

**Administrative Land Modification
Chapter 6 Code Amendment
Comparison/Consideration Points
May 8, 2019**

Below is summary comparison of the current Town Code, proposed Town Code, and neighboring municipality codes and processes.

Town – Current	Town – Proposed	City of Phoenix	Town of Fountain Hills	Town of Cave Creek	Town of Gilbert	City of Peoria
Unclear on which type of land modification processes are administrative	Administrative Processes Defined in Code and Process Identified as Administrative Land Modification (Article 6-10)	Land Divisions. Definition is similar to State Statue (if more than 3 parcels – will require subdivision plat).	Land Splits. Fountain Hill’s definition is similar to State Statue definition. However, the process is not outlined in Code.	Lot Splits and Lot Line Adjustment. Similar to TPV process. Cave Creek’s definitions is similar to the State Statue definition. It is an administrative/staff level process granted by the Zoning Administrator.	Minor Land Divisions. Similar to TPV Exempt Lot Split. Gilbert’s definition is similar to the State Statue definition. Administrative/staff level process granted by Town Engineer.	Minor Land Divisions. Similar to TPV Exempt Lot Split. Peoria’s definition is similar to the State Statue definition. It is an administrative/staff level process granted by City Staff.
<u>Easement Modification</u> Approved by Town Council. Not Defined in Code. Process Not Outlined in Code.	<u>Easement Modification</u> If compliant with Code requirements, then it may be processed by Staff. Definition added to Code. Process outlined in Article 6-10.	Land Divisions of 3 or less lots processed by staff via Land Division Specialist and City Engineering Department. City of Phoenix Code does not address lot line adjustments/lot combinations.	Fountain Hills Code does not identify if Land Splits are processed administratively by staff. Fountain Hills Code does not address lot line adjustments/lot combinations.		Easement Modifications and Lot Line Adjustments not outlined in their Code.	Changes to a Recorded Plat. Similar to TPV Easement Modification and Lot Line Adjustment. City of Peoria has a broad definition in which changes to a plat are any material changes to a recorded subdivision plat that will require the plat to be recorded. The process is not outlined in Code.
<u>Lot Line Adjustment</u> Administrative Process by State Statute. Not Defined in Code. Process Not Outlined in Code.	<u>Lot Line Adjustment</u> Definition added to Code. Process outlined in Article 6-10.					
<u>Lot Split</u> Unique Definition Not Consistent with State Statue.	<u>Lot Split</u> Definition updated to be consistent with State Statue.					
<u>Lot Split, Exempt</u> Administrative Process by State Statute. Not Defined in Code. Process Not Outlined in Code.	<u>Lot Split, Exempt</u> Definition added to Code. Process outlined in Article 6-10.					
<u>Replat</u> Not Defined in Code.	<u>Replat</u> Definition added to Code.					