

Article 301 MP Master Plan Required Overlay District

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301.01 Specific Purposes

In addition to the general purposes listed in Article 101, the specific purposes of the MP Master Plan Required Overlay District are to:

- A. Ensure orderly planning for the development of large, non-subdivided areas of the City with unique characteristics, consistent with the General Plan;
- B. Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;
- C. Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities; and
- D. Promote sensitive site planning and design.

The MP Overlay District is a proactive designation by the City. By contrast, the Subdivision Code establishes procedures for applicants to initiate proposals for approval of Master Planned Developments for projects on 320 acres or more. Zoning for the development of a Master Plan

Development under the Subdivision Code will be processed and approved by the City, prior to the discussion of an application for a preliminary plan.

301.02 Applicability and Zoning Map Designator

The MP Master Plan Required Overlay District may be combined with any Zoning District and applied to an area at least five acres in size. Each MP Master Plan Required Overlay District shall be shown on the Zoning Map by adding an "-MP" designator to the Zoning District designation and a Master Plan shall be required for all development, consistent with the provisions of Sections 301.03 through 301.08.



301.03 Land Use Regulations

Land use regulations shall be those of the Zoning District with which the MP District is combined, provided that no new or expanded use requiring a use permit may be approved unless the Master Plan has been approved.

301.04 Development Standards

Development standards shall be those of the Zoning District with which an MP District is combined, unless modified by an approved Master Plan. No subdivision of land is permitted, except in accord with an approved Master Plan.

301.05 Initiation

A Master Plan may be initiated by the City Council or the Planning & Zoning Commission or by a petition of property owners under the procedures established by Article 509. If the property is not under a single ownership, all owners shall join the application, and a map showing the extent of ownership shall be submitted with the application.

301.06 Required Plan and Materials

Each Master Plan shall set forth the area within the Master Plan boundaries a specific land use and circulation system concept that is consistent with the General Plan and the Subdivision Code, compatible with the environment, and capable of being served by existing and planned public facilities and utilities. The following plans and materials shall be submitted, provided that the Zoning Administrator may waive submission of items deemed unnecessary:

- A. A map showing proposed Master Plan boundaries and the relationship of the area to uses and structures within a 300-foot radius of the plan area boundaries.

- B. A map of the Master Plan area showing sufficient topographical data to indicate clearly the character of the terrain, and the type, location, and condition of mature trees and other natural vegetation.
- C. A site plan indicating the existing and proposed uses, building locations, gross floor area, lot coverage, height, parking and density, and a circulation plan.
- D. A preliminary development schedule indicating sequence and timing of development.
- E. Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts.
- F. A preliminary soils engineering report including but not limited to data regarding the nature, distribution, and strengths of existing soils; conclusions and recommendations for grading procedures; design criteria for any identified corrective measures; and opinions and recommendations covering the adequacy of sites to be developed. The investigation shall be compiled by an Arizona-registered soils or geotechnical engineer and shall be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved soils or geotechnical engineer, at the discretion of the City Engineer. 
- G. A geology report including but not limited to the surface and sub-surface geology of the site; degree of seismic hazard; conclusions and recommendations regarding the effect of geologic conditions on the proposed development; opinions and recommendations covering the adequacy of sites to be developed; and design criteria to mitigate any identified geologic hazards. The investigation and report shall be compiled by an Arizona-registered geologist or engineering geologist and shall be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved geologist or engineering geologist, at the discretion of the City Engineer. 
- H. A drainage report including but not limited to the hydrologic conditions on the site and hydraulic characteristics of the floodway or wash; possible flood inundation with existing development and with future development under the General Plan; downstream flood hazards, including cumulative impacts of development in the drainage basin; natural drainage courses; the capacity and location of existing and proposed drainage facilities; conclusions and recommendations regarding the effect of hydrologic conditions on the proposed development and the proposed drainage system; opinions and recommendations covering the adequacy of the site to be developed; and design criteria to mitigate any identified drainage related hazards, including cumulative impacts consistent with these regulations. Furthermore, this report shall account for drainage course morphology, all runoff and debris from tributary areas, and shall provide consideration for each lot or dwelling unit site. The investigation and report shall be compiled by an Arizona-registered civil engineer experienced in hydrology and hydraulic investigation and shall be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved civil engineer, at the discretion of the City Engineer. 

301.07 Minimum Lot Size; Maximum Number of Dwelling Units

The Planning & Zoning Commission may approve a Master Plan including lots smaller than those required by the Zoning District, but shall not approve a total number of dwelling units in a subdivision greater than permitted by the General Plan density limitations. Restrictions on the number of dwelling units permitted shall be recorded with a subdivision map prior to acceptance of applications for Development Plan Review.

301.08 Approval of a Master Plan

- A. **General Procedures.** An application for approval of a Master Plan shall be processed as a Zoning Map Amendment in accord with the provisions of Article 509.
- B. **Required Findings.** In addition to the findings required by Article 509, the Planning & Zoning Commission and City Council shall find that the proposed Master Plan:
 - 1. Conforms to the General Plan;
 - 2. Offers the potential for superior community design and environmental preservation in comparison with subdivision and development under Base Zoning District regulations and the Subdivision Code;
 - 3. Substantially complies with the land use and development regulations of the Base Zoning District and does not significantly alter the regulations; and
 - 4. Can be adequately, reasonably, and conveniently served by public services, utilities, and public facilities.
- C. **Amended Zoning Map Designator.** Adopted Master Plans shall be indicated on the Zoning Map by adding a number to the "-MP" designator based on order of adoption and reference to the ordinance approving the Master Plan.

301.09 Amendments to Adopted Master Plan

Procedures for an amendment to an adopted Master Plan shall be initiated in the same manner as an application for a Zoning Map amendment prescribed by Article 509.

301.10 Expiration and Renewal; Changed Plans

- A. **Expiration.** A Master Plan shall become void two years following the date of approval, unless actions specified in the conditions of approval have been taken or unless the original approval was for a stated period longer than two years.
- B. **Renewal.** An approved Master Plan may be renewed for a period approved by the Planning & Zoning Commission after a duly-noticed public hearing. Application for



renewal shall be made in writing between 30 and 60 days prior to lapse of the original approval.

- C. **Modified Plans.** A request for change boundaries of a Master Plan or modifications that are determined not to be minor in scope by the Zoning Administrator, shall be treated as a new application for a Zoning Map amendment.
- D. **Minor Modifications of Approvals.** The Zoning Administrator may approve minor modifications to approved plans that are consistent with the original findings and conditions approved that would not intensify any potentially detrimental effects of the project.

301.11 Development Plan Review

Plans for a project requiring a Master Plan shall be accepted for Development Plan Review only if they are consistent with an approved Master Plan and with all other applicable requirements of this Code.