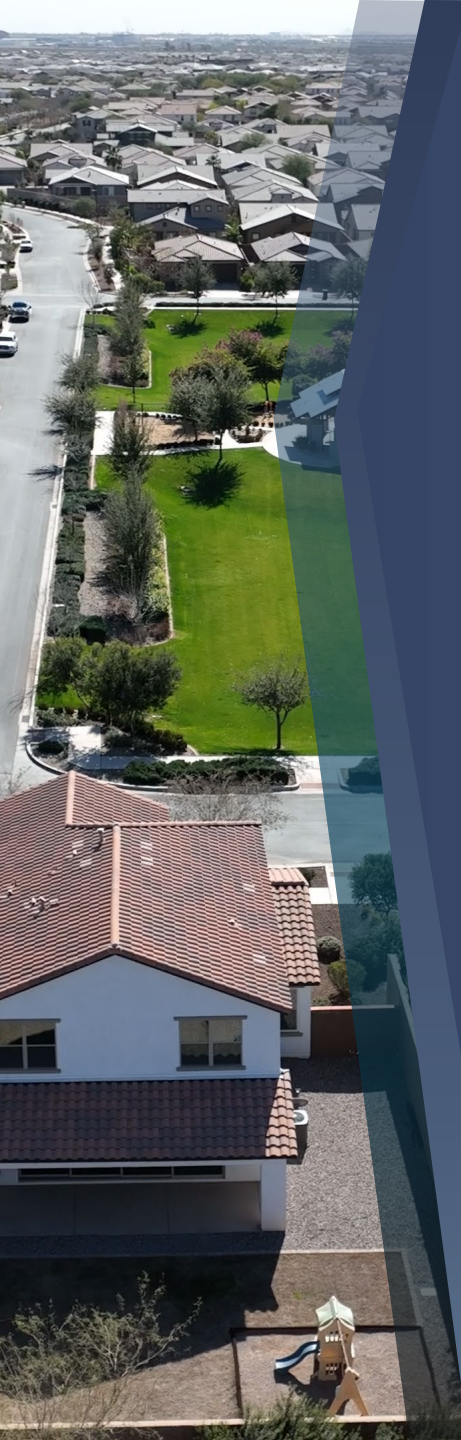


# Board Organization and Realigned Duties Proposed Text Amendments

January 12, 2026

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An aerial photograph of a suburban neighborhood. In the foreground, there's a house with a red-tiled roof and a white wall. To its right is a large, well-maintained green lawn. Further back, there's a playground with a small structure and a slide. The background shows a dense residential area with many houses and a street with parked cars.

# What we have heard...

## City Council

- Attendance at Planning and Zoning Board declining
- P&Z has an essential role
- Recommendations on significant land use Matters
- Need for a fully seated Board



# Staff Proposal – P&Z Alternates

- Addition of three alternates
  - Help ensure a full Board is seated to make key recommendations
  - Protect quorum at all meetings to provide schedule certainty for applicants and residents
  - Build a pipeline of trained candidates for future full appointments
  - Allow the Chair to seat an alternate as needed





# Staff Proposal – P&Z Qualifications

- Modify composition of P&Z
- Recommend for P&Z
  - 3 design professionals including 1 contractor/developer
  - 4 community representatives
  - 3 alternates – at least 1 design professional or contractor/developer
- Mirror DRB composition



# Alignment with State Legislation

- HB 2447 signed by the governor on March 31, 2025
- Requires Legislative bodies
  - Establish administrative review processes for approval of design plans to be based on objective standards without public hearings



# Proposed Text Amendments

## Title 2 – Boards and Commissions

- Add three alternate members to the Planning and Zoning Board
- Terms identical to regular Board Members (Maximum of two three-year terms)
- Eligible for future appointment on Board





# Proposed Text Amendments

## Title 11 - Mesa Zoning Ordinance

- Modify Planning and Zoning Board Composition
  - Two design professionals
  - One contractor or developer
  - Four at-large members from the community
- Modify Authority and Duties of Planning and Zoning Board and Design Review Board
- Modify Appeal Bodies and Types – based on new responsibilities

# Proposed Design Approval Structure

1) Combine Site Plan and Design Review Processes (“Development Plan Review”)

2) Align responsibilities of reviewing and approving bodies

## Planning Director

- Meet all development and design standards
- Not requesting a rezone, PAD, BIZ, CUP, SUP, or other deviation

## Design Review Board

- Alternative Compliance
- Municipal Projects (recommendation)
- As Directed by Council
- Planning Director Referral
- Planning Director Appeal
- PC District Matters
- Previous Approval Condition

## Planning & Zoning Board

- Rezone, PAD, BIZ, CUP, or SUP
- PC District Matters
- Project Specific Design Guidelines & Standards



# Questions?





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