

# City of Chandler, Arizona

## Planning and Development Department

# Planning and Development

## Process Overview



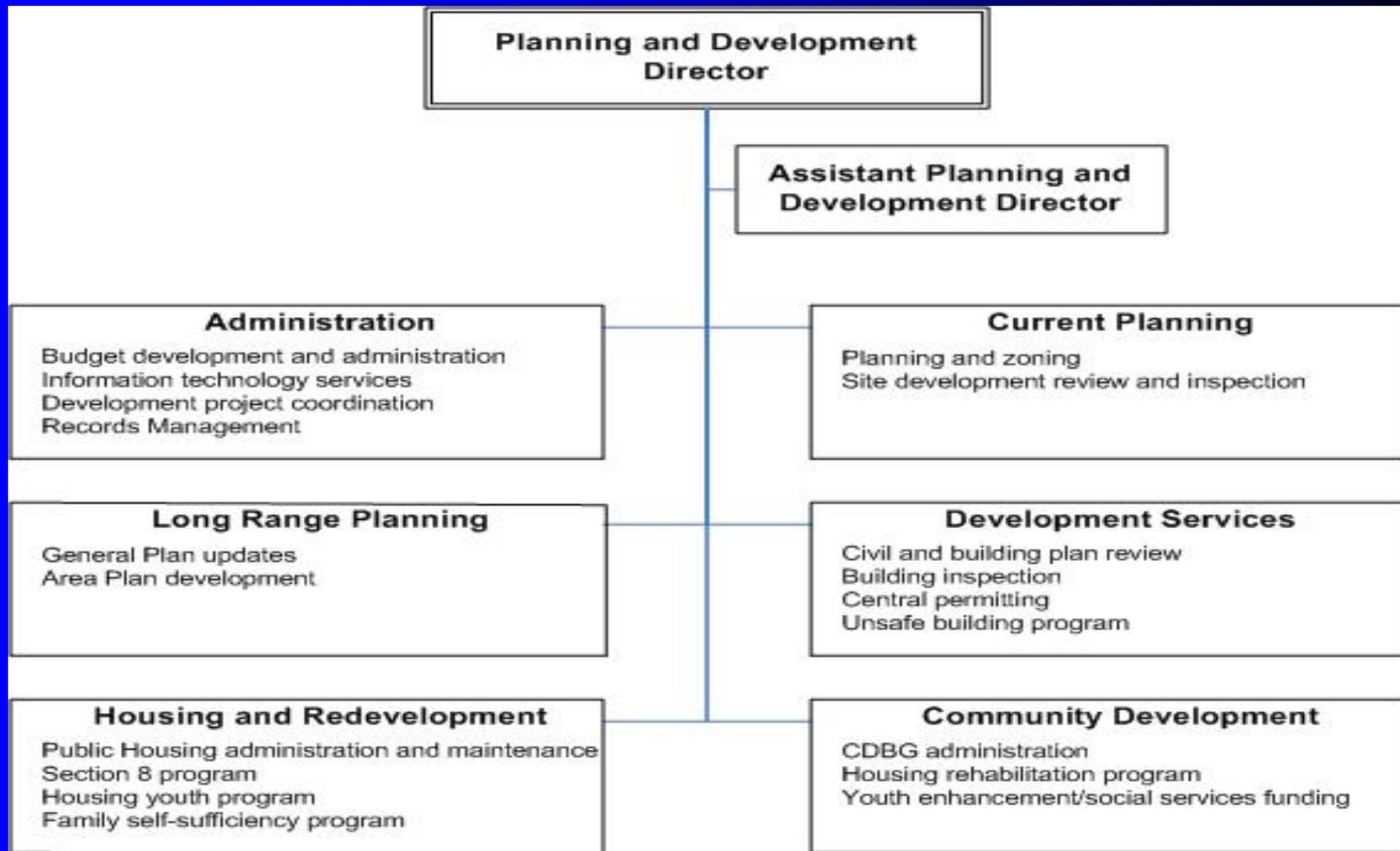
# Introduction

Purpose –

To foster an understanding of the private  
land development process

- Who are the players?
- What are the steps?

# Organizational Chart



# Overview

## Process Players

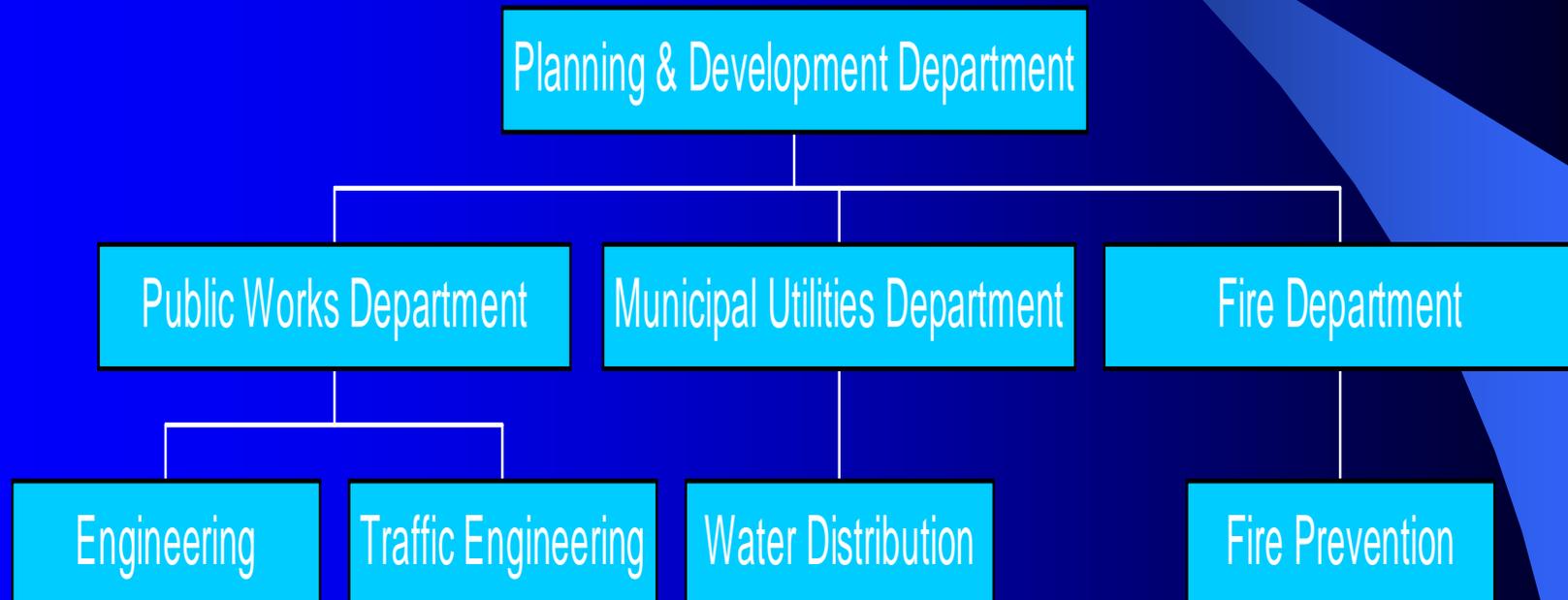
- Planning & Development Department
  - Administration
  - Current Planning Division
  - Development Services Division
- Public Works Department
  - Engineering Division

# Overview - Continued

- Municipal Utilities Department
  - Water Distribution Division
- Fire Department
  - Fire Prevention Division

Planning & Development takes the lead, on behalf of all city departments, in the area of land development.

# Development Process Players



# Overview - Continued

## Process Steps

### 1. Current Planning

Rezone

Preliminary Development Plan

### 2. Development Review by:

Civil Engineering

Building

Site Development

# Overview - Continued

## 3. Permitting by:

Building

Civil Engineering

## 4. Construction Inspections by:

Building

Site Development

Public Works

# Steps to Process Completion



Current Planning –  
Portal to the Process

Development Plan  
Review

Permitting – Bridge to  
Construction

Construction  
Inspection

# Current Planning - Portal to the Process

Planning facilitates rezoning and Preliminary Development Plan (PDP) approval

1. Rezoning determines land use based on the General Plan
2. PDP determines the site aesthetics, specifically:
  - a. site layout
  - b. building design
  - c. landscaping
  - d. signage

# Current Planning - Players

The Current Planning Division consists of a professional staff capable of processing rezoning and PDP applications.

This division also contains an operational arm of Site Development plan reviewers and inspectors who ensure the conceptual design is constructed.

# Current Planning - Steps

- Pre-application meeting
- Pre-site Technical Review
- Formal zoning application
- Case planner assigned
- Neighborhood meeting
- Public notification
- Staff report prepared
- Planning & Zoning Commission hearing
- Staff report prepared
- City Council hearing

# Development Process

Overview –

1. Review construction plans
2. Facilitate project permitting
3. Inspect new construction

# Plan Review

## Staff Players -

1. Civil Engineering
  - Transportation
  - Water Distribution
2. Building
3. Site Development
4. Addressing



# Plan Review

Steps –

Plan review is complete when

Civil engineering

Building

Site Development

plans are fully approved by review staff.

# Permitting – Bridge to Construction

## Staff Players -

Construction Permit Representatives in  
Building

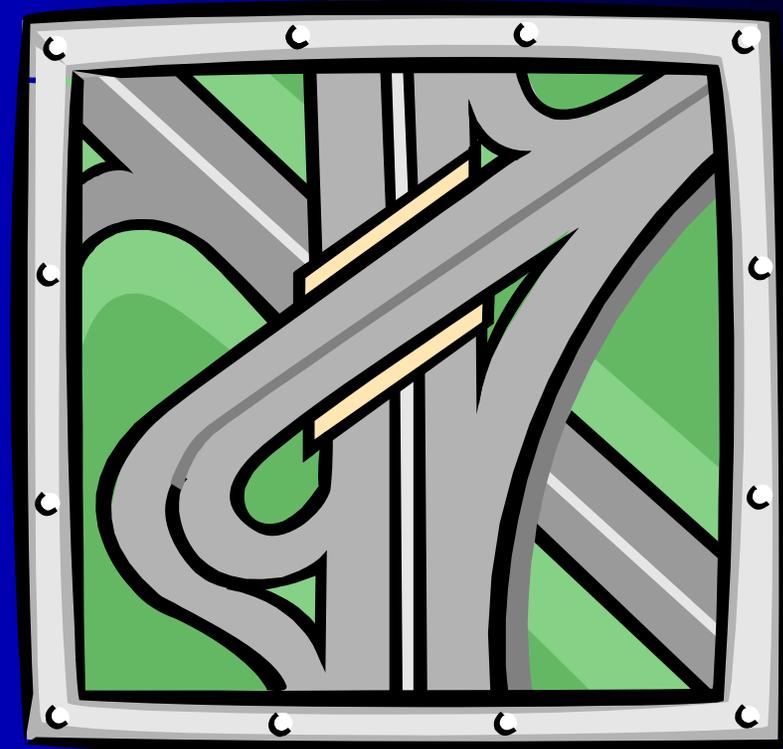
Civil Engineering

are responsible for *transitioning* the project  
from plan review approval to construction.

# Permitting

## Steps –

- Process approved plans
- Assess fees
- Contractor information
- Pertinent documents
- Generate Building & Civil Engineering Permits



# Construction Inspections

Staff Players -

Inspectors in

Building

Site Development

Public Works

must be satisfied in order for  
occupancy clearance to be granted.



# Construction Inspections

## Steps –

Contractors must work closely with inspectors to ensure

building safety

site safety, and

site amenities

are all constructed per plan and acceptable to the City of Chandler.

# Summary

- Planning & Development is the lead city department in the arena of private land development
- Players
- Steps
  - Planning
  - Plan Review
  - Permitting
  - Inspection

# Development Project Administrators

Professional staff who can help you navigate the City of Chandler, land development process.

- A single point of contact for the owner
- An information resource for the design team
- A facilitator for the contractor

The DPA is assigned to a project from concept through reality.

