

SUBDIVISION TEXT AMENDMENTS

May 28, 2025

Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director

- Subdivision Regulations (Chapter 6) of Title 9 (Public Ways and Property) has largely remained the same since its adoption in 1989
 - Contains outdated processes, requirements, and exhibits
 - Exhibits that are duplicated in the City's Engineering Design Standards
- In 2023, SB 1103 authorized municipalities to administratively review and approve land divisions, lot line adjustments, lot ties, preliminary plats, final plats, and plat amendments
- In 2025, HB 2447 amended the statute changing the language from permissive “may” to “shall” requiring municipalities to allow administrative review

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Create a Minor Plat process
 - As permitted by state statute
 - Allows for a 1-step platting process (no Preliminary Plat)
 - When creating 10 or less lots, tracts, or parcel
- Make all plats, lot splits, and plats amendments administrative - approved by the Planning Director

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Update design principles and standards, and improvement requirements to align with current practices and best practices. Examples include:
 - Reducing max. block length from 1,500 ft. to 1,320 ft.
 - Removing the requirement for a PAD to develop private streets.
 - Updating language related to water and sewer line oversizing to reference the “Utility Buy-in Program, Private Line Agreement”.
 - Removing outdated exhibits or those now included in the City’s Engineering Design Standards Manual.

PROPOSED AMENDMENTS - CHAPTER 6: LAND DIVISION

- Modify Desert Uplands Development Standards to improve clarity and support fire mitigation efforts.
 - Refinement to boundaries to streetlight requirements “dark skies”
 - Updates to the Desert Uplands plant list
 - Revised language to clarify landscape maintenance requirements

PROPOSED AMENDMENTS -

SECTION 11-30-6: LOTS AND LAND DIVISIONS

6

- Repeal Section 11-30-6: Lots and Subdivisions and replace with a new 11-30-6: Lots and Land Divisions
- Refine language for clarity and consistency with Chapter 6: Land Division
- Remove the requirement for a Planned Area Development, Bonus Intensity Zone, Infill District, or Planned Community District for private streets
- Modify the conflict language between plats and the MZO
 - Setbacks per the MZO required unless modified by City Council or Board of Adjustment

PROPOSED AMENDMENTS - CHAPTER 87 & SECTION 11-66-2(C)

7

- Modify the definition of “street frontage” and “yard” to be consistent with Chapter 6: Land Division

~~Street, Frontage: A local street parallel and adjacent to an arterial route which intercepts minor residential streets and controls access to an arterial route.~~ **THE LINEAR DISTANCE THAT A LOT, PARCEL, OR DEVELOPMENT SITE ABUTS A PUBLIC OR PRIVATE STREET, MEASURED ALONG THE PROPERTY LINE THAT DIRECTLY BORDERS THE STREET RIGHT-OF-WAY.**

~~Yard: An open space on the same lot or parcel of land, other than a court, unoccupied and unobstructed from the ground upward.~~ **A MINIMUM REQUIRED OPEN AREA ADJACENT TO A LOT LINE TO BE FREE FROM ANY STRUCTURE,** except as otherwise permitted by this Title 11 **OF THE MESA CITY CODE.**

- Modify Section 11-66-2(C): Authorities and Duties of the Planning & Zoning Board to remove the duty to decide upon Preliminary Plats



PLANNING & ZONING BOARD RECOMMENDATION

8

- Chapter 6: Land Division within Title 9 (Public Ways and Property)
 - Not subject to Planning & Zoning Board purview
- Seeking P&Z recommendation to City Council on amendments to:
 - Section 11-30-6: Lots and Land Division
 - Section 11-66-2(C): Authorities and Duties of the Planning & Zoning Board
 - Chapter 87: Definitions



QUESTIONS?



mesa·az