



TOWN OF
QUEEN CREEK
ARIZONA

5.C

TO: PLANNING & ZONING COMMISSION
THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR
FROM: ERIK SWANSON, PLANNING ADMINISTRATOR
RE: PUBLIC HEARING AND POSSIBLE ACTION ON P23-0048 SITE PLAN AND PRELIMINARY PLAT APPROVAL, A STAFF INITIATED TEXT AMENDMENT TO SECTION 3.3 SITE PLAN AND FINAL SUBDIVISION REVIEW OF THE ZONING ORDINANCE.
DATE: May 10, 2023

Suggested Action:

Move to recommend approval of P23-0048, Site Plan and Preliminary Plat Approval Text Amendment.

Discussion:

In an effort to continue to refine the Zoning Code to make it more streamlined, easier to use and understand, and to keep consistent with changing practices, Planning Staff is proposing that all Site Plan and Preliminary Plat reviews are reviewed and approved administratively.

In 2019, Planning Staff proposed a series of text amendments to assist in the expediting of reviews due to a strong economic market. Among the amendments, Staff proposed and Town Council approved, amending the Zoning Ordinance to expand administrative review and approval of Site Plans from a threshold of 5 acres up to 10 acres. As currently practiced, all Site Plans that are 10 acres or less, are reviewed and approved administratively by Planning Staff. Since the amendment, Planning Staff has administratively reviewed and approved 140 Site Plans (this includes minor modifications), the Planning Commission has approved 15 Site Plans (as part of CUPs), and Town Council has approved 36 Site Plans (associated with Rezonings). During this same period, the Planning Commission has approved 35 Preliminary Plats. In all instances of Staff review and approval, and all Preliminary Plats, the applications met all design standards and applicable codes.

By allowing all Site Plans and Preliminary Plats to be reviewed and approved administratively, a saving of 2-3 months in the review process can be realized. As is typical with all proposed text amendments, Planning Staff will survey municipalities in the region to determine how they address the proposed amendment. In this situation, there are a number of municipalities that administratively review and approve both Site Plans and Preliminary Plats including Mesa, Goodyear, Peoria, Avondale, Glendale, Phoenix, and Apache Junction. In the event that a proposed Site Plan or Preliminary Plat application does not meet the Town's standards, and the modifications are not addressed, an option is provided that would require Planning Commission review and approval.