

City Council Memorandum Development Services Memo No. 25-025

Date: November 13, 2025
To: Mayor and Council
John M. Pombier, Acting City Manager
Thru: Leah Powell, Deputy City Manager
Kevin Mayo, Acting Development Services Director
From: Darsy Smith, City Planner
Subject: PLH25-0025 Objective Design Standards Final Adoption of Ordinance No. 5142

Proposed Motion:

Move City Council adopt Ordinance No. 5142, approving PLH25-0025 Objective Design Standards, relating to the state-mandated requirements contained in House Bill 2447, requiring cities to authorize administrative personnel to review and approve design review plans and plats based on objective standards, without requiring a public hearing.

Background/Discussion

- In March 2025, the legislature approved HB 2447 that requires cities to authorize administrative personnel to review and approve design review site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing.
- The bill also requires cities to authorize administrative personnel to review and approve design review plans based on objective standards without a public hearing.
- To address these requirements, staff is proposing text amendments that:
 - Edit and reorganize Article 19 Site Development Plan of Chapter 35 of the Zoning Code to replace subjective design standards with objective requirements for commercial, industrial, and multifamily residential developments
 - Rename Article 19 Site Development Plan of Chapter 35 of the Zoning Code to Article 19 Design Standards
 - Codify objective design standards for single-family developments that were previously adopted as guidelines and were applied to Planned Area Development (PAD) zoning requests.
 - No longer require City Council approval for preliminary plats
 - Codify previously implemented unwritten administrative policies (i.e., required parking spaces can't be located in recessed truck loading docks, requiring that garages are 20 by 20 feet of unencumbered space, and screening of SES cabinets being architecturally integrated into the building)
 - Codify design stipulations that have been regularly approved and applied to previously approved Preliminary Development Plan applications

Goals

- Staff's goal in the editing and reorganization of Article 19 Site Development Plan of the Zoning Code was to maintain the expectation for high-quality design, which up to now, has been realized through a variety of approaches including existing development standards in the zoning code, adopted design guidelines,

and PAD/PDP stipulations. To achieve this, all of these approaches have been incorporated into the proposed design standards. In addition, staff researched existing objective design standards from other cities in the area and other states.

Public Outreach

- The request was noticed in accordance with the requirements of the Chandler Zoning Code
- Proposed Zoning Code Amendments were posted on City's website for public and stakeholder feedback
- As of writing this memo, staff has not received any opposition to the request

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting October 15, 2025

Motion to Approve

In Favor: 6 Opposed: 0 Absent: 1 (Barichello)

Ordinance No. 5142 was introduced and tentatively adopted on November 10, 2025.

Attachments

Ordinance 5142

Exhibit 'A' Ch 35 and 48 Code Amendments

HB2447
