

Chapter 76 Amendments to Zoning Map

Sections:

11-76-1	Purpose and Applicability
11-76-2	Initiation of Amendments
11-76-3	Public Notice, Hearing and Review Procedures
11-76-4	Public Hearing
11-76-5	Planning and Zoning Board Action
11-76-6	City Council Action

11-76-1: Purpose and Applicability

Any amendment to this Zoning Ordinance which changes any property from one zone to another, which imposes any regulation or which removes or modifies any regulation previously imposed in the City's zoning authority, shall be adopted in the manner set forth in this Chapter. In addition to the requirements of this Chapter, amendments to the Zoning Map shall conform to the requirements of section 9-462.03 et. seq. of Arizona Revised Statutes (Zoning Ordinance Amendment Procedure).

11-76-2: Initiation of Amendments

Application for amendment of the Mesa Zoning Map shall be made in the office of the Planning Division on an application form provided by the City. The application shall be accompanied by payment of the applicable fee.

11-76-3: Public Notice, Hearing and Review Procedures

Public notice of hearings by the Planning & Zoning Board and the City Council for Zoning Map Amendments shall be given as specified in [Chapter 67](#), Common Procedures. A Citizen Participation Plan must be submitted and followed, and the results documented in the Citizen Participation Report required by [Section 11-67-3](#), Citizen Participation.

11-76-4: Public Hearing

All Zoning Map Amendments shall be subject to a minimum of one public hearing by the Planning & Zoning Board and to one public hearing by the City Council prior to adoption.

11-76-5: Planning and Zoning Board Action

- A. **Hearing.** The Planning & Zoning Board shall conduct a public hearing in conformance with the provisions of [Chapter 67](#), Common Procedures.
- B. **Action.** After the conclusion of the hearing, the Planning & Zoning Board may approve, modify, approve with conditions or disapprove the proposed Zoning Map for City Council consideration.

11-76-6: City Council Action

- A. **Hearing.** The City Council shall conduct a public hearing in conformance with the provisions of [Chapter 67](#), Common Procedures.
- B. **Action.** After the conclusion of the hearing, the City Council may approve, modify, approve with conditions or disapprove the proposed Zoning Map. Conditions to approval may include, but are not limited to: future site plan review, conditions to assure implementation of the submitted plan in accordance with the Mesa General Plan, and other applicable policies and plans adopted by the City; conditions to achieve the purpose and intent of the requested zoning district; conditions to achieve reasonable compatibility with the proposed use and adjacent land uses, and additional or different approval processes than those normally required by this Ordinance.

[Return to Page 1](#)