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## Planning Commission Work Session

**TO:** PLANNING COMMISSION

**FROM:** **TOM CONDIT**, DEVELOPMENT ENGINEER MANAGER  
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**MEETING DATE:** OCTOBER 2, 2024

**SUBJECT:** Z24-14 LDC TEXT AMENDMENT: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 3 SUBDIVISIONS, SECTION 1.1 SUBDIVISION REGULATIONS, SECTION 1.1.11 CERTIFICATE OF PLAT CORRECTION AND SECTION 1.2.11 IMPROVEMENTS.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

The proposed text amendment will clarify the requirement for streets in all subdivisions; eliminate confusion about whether a private street can be contained in an easement; broaden LDC authority to include setback changes; and correct typos in Section numbers. The built environment is directly affected by the efficiency and effectiveness of the Land Development Code.

### RECOMMENDED MOTION

- A. Staff requests the Planning Commission initiate a text amendment to the Town of Gilbert Land Development Code, Chapter 3 Subdivisions, Section 1.1 Subdivision Regulations, Section 1.1.11 Certificate of Plat Correction and Section 1.2.11 Improvements; and
- B. Conduct a Citizen Review meeting to discuss the proposed Land Development Code text amendment pertaining to final platting procedures.

## **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.

While the Engineering Standards currently require private streets to be in a dedicated tract, the LDC is silent on this requirement. This causes confusion and with the proposed LDC modification, will make this requirement much more obvious. Other proposed changes will broaden the LDC authority for Certificate of Plat Corrections to include setback changes, which has also been confusing to the development community. Finally, there are a few typos that will be corrected with this LDC text amendment.

## **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 has received no comment from the public currently.

## **STAFF RECOMMENDATION**

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- B. Conduct a Citizen Review meeting to discuss the proposed Land Development Code text amendment pertaining to final platting procedures.

Respectfully submitted,

*Tom Condit*

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Development Engineer Manager