



17-342: AM-1-17 Volume II, Chapter 2, Subdivision Regulations

**City of Apache Junction
City Council Work Session Meeting
September 18, 2017**



Overview

- Vol. II, Chapter 2, Subdivision Regulations last updated in 1994.
- Council DtS - January 17, 2017 to Revise/Amend, Vol. II, Chapter 2, Subdivision Regulation amendments.
- Updated Engineering Standards - 2016 moved portions of Subdivision Regulations into Vol. II, Chapter 10 and vice versa.
- Update code with current processes and practices.

Review and Amendment Process

Internal Staff Review/City Attorney Review

P&Z Meetings

- **June 27, 2017** – Staff presented proposed changes & Commissioners suggested staff present an edited and cleaner version for the next work session meeting.
- **July 25, 2017** – P&Z provided comments and suggestions & P&Z set a Public Hearing for August 22.
- **August 22, 2017** – Public Hearing - No speakers - P&Z recommended approval to City Council.



Re-Organization of Chapter 2

Subdivision and Minor Land Division Regulations

Combine Articles 2-1, 2-6 and 2-7 - ENACTMENT AND SCOPE OF REGULATIONS, ADMINISTRATION, CONSTRUCTION, AND TERMS

2-2. PLATTING PROCEDURES AND REQUIREMENTS

2-3. ~~ADMINISTRATIVE SUBDIVISIONS; LAND SPLITS~~ SUBDIVISION DESIGN PRINCIPLES AND STANDARDS

2-4. ~~SUBDIVISION DESIGN PRINCIPLES AND STANDARDS~~ NEW CONSTRUCTION ASSURANCES FOR ONSITE IMPROVEMENTS AND AMENITIES

2-5. ~~STREET AND UTILITY IMPROVEMENT REQUIREMENTS~~ (moved to Chapter 10 Engineering Standards) ADMINISTRATIVE SUBDIVISIONS; LAND SPLITS/MINOR LAND DIVISION, AND LOT LINE ADJUSTMENTS

2-6. NEW CONDOMINIUM PLATS AND CONDOMINIUM CONVERSIONS

2-7. DEFINITIONS (updated/added new)
NEW APPENDIX: PRELIMINARY AND FINAL PLAT CONDITIONS

Substantive Amendments

Article 2-1. Enactment and Scope of Regulations, Administration, Construction, and Terms

- Added – **accommodation of new development** - to preserve and enhance the city's living environment, such as low impact development, floodplain preservation, etc.
- Added – **subdivisions and land splits shall conform to** the general plan, zoning ordinance, land development code , A.R.S., and any other ordinance and regulations which may be adopted.
- Amended/clarify - **construction/terms**.

Article 2-2. Platting Procedures and Requirements

- Added - **required pre-application meeting** as stage I of the platting procedure.
- Created conceptual subdivision plat, as **optional** stage II.
- Updated preliminary and final plats processes/requirements as stages III and IV.
- Development master plan section is removed. (**never utilized by applicants**)

Article 2-2. Platting Procedures and Requirements (cont.)

- Final plat amendment - revised to reflect the three methods of amendment as major, moderate, and minor changes.
- Conditions, Covenants and Restrictions (“CC&Rs”) submittal requirement added to final plat submittal requirements section.

Article 2-2. Platting Procedures and Requirements (cont.)

- **New provision** requires applicant to adhere to all preliminary plat requirements during the final plat process including establishing an “HOA” and including CC&Rs in its deeds setting forth the perpetual obligation to financially contribute for the maintenance of all community areas.

Article 2-3. Subdivision Design Principles and Standards

- **Added certification requirements** (e.g. pad elevation cert. prior to the issuance of a building permit, compaction reports prior to concrete slab being poured. A drainage & retention cert., and grading cert. prior to clearance for occupancy.
- Clarify - **land located within floodplain** is administered through the city's floodplain management ordinance.



Article 2-4. Construction Assurances for Onsite Improvements and Amenities

- **New** article to include (1) default, and (2) inspection and release to assure that on-site construction requirements have been satisfied and approved by the city prior to the final release of the subdivision.



Article 2-5. Administrative Subdivisions; Land Splits/Minor Land Division, Lot line Adjustments, and lot combination

- Distinguished – the requirements of land split vs. subdivision process.
- Added - deeds are to be recorded within one year of land split approval by the city, otherwise the approval is null and void.

Article 2-5. Administrative Subdivisions; Land Splits/Minor Land Division, Lot line Adjustments, and lot combination (cont.)

- Added - **lot line adjustment section**, an agreement between property owners to adjust a common boundary line that does not result in a net gain in number of lots or parcels.
- Added - **lot combination section**, allows an owner of two or more contiguous lots, that are not in a platted subdivision to combine the lots into one lot. If in a PD district, without a subdivision plat amendment.

Article 2-6 Condominium Plats and Condominium Conversions

- **New** article establishing requirements/procedures for new condominium developments/conversions of existing developments.



Article 2-7. Definitions

- Revised/updated to reflect all the various amendments.



Questions??/Discussion



Next Steps:

- Council Work Session – October 2, 2017 (if necessary)
- Council Work Session – October 16???
- Council Public Hearing/Adoption – October 17, 2017