Development Applications Process

Enhanced Application Review

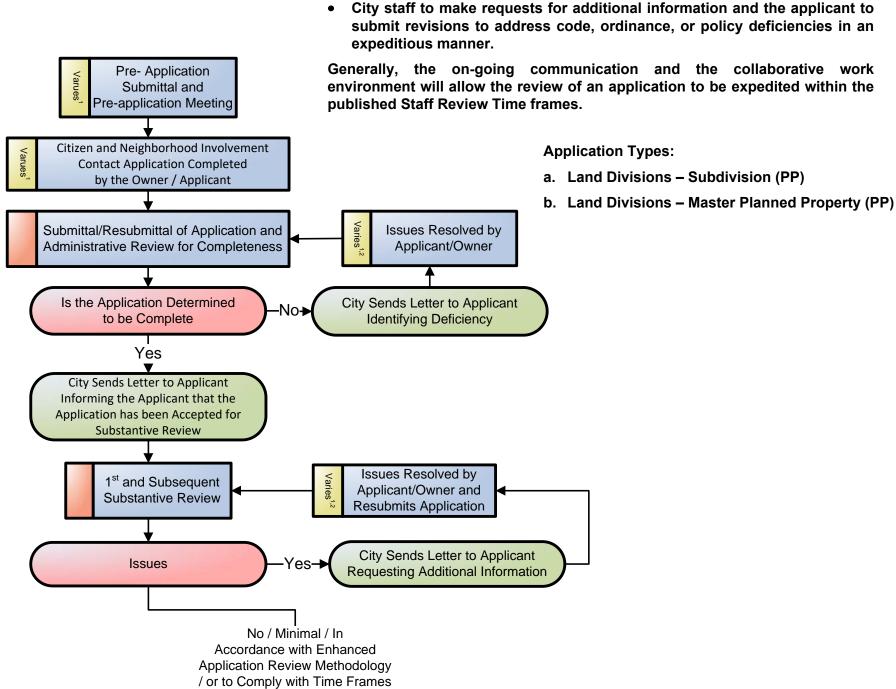
Preliminary Plat (PP)

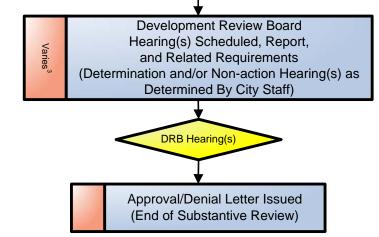


Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and





Note:

- 1. Time period determined by owner/applicant.
- 2. All reviews and time frames are suspended from the date the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
- 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
- 4. Owner/applicant may agree to extend the time frame by 25 percent.

Time Line

Administrative Review Approval/Denial **Public Hearing Process** Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame^{2,3,4} 15 Staff Working Days Per Review Time Frames Vary³ Letter Issued

Development Applications Process

Standard Application Review

Pre- Application

Submittal and

Pre-application Meeting

Citizen and Neighborhood Involvement

Contact Application Completed

by the Owner / Applicant

Preliminary Plat (PP)



Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Submittal/Resubmittal of Application and Issues Resolved by Administrative Review for Completeness Applicant/Owner

City Sends Letter to Applicant **Identifying Deficiency**

Application Types:

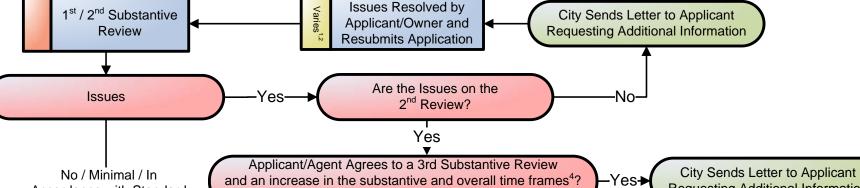
- a. Land Divisions Subdivision (PP)
- b. Land Divisions Master Planned Property (PP)



Is the Application Determined

to be Complete

Yes



(Must be In Writing)

No

DRB Hearing(s)

Approval/Denial Letter Issued

(End of Substantive Review)

No / Minimal / In Accordance with Standard Application Review Methodology / or to Comply with Time Frames

> **Development Review Board** Hearing(s) Scheduled, Report, and Related Requirements (Recommendation and/or Non-action Hearing(s) as Determined By City Staff)

Note:

1. Time period determined by owner/applicant.

Requesting Additional Information

Issues Resolved by Applicant/Owner and

Resubmits Application

3rd Substantive Review

- 2. All reviews and time frames are suspended from the date a letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
- 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
- 4. Owner/applicant may agree to extend the time frame by 25 percent.

Time Line

Administrative Review 15 Staff Working Days Per Review Substantive Review

95 Total Staff Working Days, Two Reviews in This Time Frame^{2,3,4}

Public Hearing Process Time Frames Vary³

Approval/Denial Letter Issued

Planning and Development Services

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