

CONCURRENT PLAN AMENDMENT AND REZONING PROCESSES

O P O L I T I C I A N A R E A	Jurisdiction	Source	Description	Frequency	Correspondence	Number of Hearings	Hearing Body	Number of Members	Role of Zoning Officials
	<i>Gilbert</i>	Zoning Code 5.201.D	When a project requires approvals under more than one section of the Zoning Code, the individual applications may be accepted for concurrent review.	Josh Rogers, Planner II – Practiced more often than not.	Josh Rogers, Planner II – Nothing in the code that specifically states they can run concurrently, but it is common practice.	2	Heard by Planning Commission with final decision by Town Council	9	Hearing Officer: Variances. Zoning Administrator: Use permits. Board of Adjustment: Hear and decide appeals from decisions of the Hearing Officer.
	<i>Phoenix</i>	Planning Process Guide General Plan Amendment	Current City policy requires that action on a rezoning application is separate from the procedure to amend the General Plan as State law requires that all rezoning be consistent with and conform to the adopted General Plan. A hearing on the rezoning application is to occur subsequent to a determination on the change to the General Plan. However, you may file your rezoning application and be scheduled for a hearing agenda following action on the General Plan amendment. Note: This requirement can be waived by the Planning and Development Director upon written request for special circumstances.	Kaelee Wilson, Village Planner – Any time a rezoning case is submitted with a GPA	Kaelee Wilson, Village Planner - Typically when a GPA and a rezoning case are submitted concurrently, the General Plan case is voted on prior to the rezoning case. Both votes occur at the same meeting.	2	Village Planning Committee Meeting recommendation (monthly), Planning Commission recommendation (3-5 weeks after) with final decision by Town Council	Village Planning Committees: up to 21 members; Planning Comm: 9 voting plus Planning Director as ex officio non-voting member	Hearing Officer: Hears requests to delete or modify stipulations from approvals of rezoning requests and time extensions for conditionally zoned properties. The PHO also hears requests to revert zoning if initiated by the Planning Commission and certain modifications to comprehensive sign plans. Hearings held monthly. Zoning Administrator: Use permits and variances. Board of Adjustment: Hear and decide appeals from Zoning Administrator.
	<i>Mesa</i>	Zoning Code 11-63-11.C	A request for rezoning may occur concurrent with the request of a General Plan Amendment to the Traditional Neighborhood or mixed-use designation.	Tom Ellsworth, Principal Planner – General practice when the situation arises.	Tom Ellsworth, Principal Planner – There is nothing in the code that specifically states they can run concurrently, but it is a matter of policy that we allow the applications to be reviewed and run concurrently.	2	Heard by Planning and Zoning Board with final decision by City Council the month following	7	Hearing Officer: Hear and decide upon requests for variances, special use permits and interpretation of ZO and Sign Code. Zoning Administrator: Use permits, applying development standards or interpreting zoning district boundaries. Board of Adjustment: Hear and decide appeals from Zoning Administrator and issuance of special use permits. Authorize variances.

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	<i>Buckeye</i>	Zoning Code 8.6.3	An application for Community Master Plan may be submitted concurrently with a petition for annexation or a request for rezoning.	Andrea Marquez, Planner II – General practice when the situation arises.	Andrea Marquez, Planner II – Concurrent annexation, zoning, and General Plan Amendments occur in Buckeye as long as the applicant understands one is contingent upon another. We typically include this language in the various ordinances/resolutions.	2	Heard by Planning and Zoning Commission (occur bi-monthly) for recommendation with final decision by City Council (occur bi-monthly).	7 (one per district plus 1 at-large); each member has an assigned alternate as well	Hearing Officer: Variances Zoning Administrator: Administering and enforcing the provisions of the code. Board of Adjustment: Hear and decide appeals from Hearing Officer, variances.
	<i>Tempe</i>	Zoning Code 6-202	Concurrent Review of Applications for Same Project. The applicant or Community Development Director, or designee, may elect to combine multiple applications for concurrent review when the applications are for the same project and the same decision-making body is responsible for reviewing all of the applications related to the project.	Robbie Aaron, Planner – General practice when the situation arises.	Robbie Aaron, Planner – Tempe does allow applications to be processed concurrently and most GPAs that have an associated Rezoning are done together. In my time here, I can't think of a GPA that wasn't accompanied by a Rezoning application. That is not to say it can't be done.	2	Development Review Commission (minimum of 2 hearings on a major GPA) and forward recommendation to City Council for final decision (2 public hearings).	7 regular members and 3 alternates. At least 3 regular members and 1 alternate shall be currently practicing in the field of architecture, landscape architecture, urban planning, land use law, real estate, engineering, or otherwise qualified by a design background, training, experience, or similar related field.	Hearing Officer: Use permits, variances, abatements. Zoning Administrator: Interpretation of the code. Board of Adjustment: Variances, appeals from Hearing Officer or Zoning Administrator.
	<i>Glendale</i>	Envision Glendale 2040 Table 1. General Plan Map Amendment, Major/Minor	General Plan Minor Map Amendments may be processed concurrently with applications for rezoning subject to City policies and procedures. Minor map amendments are all General Plan map amendments not deemed as major using the land use and infrastructure criteria. Minor map amendments include any residential density subcategory change within the same residential category.	David Williams, Planning Administrator – General practice when the situation arises unless otherwise requested by applicant.	David Williams, Planning Administrator - I do not believe we have any documents that state that concurrent GPA review is OK with rezoning review. As you may know, that is how we do it unless the applicant desires to keep the processes separate and we have had a couple cases like that since I have been here.	2	Heard by Planning and Zoning Commission for recommendation to City Council for final decision.	7 (one per District)	Hearing Officer: Administrative appeals. Board of Adjustment: Administrative appeals.

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TUCSON METROPOLITAN AREA	Jurisdiction	Source	Description	Frequency	Correspondence	Number of Hearings	Hearing Body	Number of Members	Role of Zoning Officials
TUCSON METROPOLITAN AREA	<i>Pima County</i>	Pima County Code 18.89.041.C	A concurrent plan amendment and rezoning application may be submitted if the proposal does not conflict with applicable policies of the comprehensive plan and meets specific criteria as related to residential uses and commercial/mixed use developments.	Mark Holden, Senior Planner – General practice when the situation arises	Mark Holden, Senior Planner – In the County, we do process rezonings and comprehensive plans concurrently if they meet the specified criteria; mostly in conjunction with a specific plan submittal. However, they do not happen often.	2	Heard by Planning and Zoning Commission (occur monthly) for recommendation with final decision by Board of Supervisors occur bi-monthly).	10 (2 per District)	Hearing Officer: Zoning violation appeals and code violations Board of Adjustment: Variances, temporary use permits, and interpretations of the code.
	<i>Marana</i>	Marana 2010 General Plan 4.2.1	A minor amendment to the General Plan may be processed concurrently with a rezoning request and approved at hearing	Cynthia Ross, Senior Planner – General practice when the situation arises.	Cynthia Ross, Senior Planner – Nothing in the code that specifically states they can run concurrently, but it is common practice. Additionally, we are updating our code and will be sure to include this language in the update.	2	Heard by Planning and Zoning Commission (occur monthly) for recommendation with final decision by Town Council (occur bi-monthly).	7	Board of Adjustment: Appeals from the Zoning Administrator’s interpretation of zoning regulations and variances.
	<i>Oro Valley</i>	Oro Valley Zoning Code 22.2	A Type 2 Amendment to the General Plan may be submitted and processed concurrently with a rezoning request.	This is a new option with their recently adopted General Plan. It’s been used at least once but is something that all our clients want to use if their project is eligible.	None		2	Heard by Planning and Zoning Commission (occur monthly) for recommendation with final decision by Town Council	7
OTHERS	<i>Flagstaff</i>	Flagstaff Regional Plan Ch. 3	A plan amendment (minor) and rezoning application may be submitted any time of the year and processed concurrently. Two public hearings required: Planning and Zoning Commission and City Council.	Used for most rezoning and annexation requests unless specific major amendment criteria are triggered	None	2	Heard by Planning and Zoning Commission for recommendation with final decision made by City Council.	7	N/A
	<i>Pinal County</i>	We Create Our Future: Pinal County Comprehensive Plan Ch. 10	Non-major comprehensive plan amendments may be processed concurrently with a rezoning. Comp. plan amendments to Neighborhood Commercial are allowed in any zone if specific Planning Guidelines are met	Any time the use is neighborhood commercial or a rezoning requires a non-major comprehensive plan amendment	None	2	Heard by Planning and Zoning Commission for recommendation with final decision made by City Council.	5 (1 per District)	N/A