

SITE PLAN REVIEW AMENDMENTS

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OUTLINE

- Purpose of Site Plan Review
- Project Goals
- Current Process
- Recommendations
- Next Steps

A background image showing a group of people in a professional setting, likely an office or design studio. They are gathered around a table, looking at and pointing to architectural plans or blueprints. The image is slightly blurred, focusing attention on the text overlay.

PURPOSE

- Compliance with the General Plan, Zoning Ordinance, and Engineering Standards
- Provision of adequate infrastructure
- Ensure high-quality development
- Provide safe and efficient traffic circulation
- Mitigate adverse impacts on surrounding properties



SITE PLAN REVIEW PROCEDURE

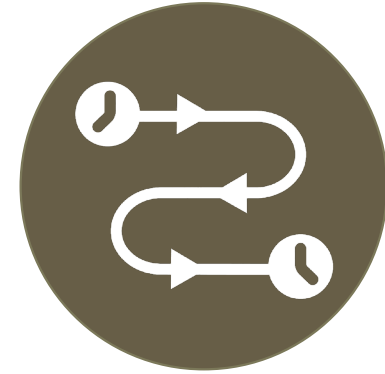
- Approves the physical organization and development of a site
- Provides for the coordination of site design and infrastructure requirements
- Projects must meet development and engineering standards or have deviations approved through other mechanisms
- Projects must meet Site Plan Review approval criteria

PROJECT GOALS

Improved Process



EFFICIENCY



PREDICTABILITY

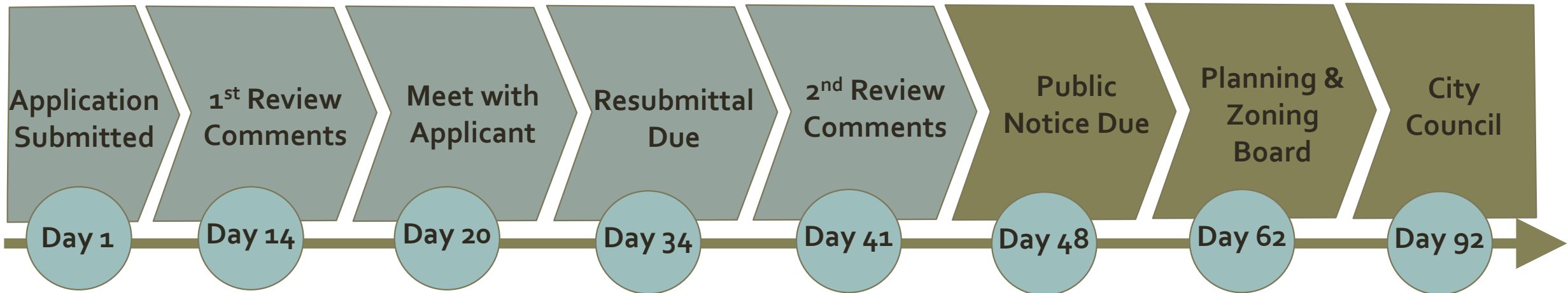
Current Process



Staff Review



Public Hearing



Jurisdiction	Complete Administrative Authority	Minor Administrative Authority	No Administrative Authority	Size Criteria	Use Criteria
Chandler			x		
Fountain Hills	x				
Gilbert		x		Building <5,000 sq. ft.	
Glendale	x				
Phoenix			x		
Queen Creek		x		<10 acres	Use By Right
Tucson	x				

MUNICIPAL COMPARISON

RECOMMENDATION

SITE PLAN REVIEW



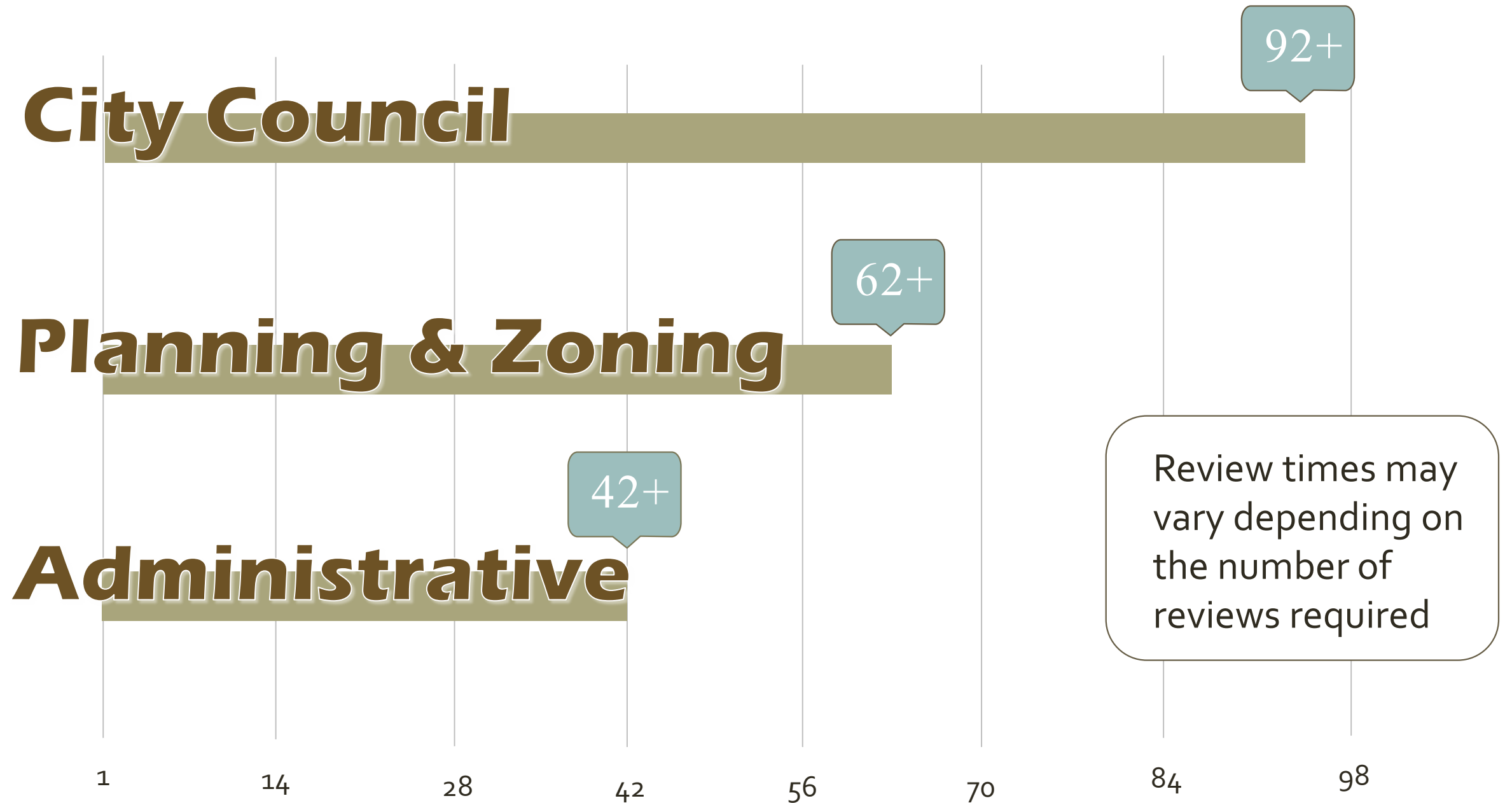
Administrative Site Plan

- Permitted Uses
- 500 ft. Radius Notice Required
- Administrative Approval



Standard Site Plan

- Uses Requiring Public Hearing
- 500 ft. Radius Notice Required
- Planning & Zoning or City Council Approval



PUBLIC OUTREACH

- City Council - February 2020
- Planning & Zoning Board - March 2020
- Developers Advisory Forum (DAF) - June 2020
- Planning & Zoning Board - August 2020
- Special Projects webpage - June thru current

PUBLIC OUTREACH



GENERAL PLAN & ZONING ORDINANCE TEXT AMENDMENT OPEN HOUSE

- August 18th
- Live via Zoom
- 27 participants

VIRTUAL OPEN HOUSE

<https://sway.office.com/ECuPBrwdvxydxJyn>

- August 18 - September 1st
- 157 views
- Feedback forms available

NEXT STEPS

UPCOMING HEARINGS

City Council Study Session	9/24/20
Planning & Zoning Board	10/28/20
City Council Introduction	11/16/20
City Council Consideration	12/1/20