



Town Council Briefings

ZONING ORDINANCE TEXT AMENDMENTS





Four Amendments:

1. Industrial Design Guidelines
2. Conditional Use Permits
3. Site Plan Review
4. Zoning Ordinance Clean-up



Industrial Design Guidelines

- *Defining architectural design requirements*
- *Site layout and circulation*
- *Screening of storage areas and mechanical units*
- *Pedestrian environment*









Conditional Use Permits

Administrative Review & Approval for drive-thru restaurants, banks

All design requirements will remain, including:

- *Drive-thru aisle width*
- *Queuing length*
- *Vehicle stacking*



Site Plan Review

Allow Site Plans up to 10 acres to be Reviewed/Approved

Council Consideration:

- 10 calendar days*



1. Queen Creek Crossing Shops A, B, and C
2. Hampton Inn
3. ALA Seminary Addition
4. Banner Ironwood Medical Office Phase II
5. Firestone Automotive at Heritage Square
6. Power Marketplace Business Park, Lot 23
7. Allstate Utility Construction QC District, Lot 4B
8. Palette Collective



General Clean-up:

- *Address definitions,*
- *Adding clarifying language,*
- *Fix scrivener's errors,*
- *Amending the code where above code requirements are being modified, and*
- *Modifications to the Permitted Use Table...*



Questions?