



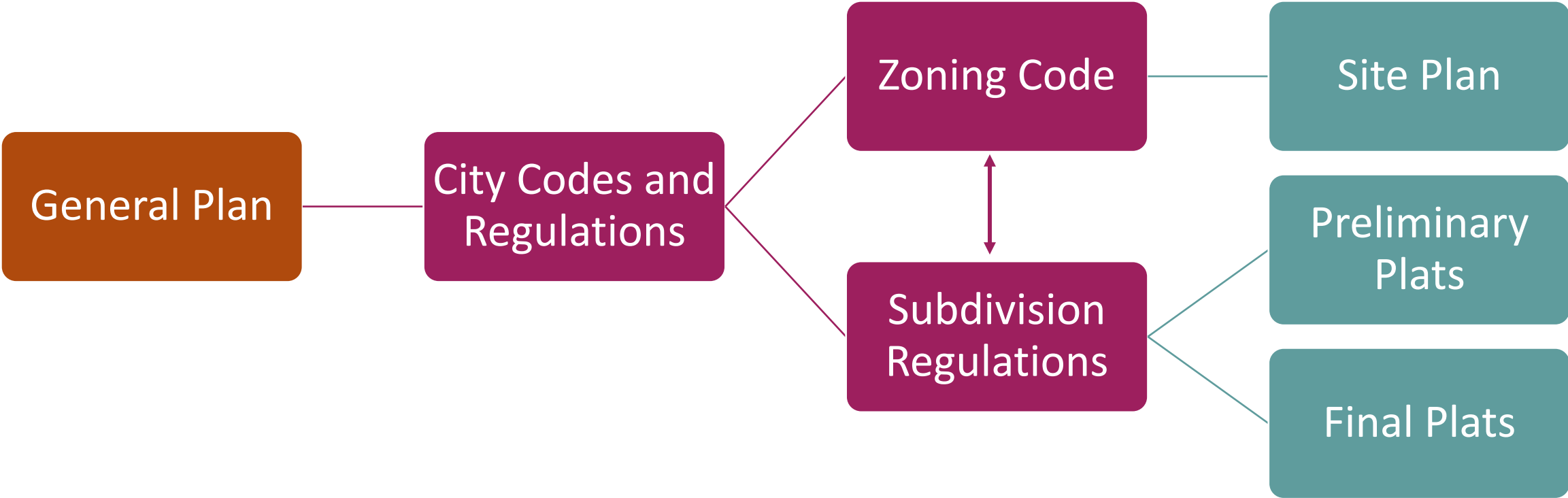
Planning Division Subdivision Platting Overview

February 1, 2024

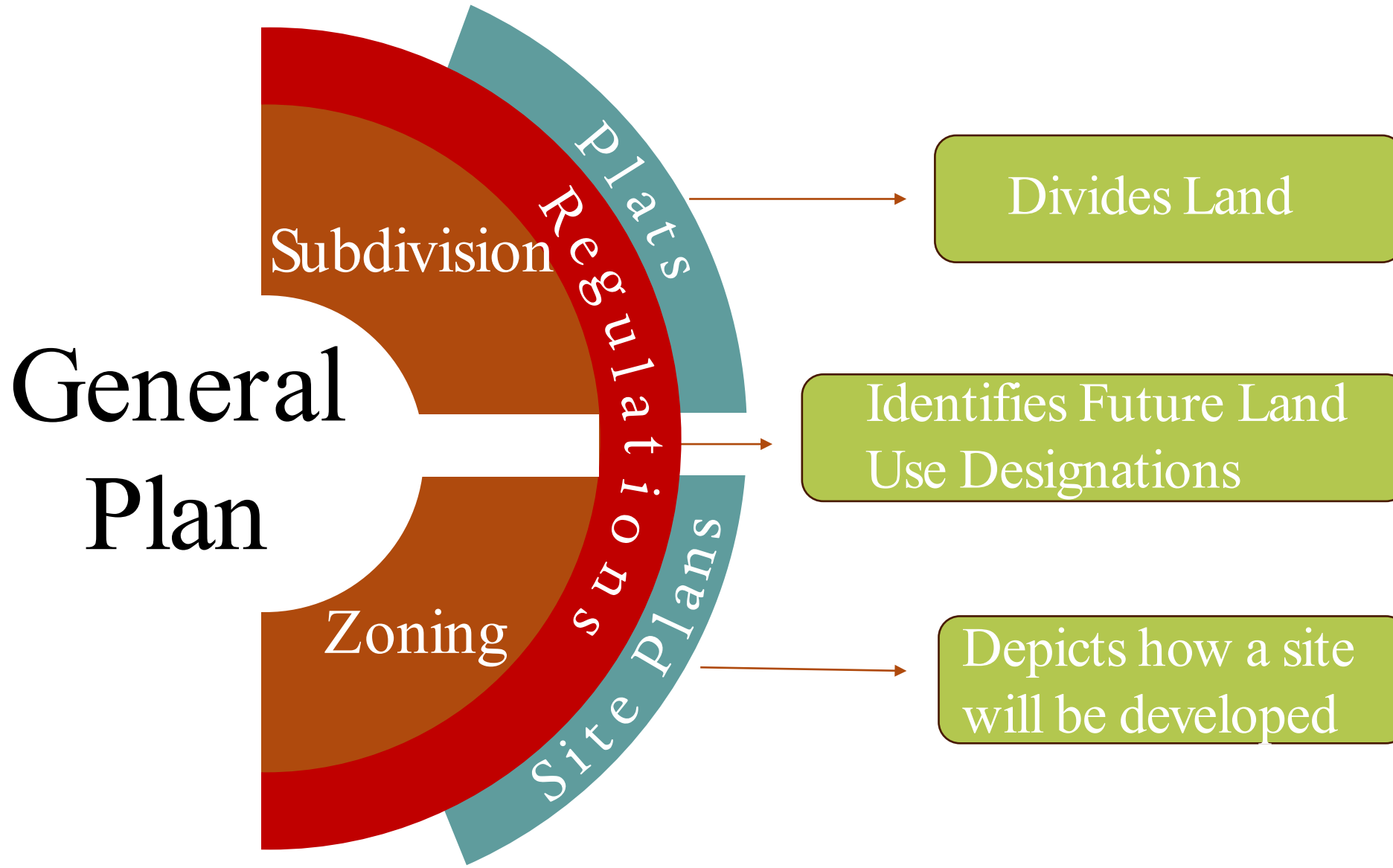
Mary Kopaskie-Brown, AICP,
Planning Director

Rachel Nettles, AICP,
Assistant Planning Director

Hierarchy of Plans and Codes



Relationship of Plans and Codes



What is a Subdivision?

Subdivision Process - The process of dividing land into lots, tracts, or parcels for the purpose of sale, lease, or transfer of ownership.

Subdivision - Division of land into 4 or more lots, tracts, or parcels.

Lot Split - Division of land into 2 or 3 lots, tracts, or parcels.



Types of Plats:

- Standard plat
- Condominium plat
- Replat
- Map of Dedication

Subdivision Regulations in ARS and City Code

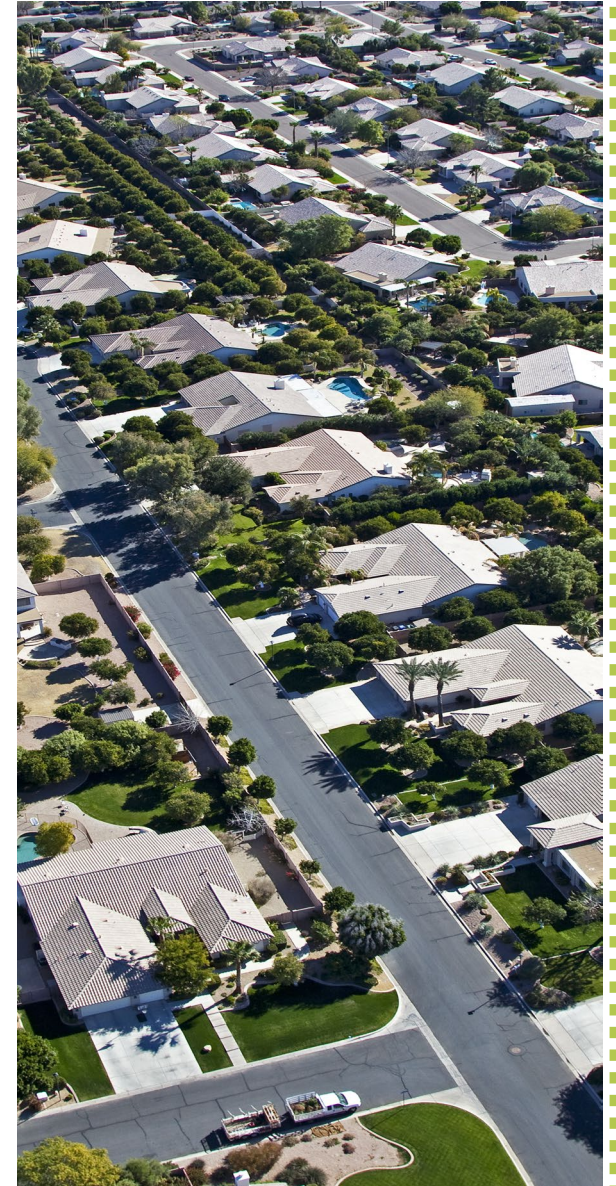
- Per Arizona Revised Statute Title 9, Article 6:
 - Decision-making body is “mandated to approve” plats which meet with and conform to all legal requirements (Maricopa County v. Anzwool, Inc., 19 Ariz.App. 242 (1973))
- Reviewed in accordance with:
 - Title 9 Chapter 6: Subdivision Regulations
 - Title 11 Article 2: Base Zoning Districts
 - Title 11 Section 11-30-6: Lots and Subdivisions
- Does not include a review of a specific site plan or other zoning entitlements



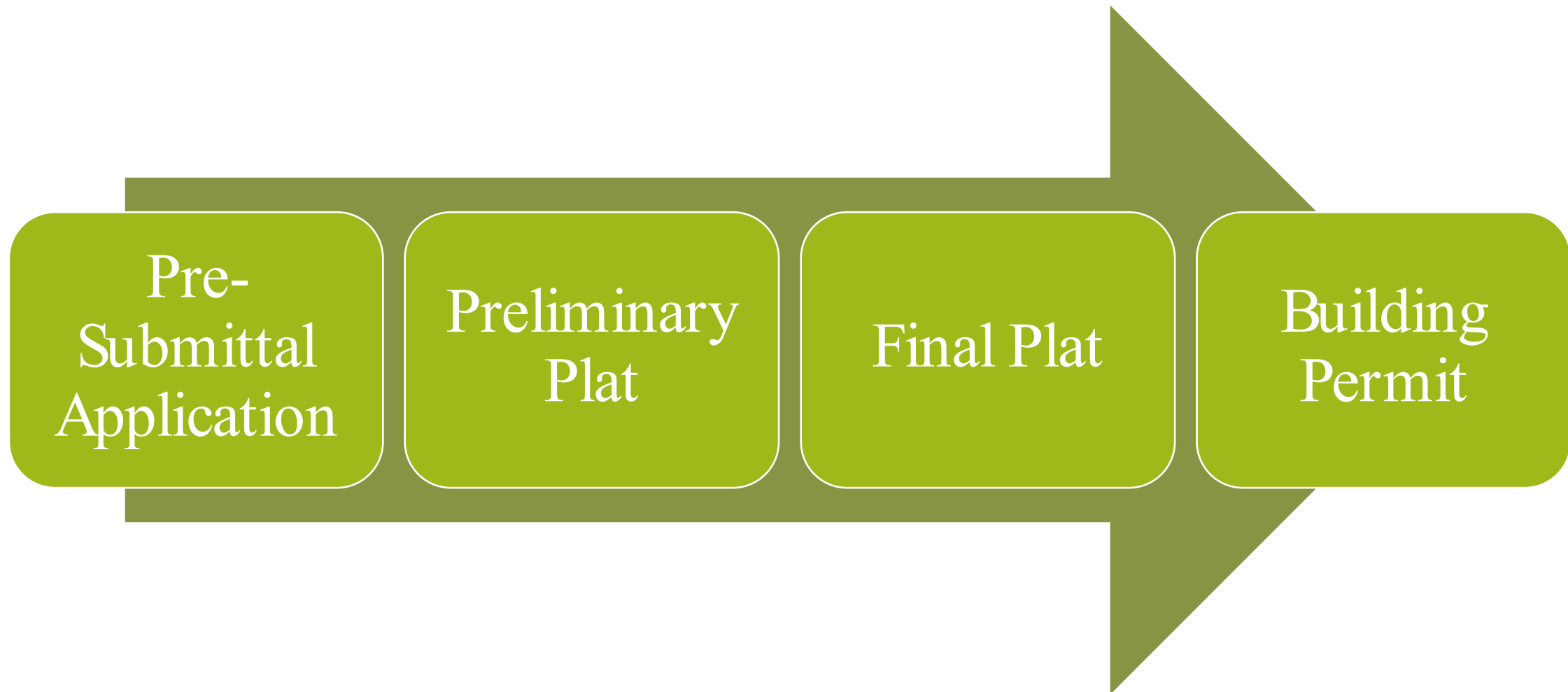
Title 9 - City Code of Ordinances

Purpose of the Subdivision Regulations

- Provide for orderly growth of development
- Ensure adequate traffic circulation
- Achieve individual property lots
- Secure adequate provisions for infrastructure
- Ensure consideration for adequate sites for schools, recreation areas, and other public facilities
- Promote the conveyance of land
- Provide for logical procedures for the subdivision process



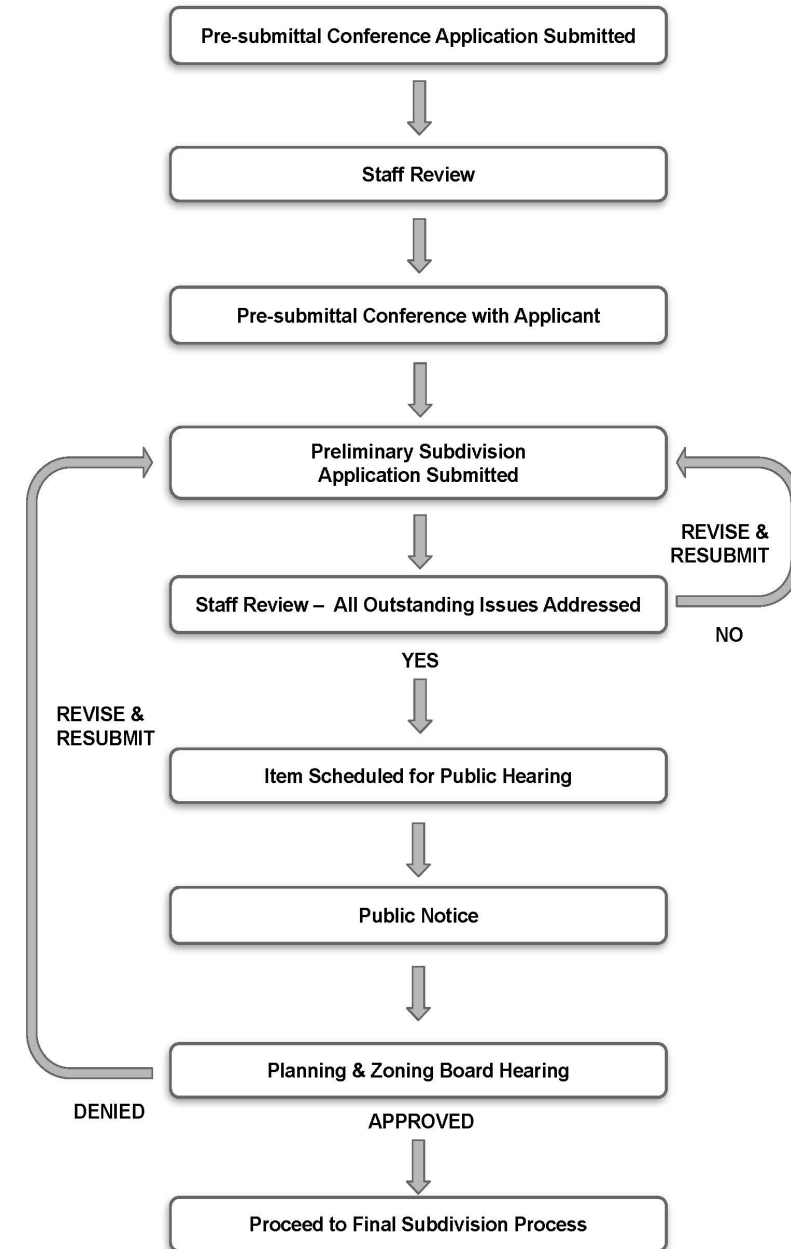
Subdivision Process



Preliminary Plat Checklist

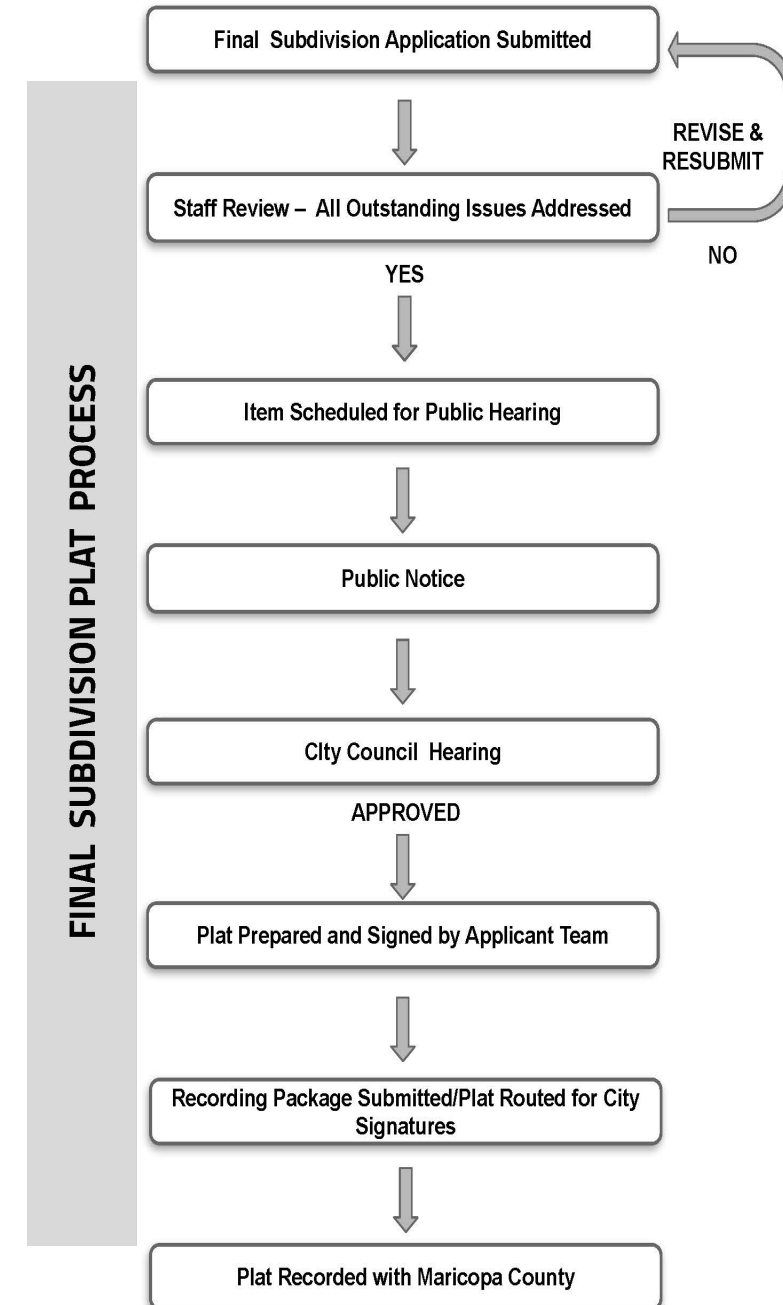
- Includes location of lots, tracts, easements, right-of-way
- Identifies purpose and responsibility of tracts
- Identifies ownership and recording information of easements
- Includes preliminary constructions plans (conceptual utility plans and conceptual grading and drainage plans and reports)
- **Approved by the Planning & Zoning Board**

PRELIMINARY SUBDIVISION PLAT PROCESS



Final Plat Checklist

- Includes location of lots, tracts, easements, right-of-way
- Contains a Lot table and Tract table
- Identifies the ownership and recording information of easements
- Contains dedication language
- Certified by a registered land surveyor and the City Engineer
- Must be in substantial conformance with the Preliminary Plat
- **Approved by City Council**



Questions/Comments





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