

**Administrative Land Modification
Chapter 6 Code Amendment
Comparison/Consideration Points
June 13, 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
<p>Unclear on which type of land modification processes are administrative</p> <p><u>Easement Modification</u> Approved by Town Council. Not Defined in Code. Process Not Outlined in Code.</p> <p><u>Lot Line Adjustment</u> Administrative Process by State Statute. Not Defined in Code. Process Not Outlined in Code.</p> <p><u>Lot Split</u> Unique Definition Not Consistent with State Statute.</p> <p><u>Lot Split (Exempt)</u> Administrative Process by State Statute. Not Defined in Code. Process Not Outlined in Code.</p> <p><u>Replat</u> Not Defined in Code.</p>	<p>Administrative Processes Defined in Code. Non-Administrative Land Modification for SUP Properties (Revised Section 6-9) and Administrative Land Modification for Residential Properties (New Section 6-10)</p> <p><u>Easement Modification</u> If compliant with Code requirements, then it may be processed by Staff. Definition added to Code. Process outlined in Section 6-10.</p> <p><u>Lot Line Adjustment</u> Definition added to Code. SUP Process outlined in Section 6-9 and Residential Process Outlined in Section 6-10.</p> <p><u>Lot Split</u> Definition updated to be consistent with State Statute.</p> <p><u>Lot Split (Exempt)</u> Definition added to Code. SUP Process outlined in Section 6-9 and Residential Process Outlined in Section 6-10.</p> <p><u>Replat</u> Definition added to Code.</p>	<p>Land Divisions. Definition is similar to State Statute (if more than 3 parcels – will require subdivision plat).</p> <p>Land Divisions of 3 or less lots processed by staff via Land Division Specialist and City Engineering Department.</p> <p>City of Phoenix Code does not address lot line adjustments/lot combinations.</p>	<p>Land Splits. Fountain Hill’s definition is similar to State Statute definition. However, the process is not outlined in Code.</p> <p>Fountain Hills Code does not identify if Land Splits are processed administratively by staff.</p> <p>Fountain Hills Code does not address lot line adjustments/lot combinations.</p>	<p>Lot Splits and Lot Line Adjustment. Similar to TPV process. Cave Creek’s definitions is similar to the State Statute definition. It is an administrative/staff level process granted by the Zoning Administrator.</p>	<p>Minor Land Divisions. Similar to TPV Exempt Lot Split. Gilbert’s definition is similar to the State Statute definition. Administrative/staff level process granted by Town Engineer.</p> <p>Easement Modifications and Lot Line Adjustments not outlined in their Code.</p>	<p>Minor Land Divisions. Similar to TPV Exempt Lot Split. Peoria’s definition is similar to the State Statute definition. It is an administrative/staff level process granted by City Staff.</p> <p>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.</p>