



**Community Development Department  
Planning and Development Services**

**Date:** August 31, 2022  
**TO:** Planning and Zoning Commission  
**FROM:** Tiffany Antol, AICP, Zoning Code Manager  
**Through:** Michelle McNulty, Planning Director  
Alexandra Pucciarelli, Current Planning Manager  
**RE:** Planning and Zoning Commission Work Session

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1. **Request:**

Case No. PZ-19-00248: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the existing Outdoor Lighting Standards (Division 10-50.070).

2. **Purpose of the Work Session:**

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendment, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendment, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendment. The amendment will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

- October 4, 2022 – City Council Work Session
- October 12, 2022 – Planning and Zoning Commission Public Hearing
- November 1, 2022 – City Council Public Hearing (1<sup>st</sup> Reading of Ordinance)
- November 15, 2022 – Potential City Council Public Hearing (2<sup>nd</sup> Reading of Ordinance/Adoption)

3. **Planning and Zoning Commission Questions:**

For your reference, below is the question that staff is seeking the Planning and Zoning Commission's comments and direction.

- Does the Planning and Zoning Commission have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?

4. **Overview of Proposed Amendment:**

The proposed amendment (Attachment 1) includes multiple changes to the Zoning Code. New provisions are being added, and several existing regulations are being deleted or modified. The most significant of the modifications include:

- Removing Lighting Zone 3;
- Modifying standards to accommodate LED light sources;
- Adjusting allowed lumens to accommodate LED light sources;
- Modifying the definition for Narrow Spectrum Amber LED;

The proposed amendment includes:

**Purpose (Section 10-50.70.010):**

- The purpose has been updated and shortened to focus on the primary intent of the standards.

**Compliance with the Zoning Code and Permit Requirements (Section 10-50.70.020):**

- This section has been completely revised to provide detailed language about permitting requirements.

**Applicability (10-50.70.030):**

- The requirements in this section have been streamlined and reorganized with minimal substantive changes.

**Establishment of Lighting Zones (10-50.70.040):**

- The primary change is converting three lighting zones to two lighting zones as well as providing written descriptions of the lighting zones instead of relying solely on the Lighting Zone map.

**General Requirements – All Lighting Zones (10-50.70.050)**

- The requirements in this section have been streamlined and reorganized with minimal substantive changes.
- The Maximum Total Outdoor Light Output Standards has been replaced and updated to include the absolute lumens for LEDs. The previous table included a foot note with a multiplier to be used for LEDs. That footnote is removed and the total lumens are adjusted based on that multiplier since the majority of lights used today are LED.
- Shielding Standards table is replaced to reflect current table design in the rest of the code and to remove Lighting Zone 3.
- Remainder of modifications fall under the 1<sup>st</sup> bullet.

**Special Uses (10-50.70.060)**

- Add new provisions for building lights located under canopies, building overhangs and roof eaves. This provides an incentive to reduce the lumens counted towards the further under a building features the lighting fixture is located. This has always been common practice for gas canopies but is not extended to other buildings.

**Exceptions (10-50.70.080)**

- Minor changes to the airport lighting section – to be specific that this provision does not apply to private helipads or landing strips.
- Clarifications to holiday lighting.

**Residential Exemptions (10-20.60.040)**

- This sections clarifies that when a legal nonconforming residence is rebuilt it must still comply with these standards.

**Definitions “F” (10-80.20.060):**

- Correction to existing definition

**Definitions “L” (10-80.20.120):**

- Revises the definition of Narrow Spectrum Amber LED (NSLED) to have a peak wavelength between 589 and 595.

**Definitions “O” (10-80.20.150):**

- Replaces the defintioin of Total Outdoor Light Output

5. **Findings:**

At the October 12, 2022 Planning and Zoning Commission meeting, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below:

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

6. **Community Involvement**

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on Saturday September 10, 2022, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has only received one public comment in support of the proposed amendment.

**Conclusion:**

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendment and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendment. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

**Attachments:**

1. Application
2. Case No. PZ-19-00248: Outdoor Lighting Standards
3. Narrative and Regional Plan Analysis

#### 4. Public Participation Plan