

## Chapter 69 Site Plan Review

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### 11-69-1: Purpose

This Chapter establishes objectives, standards, and procedures for conducting Site Plan Review (SPR). These regulations shall be carried out in a manner that encourages creative and appropriate solutions while avoiding unnecessary delays in project approval. The specific purpose of Site Plan Reviews are to:

- A. Ensure that the proposed development plan will be in compliance with the provisions of this Ordinance.
- B. Eliminate or minimize potential land use conflicts and provide effective transitions between abutting parcels appropriate to the context of the circumstance.
- C. Mitigate any adverse impacts on adjacent developments or land uses that may be caused by specific proposed land uses.
- D. Ensure high quality development and encourage development options that are designed in an aesthetically pleasing manner and incorporate public spaces that are integral to the project.
- E. Ensure a safe and efficient traffic circulation system, foster the provision of adequate off-street parking and off-street loading facilities, bicycle facilities and pedestrian amenities, and support a multi-modal transportation system. Encourage improved connectivity between abutting residential, commercial, educational, employment and recreational uses.
- F. Achieve goals, objective, and policies of the comprehensive plan, sub-area plans, and other policies adopted by the City Council.

**11-69-2: Applicability**

Any ordinance adopting a Rezoning or a Council Use Permit may be conditioned upon SPR. Site Plan Review is not required for individual, detached single-family residences. Additionally, SPR is required for development proposals including the following:

- A. Buildings 4 or more stories in height.
- B. Residence projects that exceed the standard density of the RM-2 density range.
- C. Mixed use, commercial and/or industrial projects that have frontage on an arterial or collector street or that are part of an existing or planned development that has frontage on an arterial or collector street.
- D. Mixed use, commercial and/or industrial projects that have, or will have, greater than 20,000 square feet of gross floor area.
- E. Modifications to existing commercial or industrial projects having frontage on an arterial street or that are part of an existing or planned development having frontage on an arterial street that involve:
  - 1. A change in the distinguishing traits or primary features of the use of a building or land as evidenced by increased parking requirements, change in occupancy designation, change in outside storage, or other features.
  - 2. The predominant primary architectural features or materials of existing buildings, such as changes to horizontal or vertical elements of exterior walls, building trim, roof shape or composition, detailing, building height or roof line, and parapets. Such review is limited to the specific architectural building features proposed for modification.
- F. Parking garages.
- G. Municipal projects of the City of Mesa, including fire stations, libraries, parking lots with over 50 spaces, and any building or facility meeting the above height, size, or location criteria set forth above. Projects not subject to Board review include streets, walls and fences, well sites, and road widening.

**11-69-3: Application Requirements**

Applications for SPR shall be filed with the Planning Division in accordance with the application procedures in Chapter 67, Common Procedures. Public notice shall be provided for all projects subject to Site Plan Review as required in Chapter 67.

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**11-69-4: Procedures**

The Planning & Zoning Board or Planning Hearing Officer, pursuant to Section 11-67-4 shall conduct review of all projects for which Site Plan Review is required following the procedures described in Chapter 67, Common Procedures.

**11-69-5: Review Criteria**

- A. **Review Criteria.** When conducting SPR, the Planning Director and the Planning & Zoning Board shall be guided by whether the project satisfies the following criteria.
1. The project shall be consistent with and conform to the adopted general plan and any applicable sub-area or neighborhood area plans, is consistent with all of the development standards of this Ordinance, and is consistent with any specific conditions of approval placed on the zoning of the property.
  2. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.
  3. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.
  4. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.
  5. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.
  6. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.
  7. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

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8. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
  9. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.
  10. The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globe or equivalent third-party certification are considered to be energy efficient.
- B. **Additional Criteria for SPR of Sites Located in Employment Districts.** In addition to the criteria listed in Paragraph A, above, the decision-making authority shall find that adequate design features are provided to meet the following objectives:
1. Create a distinctive and appealing community with well designed buildings that represent a 'desert tech' look.
  2. Create a safe, attractive and inviting environment at the ground floor of building(s) on sides used by the public.
  3. Respond to intensity of specific land use classifications located within employment districts as follows:
    - a. PEP sites shall provide a higher degree of design interest, and building articulation, and additional attention to building scale, including context-sensitive building massing on all sides of the building.
    - b. LI sites shall provide a higher degree of design interest, building articulation and attention to building scale and massing for those sides of the building visible to the public, and on those sides of the building visible from abutting residential districts. Sides of the building that are both not visible from the street and not visible from abutting residential districts may utilize simpler forms and less articulation.
    - c. GI and HI sites may utilize simpler forms with less building articulation. Attention should be paid to create architectural interest on the sides of the building that abut residential districts, and to the primary building entrance, which shall be distinctive and readily identifiable.

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- d. Commercial uses located within employment districts shall comply with Section 11-6-4 and Section 11-6-6. Commercial uses located in PEP districts, and in which the approved plans provide for an urban character, shall also comply with Section 11-6-5.
  4. Reduce the impact of employment uses on adjacent residential development by providing appropriately scaled transitions and buffers to abutting land uses, and provide a higher degree of architectural interest on walls visible from residential development.
  5. Mitigate the effects of solar exposure for users and pedestrians.
- C. **Conditions of Approval.** To achieve the purposes of the SPR, the Planning & Zoning Board may impose reasonable conditions to achieve the review criteria in paragraph (A), above and ensure land use compatibility, including one or more of the following:
1. Additional building setbacks;
  2. Additional landscaping;
  3. Height and area limitations of structures;
  4. Limited vehicular access;
  5. Walls, fences and screening devices;
  6. Noise attenuation construction; or
  7. Any other restriction necessary to protect adjacent properties, preserve neighborhood character, or mitigate adverse environmental impacts.

#### **11-69-6: Minor and Major Modifications**

- A. After approval of a project, modifications of the approval may be granted by the Planning Director, when it is determined that the modifications are minor, such as minor dimensional changes and building configurations. Such requests shall be made in writing and be accompanied by the required fee.
- B. Any modification that is considered a major modification by the Planning Director, such as changes in uses, densities, or other major changes, shall be considered a new application, subject to the procedures described in this Section for Site Plan Review.

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**11-69-7: Appeals, Expirations and Extensions**

- A. Site Plan Review decisions by the Planning Director and the Planning & Zoning Board are subject to the appeal provisions of Chapter 77, Appeals, and Section 11-67-12.
- B. Site Plan Review approvals are subject to the expiration and extension provisions of section 11-67-9, expirations and extensions.

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