



Planning & Zoning Board

Mesa Zoning Ordinance Historic Preservation Text Amendments

September 20, 2023

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Background and Purpose

- 1994 - Mesa Zoning Ordinance – Historic Preservation Regulations
- 1997 and early 2000s – updated
- 2019 – Grant to update MZO and Develop Design Guidelines
- Regulations are found in 4 Chapters - Chapters 23, 44, 66, 74
- Historic Preservation Terms are not defined – Chapter 87



Background and Purpose

1. Consolidate historic preservation standards in Chapter 23 (Historic and Landmark Overlay Districts) and Chapter 44 (Historic Signs) into Chapter 74(Historic Districts and Historic Landmark Procedures) and ensure consistency with Chapter 66 (Administration of the Historic Preservation Board);
2. Clarify Standards related to designated historic resources in Mesa.
3. Define Terms for previously undefined terms.



Consolidate Standards and Ensure Consistency

- Related historic preservation zoning provisions have been combined and organized
 - Chapter 23 (Historic Preservation Overlay) and Chapter 44 (Historic Signs) moved into Chapter 74 (Historic Preservation Procedures).
- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- References to MZO updated
- Public notice requirements to conform to MZO processes

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Clarify Standards

- Expand on the Purpose of HP Procedures
- For Historic Preservation Overlays
 - Clarify application and review processes
 - Update Eligibility Criteria
 - Better define the current overlay process



Clarify Standards

Certificate of Appropriateness

- Clarify relationship with Building Permit and when needed
- Demo Permits – Clarify Process including:
 - Within Approved Overlay
 - May be appealed if Demo Request denied by HPB
 - 180-day delay on any demo permit from date of HPB denial
 - Work on plan/agreement
 - No plan or agreement – clearance for demo permit at applicant's request
 - Within Proposed Overlay
 - For a period of 180- days from the date of application for a proposed Historic Preservation Overlay
 - If the Overlay is not approved by City Council within 180 days – demo permit approved



Clarify Standards

- Historic Signs
 - Clarify the application and review process
 - Identify Eligibility Criteria
 - Define Responsibility for Maintenance and Repair
 - Provide a Clear Revocation Process for Signs
- Appeals Process



Define Terms

- Historic District
- Historic Landmark
- Historic Preservation Overlay
- Historic Sign
- Historic Preservation Officer



Text Amendments Outreach

- HPB Study Session - August 1, 2023
- Public Meeting - August 24, 2023
- Historic Preservation Board – September 5, 2023



September 20, 2023



Next Steps

Draft available online for public review

City Council Study Session.....November 2nd

City Council Introduction November 6th

City Council Action November 20th



Questions & Discussion