

Town Triangle – Tentative Timeline

Application Timing:

The applicant's intent is to run the applications as concurrently as possible. Additional study session and/or continuances may affect the tentative schedule shown below.

June 9, 2016	Completed/Approved. Town Council Public Meeting General Plan Amendment Citizen Review Plan
August 16, 2016	Completed. Planning Commission Study Session Introduction/discussion of the application requests
October 25, 2016	Completed. Applicant's Citizen Review Session Opportunity for citizen input – all application requests
November 1, 2016	Completed. Citizen Review Session & Study Session Opportunity for citizen input & Commission discussion – all application requests
November 15, 2016	Planning Commission Study Session & Public Hearing All application requests (SUP will require continuance)
November 17, 2016	Town Council Public Meeting Discussion on SOD for private roadway gate
December 1, 2016	Town Council Study Session All application requests Town Council Public Meeting Action on SOD for private roadway gate
December 6, 2016	Planning Commission Public Hearing <i>Action on SUP (?)</i>
December 15, 2016	Town Council Study Session & Public Hearing <i>Hearing all application requests, except SUP Study Session for SUP</i>
January 26, 2017	Town Council Public Hearing (No items on Jan 12 th) <i>SUP</i>

General Plan Amendment

Arizona Revised Statutes require that major amendments to the General Plan be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. In addition, all major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made.

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As such, the Planning Commission recommendation to Town Council for the General Plan amendment application must occur in 2016 to allow for the Town Council to hold at least one public hearing in 2016.

Zoning Text Amendment and Rezoning

Section 2-5-2.D.1 of the Town Code provides for time limits on text amendments and rezoning applications when they are initiated by the Town. Being applicant driven, there are no timing requirements for the requested zoning text amendment and rezoning.

Conditional Use Permit

There are no timing requirements for the Conditional Use Permit on the private road.

Special Use Permit – Private Roadway Gates

Section 1102.3.C.3.c of the Zoning Ordinance requires that the Town Council issue a SOD within 45 days from the staff presentation to Town Council. If the Town Council study session for the SOD occurs on November 17, 2016, this results in issuance of an SOD by January 1, 2016.

Unless otherwise specified in the SOD, Section 2-5-2.D.1 of the Town Code requires the SUP to be acted on by the Planning Commission within 90 days of the application filing or as specified in the SOD, whichever is less. The filing was deemed on October 24, 2016. The 90-day deadline will occur on February 15, 2017.

Preliminary Plat

Section 2-5-2.D.1 of the Town Code requires the Preliminary Plat be acted on by the Planning Commission within 90 days of the application filing. The 90-day deadline will occur on or about February 15, 2017 (Plat application is still not deemed complete). Section 6-2-2 of the Town Code further adds that a preliminary plat shall be presented at least 28 days prior to the Planning Commission meeting, which refers to the application filing and first study session. There will be 36 days between the filing and November 1st study session. The trigger for the 40-day timeframe is not clear, but assumed to be 40 days from when the preliminary plat was presented. This deadline would be December 11, 2016. This 40-day deadline conflicts with the 90-day deadline in Section 2-5-2.D.1.