

Board Organization and Realigned Duties Proposed Text Amendments

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





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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