



Planning & Development Department Department Directive



DD Number:	DD-2001-11	Initiator:	Matt Holm	
Supersedes:	Not Applicable	Manager:	Matt Holm	<i>MH</i>
Date Initiated:	05/02/01	Director:	Joy Rich	<i>JR</i>
Effective Date:	Immediately	Responsible Authority:	Comprehensive/Current Planning	

Purpose: To clarify the process for determining the need for Comprehensive Plan Amendments

Reference: Maricopa County Comprehensive Plan
Maricopa County Zoning Ordinance, Section 2809

Policy/Procedure:

The Maricopa County Comprehensive Plan takes into consideration the general plans of municipalities when proposed projects are located within a municipal *general plan development area* (GDPA). The general plan development area is an unincorporated area that is likely to be annexed by a city or town in the future, and is thus included in an adopted municipal general plan. In some instances, general plan development areas are located in regions that are also included within a county area plan. Further, some rezoning applications to Maricopa County are not consistent with a municipal general plan and/or a county area plan.

Policy: To ensure that applicants are provided a legally recognized public hearing process for amending a land use plan and ensuring the ability to petition their local government (i.e. Maricopa County) for a plan amendment, all applications for rezonings on 40 or more acres that are not in compliance with the county comprehensive/area plan must also file for a comprehensive plan amendment. This includes all proposed rezonings located within general plan development areas.

Potential applicants should continue to be notified of Maricopa County's policy of encouraging compliance with municipal plans, principally at the preapplication meeting, and that staff will use such plans as guides when they meet the criteria established in the county's Comprehensive Plan.