

**ORDINANCE NO. 1595-116**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE AVONDALE CITY CODE, CHAPTER 19, PLANNING AND DEVELOPMENT, BY ADDING A NEW ARTICLE V, PRE-APPLICATION PROCESS AND A NEW ARTICLE VI, SUBDIVISION REGULATIONS; AMENDING THE AVONDALE CITY CODE BY DELETING CHAPTER 22, SUBDIVISION REGULATIONS, IN ITS ENTIRETY; ADOPTING BY REFERENCE THE "CITY OF AVONDALE SUBDIVISION REGULATIONS, AMENDED AND RESTATED, JANUARY 4, 2016"; AND INCORPORATING THE CITY OF AVONDALE SUBDIVISION REGULATIONS, AMENDED AND RESTATED JANUARY 4, 2016, AS THE TEXT OF THE NEW ARTICLE VI.

**NOW, THEREFORE, BE IT ORDAINED** BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Avondale City Code, Chapter 19 (Planning and Development), is hereby amended to include a new Article V (Pre-Application Process) to read as follows:

**Article V – Pre-Application Process**

**19-80 Generally.**

Prior to submittal of a formal development application, including but not limited to, general plan amendments, rezoning, subdivisions, site plan or other approval, a Pre-Application Meeting with the Development Review Committee is required according to the procedure set forth in Section 105 of the Zoning Ordinance, as amended from time-to-time.

**19-81 Application.**

The Zoning Administrator shall create applications for the development types outlined herein, which shall outline the required deliverables. No application shall be accepted without all deliverables listed on the application as indicated by the Zoning Administrator or designee.

**19-82 Withdrawal.**

In order to ensure that developments are reviewed against the most current standards and regulations, the Zoning Administrator shall have the authority to close any applications that have

been inactive for more than one (1) year. Any further processing of an application that has been closed shall require a new application to be filed in accordance with this Chapter.

**19-83 – 19-99 Reserved.**

SECTION 2. That certain document known as the “City of Avondale Subdivision Regulations, Amended and Restated January 4, 2016” (the “Subdivision Regulations”), three copies of which are on file in the office of the City Clerk, which document was made a public record by Resolution No. 3288-116 of the City of Avondale, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

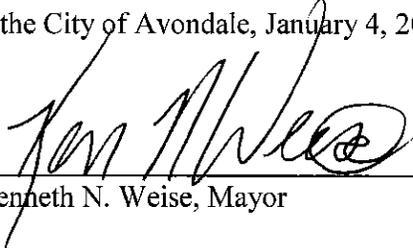
SECTION 3. The Avondale City Code, Chapter 19 (Planning and Development), is hereby amended to include a new Article VI (Subdivision Regulations) and the Subdivision Regulations are hereby inserted into the Avondale City Code as the text of the new Article VI (Subdivision Regulations).

SECTION 4. The Avondale City Code, Chapter 22 (Subdivision Regulations) is hereby deleted in its entirety and reserved for future use.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

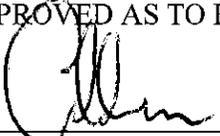
**PASSED AND ADOPTED** by the Council of the City of Avondale, January 4, 2016.

  
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Kenneth N. Weise, Mayor

ATTEST:

  
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Carmen Martinez, City Clerk

APPROVED AS TO FORM:

  
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Andrew J. McGuire, City Attorney