

Memorandum



City of Tempe

Date: September 1, 2016
To: Committee of the Whole
From: Mayor Mitchell, Vice Mayor Arredondo-Savage and Councilmember Granville
Subj: Separation Distance Requirements

Background:

Recent neighborhood concerns about a proposed pawn shop and firearms reseller prompted Council to take a closer look at the city's separation distance requirements for secondary effect businesses like pawn and gold shops. It was determined that distance requirements for these types of businesses were not in the Zoning and Development Code.

The working group proposes the following zoning separation standards for pawn shops, gold buying stores, and auto title loan offices:

- 1320 feet distance between like businesses
- 500 feet distance between residential districts, schools and daycare facilities

Staff had also provided follow up with looking at “non-traditional businesses” and how one non-traditional business use can be separated from another non-traditional business use.

Direction:

Approve direction to draft and finalize an ordinance to amend the zoning and development code to include separation distance requirements for pawn and gold buying shops, and auto title loan stores, and other related amendments.

If accepted, staff would finalize all necessary reports, submit to the City Attorney's Office to review for legal issues, provide to the Ordinance Review Committee, receive preliminary input from the Neighborhood Advisory Commission, and schedule required public hearings with the Development Review Commission and City Council for adoption.

Committee Members:

Mayor Mitchell
Vice Mayor Arredondo-Savage
Councilmember Granville
Ryan Levesque, Deputy Director Community Development
Steve Abrahamson, Principal Planner
Sonia Blain, Deputy City Attorney
Nikki Ripley, Communications Manager
Elizabeth Higgins, Chief of Staff
Parrish Spisz, Council Aide