

Chapter 17 – Subdivision Regulations Text Amendments

Summary of 2025 Text Amendments with Housing Impact Statement

TXT 25-02

Exhibit D

Summary of 2025 Text Amendments

The following is a summary of the proposed City of Maricopa text amendments. Included in the summary of each proposed amendment is a Housing Impact Statement. This required statement is a result of House Bill 2547, which requires Council to consider a Housing Impact Statement regarding the impact of the proposed Zoning Ordinance or Text Amendment to the average cost to construct housing.

Section 17.20.050 Preliminary Plats

Removes preliminary approval as Planning Commission function and places it with the Zoning Administrator. The proposed amendment would bring the City into compliance with the recently approved House Bill 2447.

**Housing Impact Statement: It is not known at this time the exact fiscal impact this amendment will have on the housing industry as a whole. However, it is anticipated that this administrative change will reduce the preliminary plat approval process by 3-6 weeks.*

Section 17.20.060 Final Plats

Removes final plat approval as a Council function and places it with the Development Services Director and City Manager. The proposed amendment would bring the City into compliance with the recently approved House Bill 2447.

**Housing Impact Statement: It is not known at this time the exact fiscal impact this amendment will have on the housing industry as a whole. However, it is anticipated that this administrative change will reduce the final plat approval process by 4-8 weeks.*

Section 17.30.040 Recreation and Tot-lot Design Requirements

Removes the Recreation and Tot-lot design requirements from the subdivision regulations and locates the requirements in Section 18.90.050 (Landscape) of the municipal zoning code.

**Housing Impact Statement: No housing impact is expected with this proposed amendment simply removes the current requirements from Section 17 of the City's Subdivision Regulations and relocates them in Section 18 of the Zoning Ordinance.*