



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2012-07  
Supersedes:

Effective: Immediately

Initiator: Darren Gerard

Director: Joy Rich *JR*

**PURPOSE:** All Plans of Development may be amended via administrative approval.

**REFERENCE:**

Maricopa County Zoning Ordinance, Section 306 Plan of Development Process  
Maricopa County Board of Supervisors , Resolution of Policy C-44-12-049-M-00

**POLICY/PROCEDURE:**

Section 306.4 of the Maricopa County Zoning Ordinance establishes an administrative approval process for Plan of Development applications. Previous to Board of Supervisor approval of TA2007016 on 9/22/08, Plan of Development applications were approved by the Board with recommendation from the Planning & Zoning Commission. During that period, a standard condition of approval was that any major amendment would be processed in the same manner as the original application (Board of Supervisor approval with recommendation of the Planning and Zoning Commission). However, since the Plan of Development process may now be administrative, the Board adopted a Resolution on 12/14/11, establishing that all Plans of Development, approved by the Board, may have major amendments administratively approved.

A copy of the Resolution follows this directive.

# RESOLUTION OF POLICY

## Maricopa County Board of Supervisors

RESOLUTION THAT ALLOWS FOR PLANS OF DEVELOPMENT TO BE AMENDED  
ADMINISTRATIVELY REGARDLESS OF PREVIOUSLY APPROVED STIPULATIONS

*C. 44-12. 049. M-00*

**B**E IT RESOLVED by the Maricopa County Board of Supervisors as follows:

WHEREAS the Arizona Revised Statutes enable Maricopa County to adopt general regulations of uniform application governing planning, zoning and development of unincorporated lands within its boundaries to protect the public health and safety; and

WHEREAS in accordance with the Arizona Revised Statutes, the Maricopa County Board of Supervisors has adopted The Zoning Ordinance for the Unincorporated Area of Maricopa County providing for the regulation of land use within the unincorporated area of the County, defining its terms, dividing the jurisdiction into zoning districts appropriate for various classes of residential, business and industrial uses, providing for the establishment of setback lines, providing for adequate light, air, and parking facilities, providing for expediting traffic within the zoning districts, establishing the percentage of a lot or parcel which may be covered by buildings, and the size of yards and other open spaces; and

WHEREAS the purpose of The Zoning Ordinance for the Unincorporated Area of Maricopa County is to promote the public health, peace, safety, comfort, convenience and general welfare of the citizen of Maricopa County; to guide, control and regulate the future growth and development in order to promote orderly and appropriate use of land; to protect the character and the stability of residential, business and industrial areas; to facilitate existing or potential traffic movements; to provide adequate light, air and parking facilities; to secure safety from fire and other dangers; and to prevent overcrowding of land; and

WHEREAS, the Board of Supervisors has determined that planned development is the preferred method of development of land for business and industrial uses in

unincorporated Maricopa County and is in the best interest of Maricopa County and its citizens; and

WHEREAS, the Board of Supervisors has established the Plan of Development application has the method to ensure planned development, and to maintain overall site coordination with regard to layout and compatibility for business and industrial uses in unincorporated Maricopa County; and

WHEREAS, the Board of Supervisors adopted an amendment to The Zoning Ordinance for the Unincorporated Area of Maricopa County on August 20, 2009 per Case Number TA2007016 and amended same on December 17, 2008 per Case Number TA2008008 to create an administrative Plan of Development process; and

WHEREAS, previous to said amendments the Plan of Development process was reviewed and approved by the Board of Supervisors after recommendation by the Planning and Zoning Commission; and

WHEREAS, Plans of Development previously approved by the Board of Supervisors often contained a stipulation of approval that application for major amendment to the Plan of Development must be processed in the same manner as the original application; and

WHEREAS, said stipulation has been interpreted to require an amendment to a Plan of Development approved by the Board of Supervisors subject to such stipulation must be processed for approval by the Board of Supervisors with recommendation from the Planning and Zoning Commission despite the fact that more recent Plans of Development administratively approved by the Maricopa County Planning and Development Department may benefit from administrative amendments; and

WHEREAS, the intent of the Board of Supervisors is to give equal treatment and protection under the law;

NOW, THEREFORE, BE IT RESOLVED that the Maricopa County Board of Supervisors does hereby consider administrative approval of an amendment to a Plan of Development in unincorporated Maricopa County to be consistent with any stipulation of original Plan of Development approval by the Board of Supervisors stating that amendments shall be approved in the same manner as the original application.



DEC 14 2011

Chairman

Date



DEC 14 2011

Attest:

DEPUTY Clerk of the Board

Date



12.2.11

Director,  
Planning and Development Department