

# SITE PLAN REVIEW AMENDMENTS

Rachel Prelog, Senior Planner  
Nana Appiah, Planning Director



# OUTLINE

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



# 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

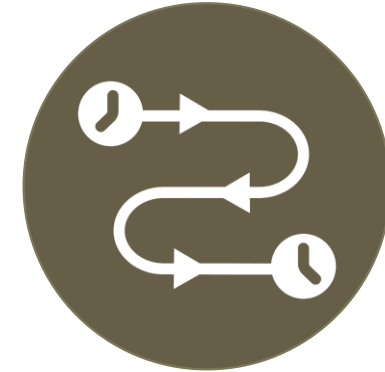
- Approves the physical organization and development of a site
- Provides for the coordination of site design and infrastructure requirements
- Projects must meet development and engineering standards or have deviations approved through other mechanisms
- Projects must meet Site Plan Review approval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

# PROJECT GOALS

## Improved Process



EFFICIENCY



PREDICTABILITY

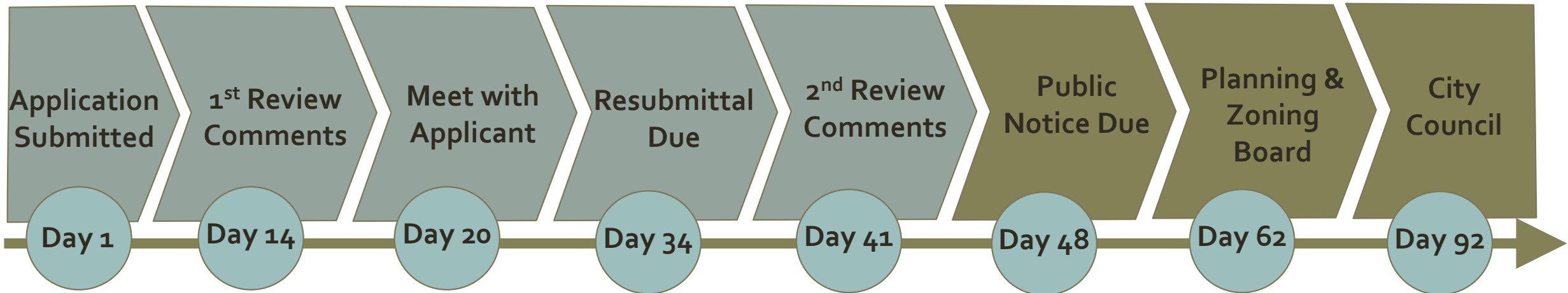
# Current Process



## 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



## Create an Administrative Site Plan Review Process

- Permitted Uses
- No deviations from Code



## Create Administrative Site Plan Review Noticing Requirements

- 500 ft.
- Within 15-days of application acceptance
- 10-day public response period



## Refine Site Plan Modification Criteria



## Refine Site Plan Expiration Provisions

- 2-years from approval
- Not applicable to minor site plan modifications



## Add Definitions



# City Council

92

# Planning & Zoning

62

# Administrative

42

Review times may vary depending on the number of reviews required

1

14

28

42

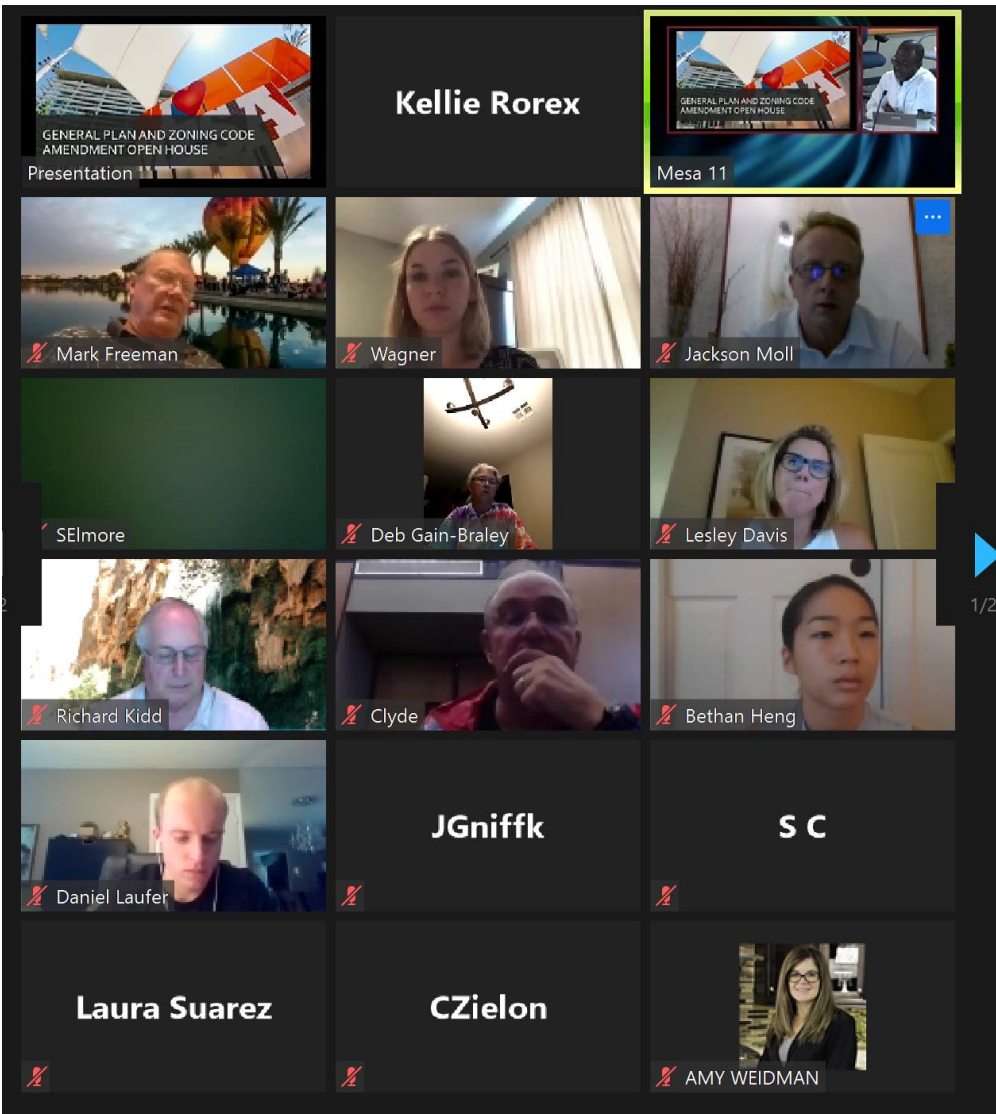
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70

84

98

# PUBLIC OUTREACH



- Developers Advisory Forum (DAF) - June 2020
- General Plan & Zoning Ordinance Text Amendment Open House - August 2020
- Virtual Open House - August 2020
- Special Projects Webpage - June thru current
- Planning & Zoning Board - March & August 2020
- City Council - February & September 2020

# RECOMMENDATION



## Planning & Zoning Board

- October 28, 2020
- Approval (5-0)

Questions?

