed for the April 19, 2015 meeting.

Time of Request: 3/29/2015 8:51:51 AM

This item is tentatively scheduled for the June 10, 2015 public hearing before the Maricopa County Board of Supervisors (BOS).

Recommendation:

Staff recommends the Commission recommend **approval** of **TA2015002**, as presented, to the BOS.

Prepared by: Carol Hu, Planner and Darren V. Gerard, AICP, Deputy Director
Reviewed by: Matthew Holm, AICP, Planning Supervisor

No attachments or enclosures.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: TA2015003 – Temporary Uses

Meeting Date: May 21, 2015 (Continued from May 7, 2015)

Agenda Item: 6

Supervisor District: All

Applicant: Commission-initiated

Request: Text Amendment to the Maricopa County Zoning Ordinance, Chapter 13

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

Recommendation: **Approval**

Discussion:

This is a text amendment Chapter 13 of the Maricopa County Zoning Ordinance regarding Temporary Uses. This language was approved with TA2014006; however, the public notice for the previous text amendment did not refer to MCZO, Sec. 1302. The purpose of the subject text amendment is to ensure proper public notice of the revised language. This is clarified language and is not a change in regulation. Proposed verbatim language is (language to be added is underscored, language to be deleted is struck-through):

SECTION 1302. Temporary Uses

The uses, buildings and structures permitted in this Section shall be established and maintained so as to provide minimum interference with the use and enjoyment of neighboring uses, buildings and structures and to ensure public health, safety and convenience. Temporary uses shall ~~only~~ be permitted in any zoning district but only as authorized within this ~~Chapter~~Section.

This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on February 27, 2015. The Commission initiated this text amendment on April 9, 2015. Staff has received one email of support via EROP:

From: Darren Gerard - PLANDEVX
Sent: Tuesday, March 31, 2015 5:27 PM
To: 'PLAN-DEV@NRDHCA.COM'
Cc: Carol Hu - PLANDEVX (CarolHu@mail.maricopa.gov)
Subject: RE: Regulatory Outreach
Ann: Thank you for commenting. Your support will be noted for the P&Z Commission. Darren
[Signature block snipped to save space.]

From: Plan-Dev@nrdhca.com[SMTP:PLAN-DEV@NRDHCA.COM]
Sent: Sunday, March 29, 2015 8:52:41 AM
To: Regulatory

Subject: Regulatory Outreach
Auto forwarded by a Rule

Citizen Comments

Issue: PD-TA2015003 – Temporary Uses

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 has reviewed the TA2015003. They see no reason to object to the TA as it is proposed for the April 19, 2015 meeting.

Time of Request: 3/29/2015 8:52:41 AM

This item is tentatively scheduled for the June 10, 2015 public hearing before the Maricopa County Board of Supervisors (BOS).

Recommendation:

Staff recommends the Commission recommend **approval** of **TA2015003**, as presented, to the BOS.

Prepared by: Carol Hu, Planner and Darren V. Gerard, AICP, Deputy Director
Review by: Mathew Holm, AICP, Planning Supervisor

No attachments or enclosures.