

Unified Development Code Text Amendment: Condominium Conversions

Study Session



Issue & Purpose

- The City's condominium subdivision standards are inconsistent with Arizona Revised Statutes.
- The proposed amendment corrects this inconsistency.



Background

A.R.S. 9-463.02(A) defines “subdivision” as:

“[I]mproved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, into four or more lots, tracts or parcels of land...” (emphasis added)

This definition includes condominiums, cooperatives, and other similar projects containing four or more parcels.



Proposed Amendment – UDC

Proposal: Revise UDC Secs. 8.4.2.C and 11.4.20 to clarify that a subdivision plat for a residential or nonresidential condominium or similar project would only be required when it includes four or more parcels.

Effects:

- 1) Review and approval by the City no longer required for condos of less than four parcels.
- 2) Review by City staff and approval by the Mayor and Council still required for condos of 4 or more parcels.



Background

Furthermore, A.R.S. 9-463.02(A) also states:

“...any condominium...containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.” (emphasis added)



Change to Administrative Policy

Proposal: Condominium plats would no longer have to show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

Effect: A more streamlined process for property owners wanting to create condominiums because the amount of information required on the plat will be reduced considerably.



Staff Recommendation

Schedule this item for a public hearing at the July 16th meeting.

