

MINUTES OF THE DECEMBER 10, 2025, PLANNING & ZONING BOARD MEETING

- 6-b** Proposed amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 20, 21, 22, 30, 31, 32, 33, 34, 35, 42, 46, 56, 63, 66, 67, 69, 70, 71, 72, 73, 80, 81, 86, and 87 of Title 11 of the Mesa City Code pertaining to administrative review in compliance with A.R.S. § 9-500.49. The amendments replace, amend, and update procedures for submission, review, approval, modification, expiration, and enforcement for land use applications associated with administrative approval, along with corresponding revisions needed to align related provisions for consistency. The amendments replace, amend, and update development standards citywide to incorporate technical updates and objective standards in compliance with A.R.S. § 9-500.49. The amendments also include related changes in terminology and definitions, modifications to rules of measurement, and updates to alternative compliance.

Planner: Rachel Phillips

Staff Recommendation: Adoption

Summary:

The following citizen offered a series of comments in opposition to the proposed text amendment.

- Adam Baugh, Withey Morris Baugh

The proposed code amendments prompted a discussion regarding the timing of public notice and the interpretation of “change of use” within the proposed code amendments. Adam Baugh shared concerns regarding these points, staff explained that the development review process has not changed; projects only return to City Council when a change of use is tied to a site plan that was previously approved and stipulated by ordinance. The recent code revisions are intended to clarify, not expand, when a change of use constitutes a major site plan amendment—specifically when the change requires modification of an approved site plan, not when a simple tenant change occurs without site impacts. Board members expressed ongoing confusion about how “change of use” is defined, concerns about redevelopment impacts, litigation risk, and whether sufficient public review time was provided. Staff noted that similar issues have been litigated and upheld in the past, confirmed that most tenant changes remain administrative, and emphasized that public input will continue through upcoming Council study sessions and hearings. There was consensus that additional clarification language around “change of use” should be developed and included as part of the Board’s recommendation to City Council.

Vice Chair Peterson made a motion to approve the proposed amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 20, 21, 22, 30, 31, 32, 33, 34, 35, 42, 46, 56, 63, 66, 67, 69, 70, 71, 72, 73, 80, 81, 86, and 87 of Title 11 of the Mesa City Code pertaining to administrative review in compliance with A.R.S. § 9-500.49. The motion was seconded by Boardmember Pitcher.

The Board recommends to adopt proposed amendments with conditions.

1. Staff must clarify the meaning of “change of use” in Section 11-69-5 (and related sections) before the amended text advances to City Council.

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at

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Vote (6-0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter, Farnsworth

NAYS – None

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