

Administrative Review Text Amendments Council Approved Site Plan Modifications

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Background

- HB 2447
 - Requires objective standards and administrative approval of site plans, development plans, plats, etc.
 - Streamline processes
 - Establish predictable processes
- Modifying MZO (Design Review and Site Plan Process) to meet new requirements

Council Approved Rezoning and Site Plans

Current Process

- **Council approved Rezoning (PAD, BIZ, Overlay, etc.)**
 - Requires an ordinance with approved rezoning - site plans are often approved in conjunction with rezoning
 - Ordinance typically includes a condition of approval requiring “compliance with the final site plan as submitted”



Council Approved Rezoning and Site Plans

Current Process (Continued)

- **Site Plan Modifications**

- If site plan modifications **MEET** “minor site plan amendment criteria” - approved administratively
- If site plan modifications **DO NOT MEET** criteria (major site plan amendment) – City Council approval may be needed
- Typically, zoning is not changing
 - Site plan criteria evaluated - recommendation on site plan changes to City Council
 - Mesa Zoning Ordinance classifies this as a “rezoning”



Council Approved Site Plan Modifications

Proposed Administrative Review Text Amendments

- **Legislative Development Plan Modification** - Meets **EITHER** of the following general criteria:
 - Rezoning or Overlay Request
 - Development Plan Condition Modification – but only if:
 - Change in Site Plan exceeds objective criteria
 - Cumulative increase/decrease in total GFA over 15%
 - An increase in the residential density approved
 - The addition of a drive-thru lane
 - An increase in traffic generation (TIS or TIA) over 15%
 - Change in Use
- **Administrative Development Plan Modification**
 - Other Site Plan Modifications



Council Approved Site Plan Modifications Options

- **Option 1 - Maintain Existing Process**
 - Council approval of site plans with condition of approval requiring “compliance with the final site plan as submitted”
- **Option 2 – Staff’s recommended approach related to Council approval**
 - Two prong test – the change in the site plan exceeds the objective criteria and there is a change in use
- **Option 3 – Provide that all site plan changes are administratively approved**
 - Planning Director approval of all site plan modifications
 - Includes site plans approved by Council with a condition of approval requiring “compliance with the final site plan as submitted”



Questions?





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