# Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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|---|---|
| **Case:** | TA2016003 – Runway and Landing Strips |
| **Meeting Date:** | March 30, 2017 |
| **Agenda Item:** | 15 |
| **Supervisor District:** | All |
| **Applicant:** | Commission-initiated |
| **Request:** | A Text Amendment to the Maricopa County Zoning Ordinance to clarify ordinance language regarding article 1111.3, Runway and Landing Strips. |
| **Support/Opposition:** | One email of support from the New River-Desert Hills Community Association, dated December 1, 2016 |
| **Recommendation:** | **Approval** |

**Discussion:**

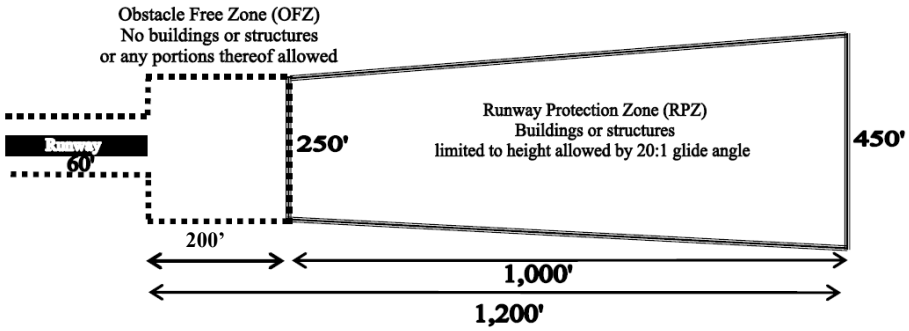
This text amendment will clarify language listed under article 1111.3, Runway and Landing Strips. Because this is a clarification to the zoning code it will not increase regulatory burden. The goal is to make clear that the Board of Supervisors may waive Runway Protection Zones (RPZ) and Obstacle Free Zones (OFZ) when applicable.

Proposed verbatim language is (added language is underscored, deleted language is struck-through, and changes since the February 16, 2017 ZIPPOR Meeting are highlighted):

**SECTION 1111. Additional Height Regulations**

**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 private airport ~~subject to~~ if it will not conflict with ~~any~~ applicable regulation of the Federal Aviation Administration or Department of Defense requirement.




This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on December 2, 2016. The Commission initiated this text amendment on February 16, 2017. Staff has received one email of support via EROP.

**Issue:** TA2016003 Runway and Landing Strips

Citizen's Name: Ann Hutchinson
Organization: New River-Desert Hills Community Association
City: NEW RIVER
Zip: 85087
Phone Number: 6237426514
Phone Type: home
Email: behomes@q.com

Does citizen want to be contacted: no

Comment is regarding: other

**Comments: Other with comment - We support Option 1 provided that a drawing is provided to clarify the text to clarify the text**

This item is tentatively scheduled for the April 26, 2017 public hearing before the Maricopa County Board of Supervisors (BOS). The amendment will take effect 30 days after BOS approval.

**Recommendation:**

Staff recommends the Commission **approval of TA2016003, as presented, to the BOS.**

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

Attachment: 2/16/17 ZIPPOR Report (4 pages)

# Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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|---|---|
| **Case:** | TA2016003 – Runway and Landing Strips |
| **Meeting Date:** | February 16, 2017 (ZIPPOR) |
| **Agenda Item:** | 3 |
| **Supervisor District:** | All |
| **Applicant:** | Commission-initiated |
| **Request:** | A Text Amendment to the Maricopa County Zoning Ordinance to clarify ordinance language regarding under article 1111.3, Runway and Landing Strips. |
| **Support/Opposition:** | One email of support from the New River-Desert Hills Community Association, dated December 1, 2016 |
| **Recommendation:** | **Initiate** |

**Discussion:**

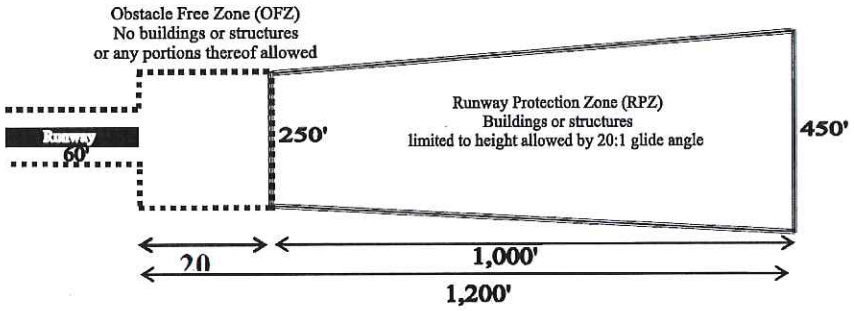
This text amendment will clarify language listed under article 1111.3, Runway and Landing Strips. Because this is a clarification to the zoning code it will not increase regulatory burden. The goal is to make clear the Board of Supervisors may waive Runway Protection Zones (RPZ) and Obstacle Free Zones (OFZ).

Proposed verbatim language is (added language is underscored, deleted language is struck-through, and changes since the December 2, 2016 Stakeholder Meeting are highlighted):

**SECTION 1111. Additional Height Regulations**

**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-private airport ~~subject to~~ if it will not conflict with any regulation of the Federal Aviation Administration or Department of Defense requirement.




This item is being processed through the County's Enhanced Regulatory Outreach Program (EROP). A stakeholder meeting was held on December 2, 2016. If this item is initiated at this ZIPPOR, the anticipated Commission hearing for recommendation to the BOS is March 30, 2017 and the tentative BOS hearing for adoption is April 26, 2017. The ordinance/amendments will take effect 30 days after BOS adoption/approval.

One email of support has been received via EROP:

**Issue:** TA2016003 Runway and Landing Strips

Citizen's Name: Ann Hutchinson
Organization: New River-Desert Hills Community Association
City: NEW RIVER
Zip: 85087
Phone Number: 6237426514
Phone Type: home
Email: behomes@q.com

Does citizen want to be contacted: no

Comment is regarding: other

**Comments: Other with comment - We support Option 1 provided that a drawing is provided to clarify the text to clarify the text**

**Recommendation:**

Staff recommends the Commission **initiate TA2016003.**

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

Attachment: 12/2/16 EROP Stakeholder Meeting Sign-In Sheet (1 page)

# Maricopa County
Planning and Development Department

## ENHANCED REGULATORY OUTREACH PROGRAM
## STAKEHOLDER MEETING

Friday, December 2, 2016

| Name | Phone | Email |
|---|---|---|
| ALAN MULLER | 602-432-2800 | ALAN@NRDHCA.COM |
| STACY HOWARD | 480-987-0352 | showard@nbaa.org |
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