

# Subdivision and Minor Land Division Regulations Text Amendments

**City of Apache Junction**  
**City Council**  
**April 6, 2021**



# MPC Proposed Changes

- Planning efforts include detailed plans for 2,800/8,100 acres (roads, water, sewer, stormwater, subdivision designs, amenities, architecture, public facilities)
- 1,500 single-family permits a year
- Developers are seeking to streamline approval process due to the amount of upfront planning, coordination and control mechanisms outlined in the planning documents (PADA, MPC, DUP's)

# MPC Proposed Changes

- Proposed Staff administrative approval process for Preliminary Plats. Preliminary plats will be reviewed by a “Subdivision Committee” (City Engineer, Planning Manager, DS Principal Engineer)
- Proposed plats shall be consistent the MPC and DUP’s
- Appeals will be considered by the City Manager/ City Council if needed
- Developer will submit “at risk” engineering plans at Preliminary Plat phase (checklist has been updated)
- Final Plats are still approved by City Council
- Changes in process result in 2-6 month savings for start of construction

# Minor Land Division Changes

- Depth-to-width ratio of the lot shall usually be not greater than 3:1
- Every lot shall abut a public or private street at a minimum frontage designated by the zoning district.
- Curvilinear lot lines are not allowed.
- Lot lines shall consist of a series of straight lines with no turn angles or curvilinear interior lot lines. The division line shall be straight from front property line to rear property line or from side to side.
- No flag lots are allowed (Defined as: a long, slender strip of land resembling a flag pole that extends from the typically rectangular main section of the lot or the “flag” to the street).
- Lot width, depth and area shall comply with the minimum requirements of the zoning ordinance and shall be appropriate for the location and character of the development proposed and for the type and extent of street and utility improvements being installed.



# Questions?

# Proposed changes in two main sections

- **Minor Land Division Criteria** – Updated criteria to improve and clarify design principles. These principles would help alleviate the necessity for private-access-ways, neighbor disputes, illegal buildings and limited building envelopes.
- **Master Planned Communities** – Developers are seeking to streamline approval process due to the amount of upfront planning, coordination and control mechanisms outlined in the planning documents (PADA, MPC, DUP's).







