



MINOR SITE PLAN REVIEW

Overview

A Minor Site Plan may be submitted in conjunction with the following types of development proposals (17.68.010):

- 1) The site is not subject to a Major Site Plan or PAD Final Development Plan previously approved by the Planning and Zoning Commission; and
- 2) The development includes a “developed site” (i.e., contains existing buildings, parking lots, etc); and
- 3) Limited to projects involving less than:
 - a. 15,000 sq. ft. of additional building space
 - b. 20,000 sq. ft. of exterior storage
 - c. 81 parking spaces

All developments that meet the above criteria are subject to the following review procedure (17.68.060):

- A. If the city staff shall determine that the proposed site plan will not be detrimental to the health, safety, or welfare of the community nor will cause traffic congestion or seriously depreciate surrounding property values and the same time is in harmony with the purposes and intent of this chapter, the plan for the area, and the general plan, the staff may grant such site plan approval, and such conditions and safeguards may be imposed as they deem necessary. Staff shall notify the Planning and Zoning Commission at its next regular meeting of any site plan approvals made by staff.
- B. Minor site plan approval applications may be denied by city staff upon finding and determination by the staff that the conditions required for approval do not exist.

Pre-Application Process

Prior to the submittal of an application the applicant is required to hold a Pre-Application meeting with the Planner to review the application submittal requirements, processing steps and timelines. During the pre-application stage the applicant’s proposal may be scheduled for a Development Team Meeting which will allow other appropriate City/outside agency review staff to provide the applicant comments and guidance on the proposed development. The applicant should bring the following information to the pre-application meeting:

1. Project Narrative indicating the following:
 - a. Applicant information
 - b. Description of proposed development
 - c. Other information the applicant believes may be useful to allow City/Agency Staff to familiarize themselves with the project.
2. Conceptual Site Plan drawn at a readable size and scale indicating the following:
 - a. Proposed site boundaries & lot configurations
 - b. Proposed building footprints & land uses
 - c. Proposed access, parking & circulation
 - d. Proposed utility services
 - e. Proposed drainage facilities
 - f. Special site conditions



Submittal Package

Applications shall be accompanied by the following plans and reports that will be reviewed by City Staff to determine compliance with all applicable regulations prior to approval:

a. Project Narrative

b. Site Plan:

- (1) Name of project
- (2) Date of plan preparation including subsequent revisions
- (3) North point indicator
- (4) Scale of not less than 1" to 50' for Residential (for addressing purposes)
- (5) Scale of not less than 1" to 100' feet for Commercial (for addressing purposes)
- (6) Vicinity map
- (7) Site statistics (in table form), indicating the following:
 - i. Zoning & proposed use;
 - ii. General Plan Classification;
 - iii. Site area net & gross (show in acres and square feet);
 - iv. Total building area (square feet);
 - v. Total number of required and provided parking spaces including bike racks and handicap parking spaces;
 - vi. Percent of site building coverage
 - vii. Dwelling unit # and density (if condominium or high density housing project);
- (8) Adjacent zoning districts
- (9) Dimensioned site boundary and any proposed new lot configurations
- (10) Buildings and structures
- (11) Setbacks (Building and parking)
- (12) Fences and walls
- (13) Detached signage
- (14) Exterior refuse collection areas
- (15) Exterior lighting including cut sheets
- (16) Parking, internal circulation, loading areas and access details
- (17) Provision for handicapped accessibility, including but not limited to wheelchair ramps, parking spaces, hand rails, and curb openings in accordance with A.R.S. 34-404 through 34-439
- (18) Existing and proposed public and private sidewalks/walkways, multi-use and pedestrian trails
- (19) Existing and proposed streets improvements, a distance of one hundred fifty feet, except for sites adjacent to major arterial streets where the distances shall be two hundred feet, giving widths, preliminary curve data
- (20) Existing and proposed right-of-way dedications
- (21) Significant natural features and existing vegetation

c. Conceptual Architectural Elevations/Renderings

- (1) Date of preparation including dates of any subsequent revisions
- (2) Building dimensions
- (3) Gross square footage of existing and proposed structures
- (4) Front, rear and side elevations, with a description of exterior materials, lighting, and colors to be used
- (5) Height above mean sea level of the lowest floor when the structure is proposed to be located in a floodway or floodplain area
- (6) Show screen wall/fence/trash enclosure elevations

d. Preliminary Grading & Drainage Plan meeting the requirements of code section 15.40.1230

- (Contact Development Center Engineers for content requirements;
 Larry Petersen – lpetersen@casagrandeaz.gov, 520-421-8630, Ext. 3320
 Cesar Adamos – cadamos@casagrandeaz.gov, 520-421-8630, Ext. 3019)

e. Preliminary Utility Plan

- (1) Preliminary layout of the water service system indicating fire hydrants, valves, meter vaults, water line sizes, and connection to the water main network



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- (2) Preliminary layout of the wastewater service lines and connection to the public system
- f. **Traffic Impact Analysis** meeting the requirements of the City of Casa Grande Small Area Transportation Plan Section 7.4.
- (1) A waiver to the Traffic Impact Analysis requirement maybe granted upon submittal of a Trip Generation Estimate (prepared by a qualified professional) that indicates the new development will not result in 100 or more trips per average weekday
- g. **Preliminary Drainage/Hydrology Report** meeting the requirements of code section 15.40.1260 (Contact Development Center Engineer for content requirement)
- h. **Preliminary Waste Water Report** (Contact Development Center Engineer for content requirements)
- i. **Preliminary Water Report** (Contact Development Center Engineering Dept. for content requirements)
- j. **Lighting Photometric Plan**

Appeal Rights:

Denial of a Minor Site Plan by city staff may be appealed to the Planning Commission (17.68.060.C).

Referral to Planning Commission:

If unusual or significantly difficult conditions exist which affect the site plan, the zoning administrator may determine and require that the site plan be reviewed and acted upon by the Planning Commission (17.68.060.C)

Fees

Minor Site Plan: \$600

Traffic Impact Analysis \$560

Technology Recovery Fee: 5% of Review Fee



Over-All Review Time-Frames for Projects ^{1,7,8}

Project Classification	Administrative Completeness Review (CR) of Initial Submittal ²	Review of Initial Submittal and Staff Decision to Approve or Issue a Review Letter ^{4,8}	CR Review of Re-Submittal	Review of Resubmittal ^{5,7,8} and Staff Decision to Approve/Deny	Over-All Review Timeframe ^{6,7,8}
Minor Site Plan	5	30	5	30	70

¹All times are maximum timeframes in business days (Mon-Fri.; excluding City Holidays). Shorter review times will be accomplished where possible.

²Completeness Review timeframes are calculated from date of application submittal to date of acceptance or rejection of the application as administratively complete.

³Substantive Review timeframes are calculated from date of acceptance of application for Substantive Review, or upon receipt of re-submittal of revised plans/reports, to the date of issuance of a comprehensive review letter, or final administrative decision.

⁴ Review of initial submittal limited to determination of compliance with ordinances, codes, regulations or policy relevant to the specific permit or project application. The review comments on the initial submittal may be amended to address code/policy requirements that City staff failed to include in the 1st comprehensive review document.

⁵ Review of resubmittal shall be limited to:

- a) Addressing 1st review comments that the applicant failed to adequately address in their resubmittal; or
- b) Addressing new review issues arising from modifications the applicant has made to the design and/or technical reports. In this case the City may issue an additional review letter addressing the new design.

⁶Over-All Review timeframe is the sum of the Completeness, Initial & Resubmittal Substantive Review timeframes.

⁷ If an applicant requests significant changes, alterations, additions or amendments to an application that are not in response to the request for corrections, the City may make **one additional comprehensive written request for corrections (i.e., review of 2nd resubmittal)**. Said additional request for correction shall not exceed 50% of the Substantive Review time frame for the specific type of permit.

⁸The Substantive Review timeframe and the Overall Review timeframe may be extended by mutual consent of the applicant and the City. Said extension shall not exceed 50% of the Over-All timeframe.

⁹Indicates that the Project will require a public hearing and Board/Commission and/or City Council approval. For these Projects the Substantive Review period ends when staff schedules the application for the public hearing and Board/Commission/City Council action.



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In accordance with the Regulatory Bill of Rights (ARS 9-835) the City of Casa Grande will typically make an administrative decision on each permit application after one (1) comprehensive staff review. However, from time to time a 2nd review is necessary to resolve code/policy compliance issues associated with a permit. In accordance with ARS 9-835.I., by mutual agreement, the applicant and the City may engage in a 2nd review of an application as long as said 2nd review does not exceed the over-all time frame by 50%. The specific 1st and 2nd and over-all review timeframes for this application are provided above. Applicants may sign below, consenting to a 2nd review if necessary, within the stated prescribed timeframe. Your consent is not required at time of application submittal. Applicants who do not sign below will be contacted by City staff if a 2nd review is determined to be necessary prior to making an administrative decision on this application. Applications denied after the completion of the review cycle are eligible for re-application to address the code/policy deficiencies which were the basis for the application denial with the payment of a fee equal to 25% of original application fee amount. Said re-application shall occur within 90 days of the application denial.

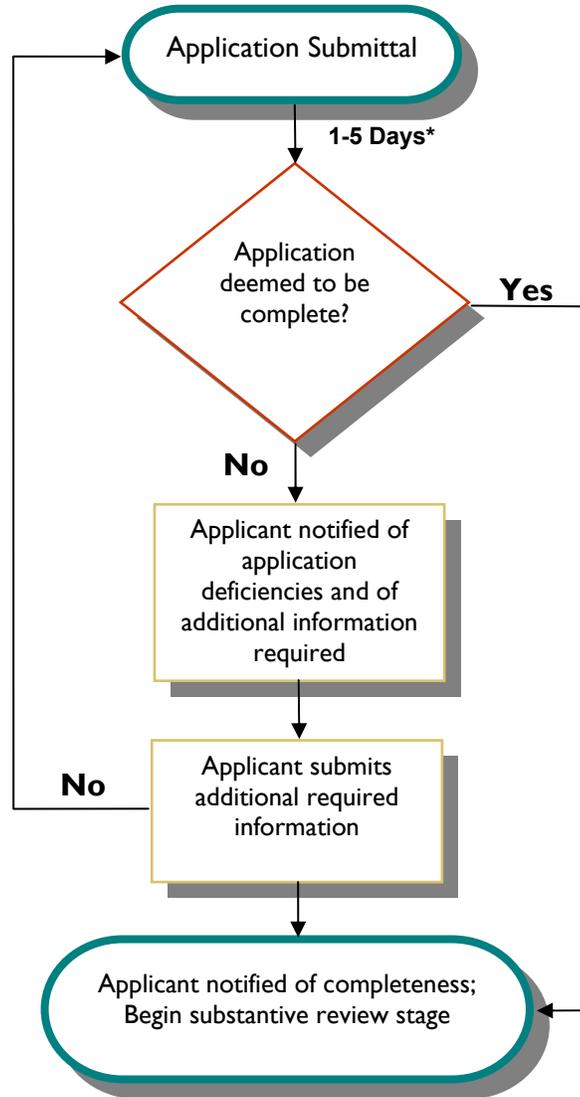
I hereby consent to an extension of the stated Substantive Review timeframe for a maximum of _____ additional days.

Applicant

Agreed to by City



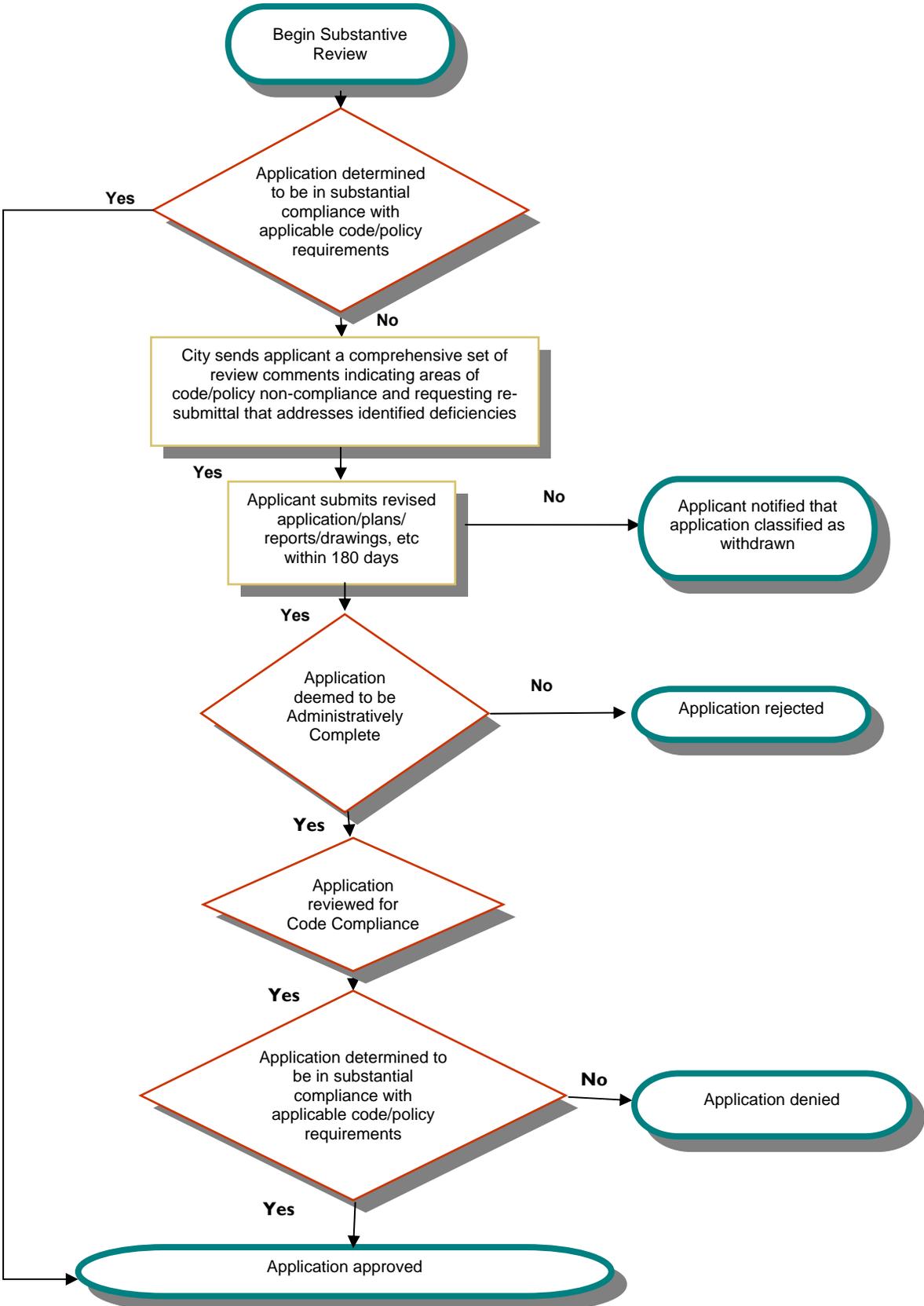
Administrative Completeness Review Process



** All time frames are listed as business days.*



Substantive Review Process





Completeness Review Intake Checklist

Planner

- 1) **Project Narrative** _____
- 2) **Site Plan** _____
 - (2 copies – (24” x 36”) folded)
- 3) **Preliminary Landscape Plan** _____
 - (2 copies – (24” x 36”) folded)
- 4) **Conceptual Architectural Elevations/Renderings** _____
 - (2 copies – (24” x 36”) folded) & (2 copies - 11” x 17” color)
- 5) **Preliminary Grading & Drainage Plan** _____
 - (2 copies – (24” x 36”) folded)
- 6) **Preliminary Utility Plan** _____
 - (2 copies – (24” x 36”) folded)
- 7) **Traffic Impact Analysis** _____
 - (2 copies)
- 8) **Preliminary Drainage/Hydrology Report** _____
 - (2 copies)
- 9) **Preliminary Waste Water Report** _____
 - (2 copies)
- 10) **Preliminary Water Report** _____
 - (2 copies)
- 11) **Lighting Photometric Plan** _____
 - (2 copies – (24” x 36”) folded)
- 12) **CD containing all submittal documents** _____
 - (1 CD with all documents in PDF format)
- 13) **Application Fees** _____