



PLANNING COMMISSION PUBLIC HEARING

TO: PLANNING COMMISSION/DESIGN REVIEW BOARD

FROM: TOM CONDIT, DEVELOPMENT ENGINEERING MANAGER
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MEETING DATE: JUNE 5, 2024

SUBJECT: Z24-03 LDC TEXT AMENDMENT: REQUEST TO AMEND THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 3 SUBDIVISIONS, SECTION 1.1 SUBDIVISION REGULATIONS; SECTION 1.1.4 FINAL PLAT OVERVIEW RELATING TO FINAL PLAT APPROVAL AND APPEALS; SECTION 1.1.5 AMENDMENTS TO PREVIOUSLY APPROVED PLATS RELATING TO FINAL PLATS; SECTION 1.2 MINOR LAND DIVISION AND MINOR SUBDIVISION; SECTION 1.2.4 MINOR SUBDIVISION OVERVIEW; SECTION 1.2.5 APPEALS.

STRATEGIC INITIATIVE: Exceptional Built Environment

The proposed text amendment streamlines the platting process by significantly reducing the amount of time it takes to receive final plat approval. The built environment is directly affected by the efficiency and effectiveness of the Land Development Code implementation.

RECOMMENDED MOTION

For the reasons set forth in the staff report, staff requests that Planning Commission move to recommend to the Town Council approval of Z24-03, an LDC Text Amendment to the Town of Gilbert Land Development Code, Chapter 3 Subdivisions, Section 1.1 Subdivision Regulations; Section 1.1.4 Final Plat Overview relating to final plat approval and appeals; Section 1.1.5 Amendments to Previously

Approved Plats relating to final plats; Section 1.2 Minor Land Division and Minor Subdivision; Section 1.2.4 Minor Subdivision Overview; and Section 1.2.5 Appeals.

DISCUSSION

On a continual basis, staff seek ways to improve the content and usefulness of the Land Development Code (LDC). This is often in response to customer needs and citizen expectations for a high-quality built environment.

In May of 2023, Senate Bill 1103 was signed into law with widespread municipality and League of Cities support, including support from the Town of Gilbert.

Senate Bill 1103 allows for the review and approval of preliminary plats, final plats, and plat amendments without the process of an administrative approval by the Town Council. The Development Services Director or their designee will be allowed to approve the plats without waiting for Council action. This is expected to significantly reduce the amount of time it takes to receive final approval.

The proposed LDC Text Amendment modifies the final platting process only. The preliminary platting process will remain unchanged. In summary, this Text Amendment will:

- Allow the Development Engineering Manager to administratively approve Final Subdivision Plats (including Minor Subdivision Plats), consisting of less than 300 lots and that may contain public ROW and easement dedications necessary for the subdivision. Under the current LDC language, these plats must be approved by the Town Council.
- Allows these administrative approvals to be appealed to the Town Council.
- Makes technical and conforming changes.

PLANNING COMMISSION INPUT

On May 1, 2024, the Planning Commission initiated an LDC text amendment and conducted a citizen review.

TOWN COUNCIL STUDY SESSION

Town Council heard a presentation on the proposed Z24-03 text amendment at their May 21, 2024 Study Session.

PUBLIC NOTIFICATION AND INPUT

A notice of initiation and citizen review was advertised and published in The Arizona Republic newspaper, and an official notice was posted in four public places within the Town of Gilbert limits at Greenfield Public Library, Chamber of Commerce, Perry Public Library, and Civic Center Municipal Building II. The notification requirements of LDC Section 6.2.6 have been satisfied. Staff have received no comment from the public currently.

STAFF RECOMMENDATION

For the reasons set forth in the staff report, staff requests that Planning Commission move to recommend to the Town Council approval of Z24-03 an LDC Text Amendment to the Town of Gilbert Land Development Code, Chapter 3 Subdivisions, Section 1.1 Subdivision Regulations; Section 1.1.4 Final Plat Overview relating to final plat approval and appeals; Section 1.1.5 Amendments to Previously Approved Plats relating to final plats; Section 1.2 Minor Land Division and Minor Subdivision; Section 1.2.4 Minor Subdivision Overview; and Section 1.2.5 Appeals.

Respectfully submitted,

Tom Condit, PE
Development Engineering Manager

Attachments and Enclosures:

- 1) Notice of Public Hearing