



AMENDMENTS

Amending the Area Plan

Area plan amendments may be filed with or without rezoning requests or development master plan applications. Arizona Revised Statute §11-829A states that all applications for zoning changes in the unincorporated Maricopa County must be in compliance with the county's comprehensive plan and/or adopted area plan.

Plan amendments should not occur in an uncontrolled manner, and should only be allowed after careful public review and evaluation. The statutory requirements which guide area plan adoption will be followed for all requested amendments. The term amendment will apply to both text and map revisions.

All proposed amendments are evaluated based on the following criteria:

1. Whether the amendment constitutes an overall improvement to the adopted plan, and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
2. Whether the amendment will adversely impact all or a portion of the planning area by:
 - A. Altering acceptable land use patterns to the detriment of the plan.
 - B. Requiring public expenditures for larger and more expensive public improvements to roads, sewer, or water systems than are needed to support the planned land uses.
 - C. Adversely impacting existing uses because of increased traffic.
 - D. Affecting the livability of the area or the health and safety of present and future residents.
 - E. Adversely affecting the natural environment or scenic quality of the area in contradiction to the plan.
3. Whether the amendment is consistent with the overall intent of the adopted plan.
4. The extent to which the amendment is consistent with the specific goals and policies contained in the adopted plan.

The requirements and guidelines necessary for Area Plan amendments are the same as those for the Maricopa County comprehensive plan. Therefore, any change in comprehensive plan amendment requirements and guidelines will apply to the area plan amendment process.



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Maricopa County, private individuals, or other agencies may initiate plan amendments. It is the burden of the party requesting the amendment to prove that the change constitutes a plan improvement. Conversely, it is not Maricopa County's burden to prove that an amendment should be denied.