

ORDINANCE 444-09

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AMENDING THE TOWN CODE, CHAPTER SEVEN, ARTICLE 6 "BUILDINGS AND BUILDING REGULATIONS" AMENDING SECTION 7-6-7 BY ADDING A FEE FOR CONTINUANCE OF GENERAL PLAN AND AREA SPECIFIC PLAN AMENDMENT APPLICATIONS AS REQUESTED BY THE APPLICANT

WHEREAS, the Mayor and Common Council of the Town of Queen Creek, Arizona (the "Town") are authorized to establish by ordinance various fees and charges to be paid in connection with the requirements imposed or services provided pursuant to Town ordinance; and

WHEREAS, the Mayor and Common Council have determined that when General Plan and Area Specific Amendment applications are continued at the request of the applicant, additional expenses are incurred by the Town, including but not limited to staff time and notification requirements; and

WHEREAS, the Mayor and Common Council adopted Ordinance 424-08 establishing Planning and Zoning fees and now desire to adopt a fee for the continuance of General Plan/Area Specific Amendment Applications.

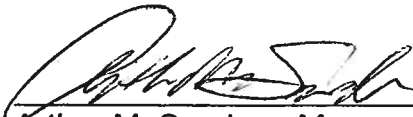
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA AS FOLLOWS:

Section 1. Section 7-6-7 of the Town Code is hereby amended by adding a fee for continuance of general plan and area specific plans as set forth on "Exhibit A" attached hereto and incorporated herein by this reference.

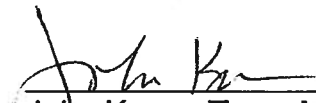
Section 2. The fees adopted in "Exhibit A" shall become effective at 12:01 a.m., February 23, 2009.

Passed and Adopted by the Mayor and Council of the Town of Queen Creek, Arizona, this 21st day of January 2009.

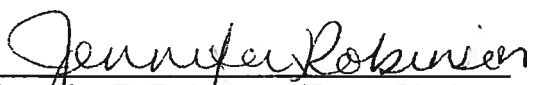
TOWN OF QUEEN CREEK:


Arthur M. Sanders, Mayor

REVIEWED BY:


John Kross, Town Manager

ATTEST:


Jennifer F. Robinson, Town Clerk

APPROVED AS TO FORM:


Mariscal, Weeks, McIntyre &
Friedlander, P.A., Town Attorneys

EXHIBIT "A"
TO ORDINANCE 444-09

7-6-7 Planning and Zoning Review Fees

All application fees are non-refundable.

A. Pre-Application		\$200 + \$50 fire review
B. Annexation		
	≥ 40 acres	\$1,600
	< 40 acres	\$1,200
C. Board of Adjustment		\$300
D. Conditional Use		
	Residential	\$250 + \$30/acre + \$50 fire review
	Commercial	\$1,000 + \$30/acre + \$50 fire review
E. Design Review		\$1,500
F. Design Review/Modification		\$500
G. Preliminary Plat		\$1,600 + \$40/lot
H. Final Plat		\$1,200 + \$20/lot
I. Final Plat Amendment		50% of original final plat fee
J. General Plan/Area Specific Amendment		
	Minor	\$2,000 + \$20/acre
	Major	\$5,500 + \$20/acre
J.1. CONTINUANCE OF GENERAL PLAN / AREA SPECIFIC PLAN AMENDMENT APPLICATIONS (AS REQUESTED BY THE APPLICANT)		50% OF ORIGINAL GENERAL PLAN AMENDMENT / AREA SPECIFIC AMENDMENT APPLICATION FEE
K. Lot Split / Lot Tie / Lot Adjustment		\$350
L. Sign Permit Application		\$125 per individual sign
M. Comprehensive Sign Package		\$750
N. Site Plan (1)		
	Residential	\$1,300 + \$30/acre
	Non-Residential	\$2,000 + \$30/acre
O. Site Plan Amendment		50% of original fee
P. Subdivision		\$1,000 + \$20/lot
Q. Temporary Use		\$250
R. Text Amendment (2)		\$2,000
S. Rezoning		
	<50 acres	\$1,400 + \$50/acre
	≥50 acres	\$1,850 + \$50/acre
T. Planned Area Development (PAD)		
	<50 acres	\$1,600 + \$50/ acre
	≥50 acres	\$2,000 + \$50/acre
U. PAD Amendments		50% of original fee
V. Variance		
	Residential Minor (3)	\$100
	Residential Standard (4)	\$500
	Commercial	\$1,000
W. Appeals/Zoning		\$300

X. Continuance - at applicant's request	
(OTHERWISE EXPLICITLY PROVIDED IN THIS SECTION)	\$250
Y. Time Extension - at applicants request	\$250
Z. Zoning Confirmation Letter	\$250
1. Group Care Home	\$250
2. Mailing labels if not provided	\$2/LABEL
3. Public hearing sign –	
Provision and posting	\$300

Notes:

(1) Amendments that are determined by the Zoning Administrator to constitute a Substantial change in the Council adopted plan, shall be required to remit the entire original filing fee.

(2) Applies to Zoning Ordinance, Subdivision Ordinance and General Plan.

(3) Minor Variance=A determination made by the Zoning Administrator consisting of an addition to any structure that is less than 20% of the aggregate site's building area or two (2) feet or less encroachments. Examples include small room additions, patio covers.

(4) Standard Variance=A determination made by the Zoning Administrator consisting of any addition to any structure that is greater than 20% of the aggregate site's building area and encroachments greater than two (2) feet.