

SITE PLAN REVIEW PROCESS IMPROVEMENTS

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OUTLINE

- Purpose of Site Plan Review
- Applicability
- Current Process
- Process Improvement Goals
- Regional Process Comparison
- Recommendations
- Next Steps

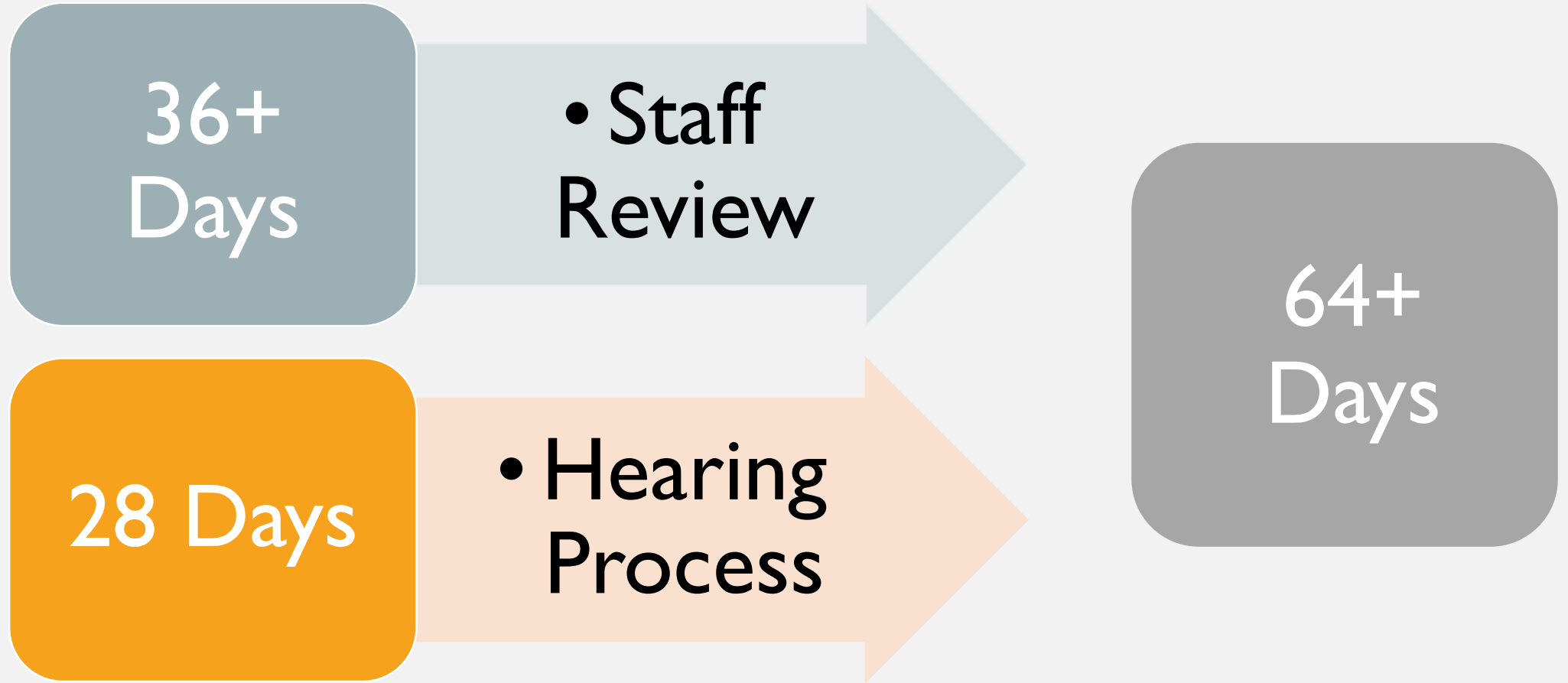
PURPOSE

- Compliance with the Zoning Ordinance, General Plan and other sub-area plans
- Ensure high-quality development
- Provide safe and efficient traffic circulation
- Mitigate adverse impacts on surrounding properties

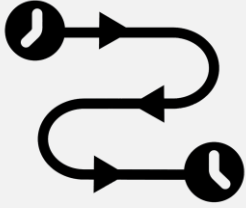
APPLICABILITY

- Mixed Use, commercial and industrial projects that:
 - Front an arterial or collector street (or part of a planned development with arterial or collector frontage)
 - Buildings > 20,000 sq. ft.
 - Certain modifications to existing projects
- Buildings \geq 4 stories
- Residential projects > RM-2 density
- Parking garages
- Municipal projects

CURRENT PROCESS



GOALS



- Create a predictable process



- Provide clear expectations and consistent reviews



- Improve Efficiency – Reduce time preparing for and holding public hearings

RECOMMENDATION

Major

Site \geq 10 acres or
Building \geq 25,000 sq. ft. or
Outdoor use adjacent to residential



Building - 61,402 sq. ft.
Site - 7.6 acres



Building - 19,717 sq. ft.
Site - 1.7 acres
Outdoor display - 2,520 sq. ft.

Minor

Site $<$ 10 acres or
Building $<$ 25,000 sq. ft.



Building – 22,000 sq. ft.
Site - 3.6 acres



Building – 2,931 sq. ft.
Site – 0.9 acres

PROCESS COMPARISON

Jurisdiction	Complete Administrative Authority	Minor Administrative Authority	No Administrative Authority	Size Criteria	Use Criteria
Apache Junction		x			Use By Right
Buckeye		x		Building <75,000 sq. ft. Outdoor Use <150,000 sq. ft.	
Chandler			x		
Flagstaff			x		
Fountain Hills	x				
Gilbert		x		Building <5,000 sq. ft.	
Glendale	x				
Phoenix			x		
Queen Creek		x		<10 acres	Use By Right
Scottsdale			x		
Tempe		x		Building <5,000 sq. ft. Expansion <20% Residential <4 units	
Tucson	x				

NEXT STEPS



- Receive Direction from Stakeholders



- Draft Text Amendments



- Hold Public Hearings