



ZONING TEXT AMENDMENT APPLICATION

Electronic Version Available at: <https://casagrandeaz.gov/241/Land-Use-Application-Processing-Forms>

1. APPLICANT INFORMATION:

Name _____
Address _____ City _____ State _____ Zip Code _____
Phone _____ Email Address _____

2. INFORMATION ON PROPOSED AMENDMENT

Section of the Zoning Code proposed to be amended: _____.

Current text: _____.

Proposed text: _____.

Applicants may receive clarification regarding the specific steps included in processing this application as well as information regarding any code, regulation or policy relevant to the processing of this application by contacting one of the following Planning staff members:

Jim Gagliardi – jim_gagliardi@casagrandeaz.gov, 520-421-8630, Ext. 3020

Samuel Leonard – samuel_leonard@casagrandeaz.gov 520-421-8630, Ext. 3023

Jaclyn Sarnowski – jaclyn_sarnowski@casagrandeaz.gov 520-421-8630, Ext. 3161

Pre-Application Process

Prior to the submittal of an application for a Zone Text Amendment 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:

- I. 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.

Public Notice

- 1) Newspaper Notice- City staff will prepare the Notice of Public Hearing.

Fees

Zone Text Amendment: \$N/A

Technology Recovery Fee: 5% of Review Fee

Completeness Review Intake Checklist

Narrative: _____

Application Fees: _____



Zone Text Amendment Submittal Package

Each application for a Zone Text Amendment shall be filed in accordance with Article VIII of the City Code and be reviewed by City Staff and presented to the Planning and Zoning Commission and City Council for final approval. The application shall be accompanied by the following:

Y N

Narrative describing the reason for the proposed text amendment.

If you checked **NO** on a submittal Item, please list and provide explanation or reasoning for the exclusion.



ELECTRONIC SUBMITTALS

1. All applicants should email the application (form only, no required submittal material) to cgplanning@casagrandeaz.gov
2. Following the application form submittal, we will send a link to a Google Drive folder for you to submit all required application and submittal materials.
3. Please call 520-421-8630 to pay by credit card or e-check. Credit cards are subject to a 2.7% convenience fee and the e-check fee is \$3.

Over-All Review Timeframes 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}
Zone Change ⁹	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.



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

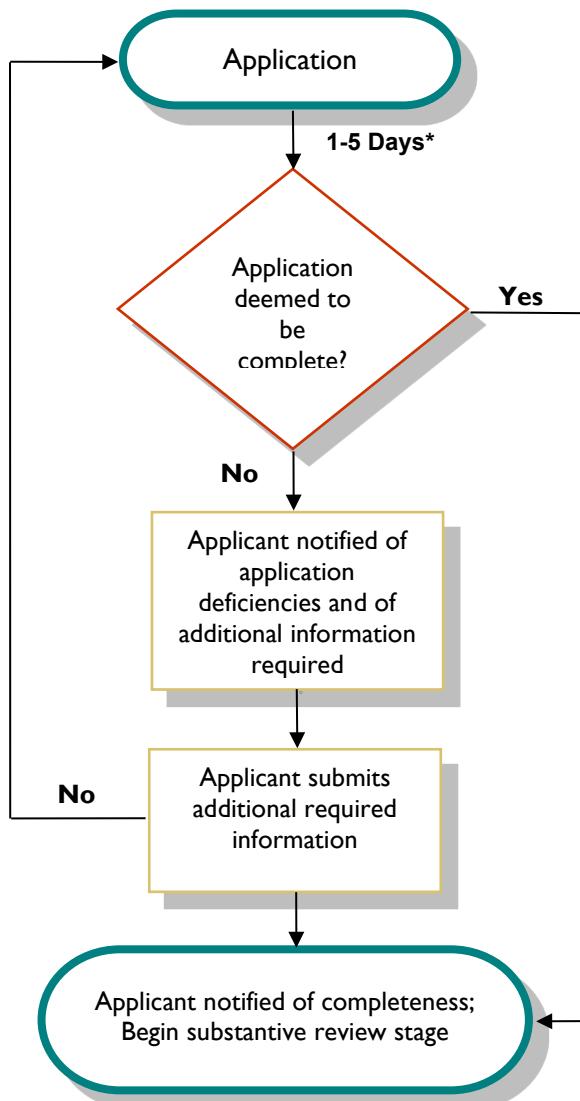
A. In any written communication between a city or town and a person, the city or town shall provide the name, telephone number and email address of the employee who is authorized and able to provide information about the communication if the communication does any of the following:

1. Demands payment of a tax, fee, penalty, fine or assessment.
2. Denies an application for a permit or license that is issued by the city or town.
3. Requests corrections, revisions or additional information or materials needed for approval of any application for a permit, license or other authorization that is issued by the city or town.

B. An employee who is authorized and able to provide information about any communication that is described in subsection A of this section shall reply within five business days after the city or town receives that communication.



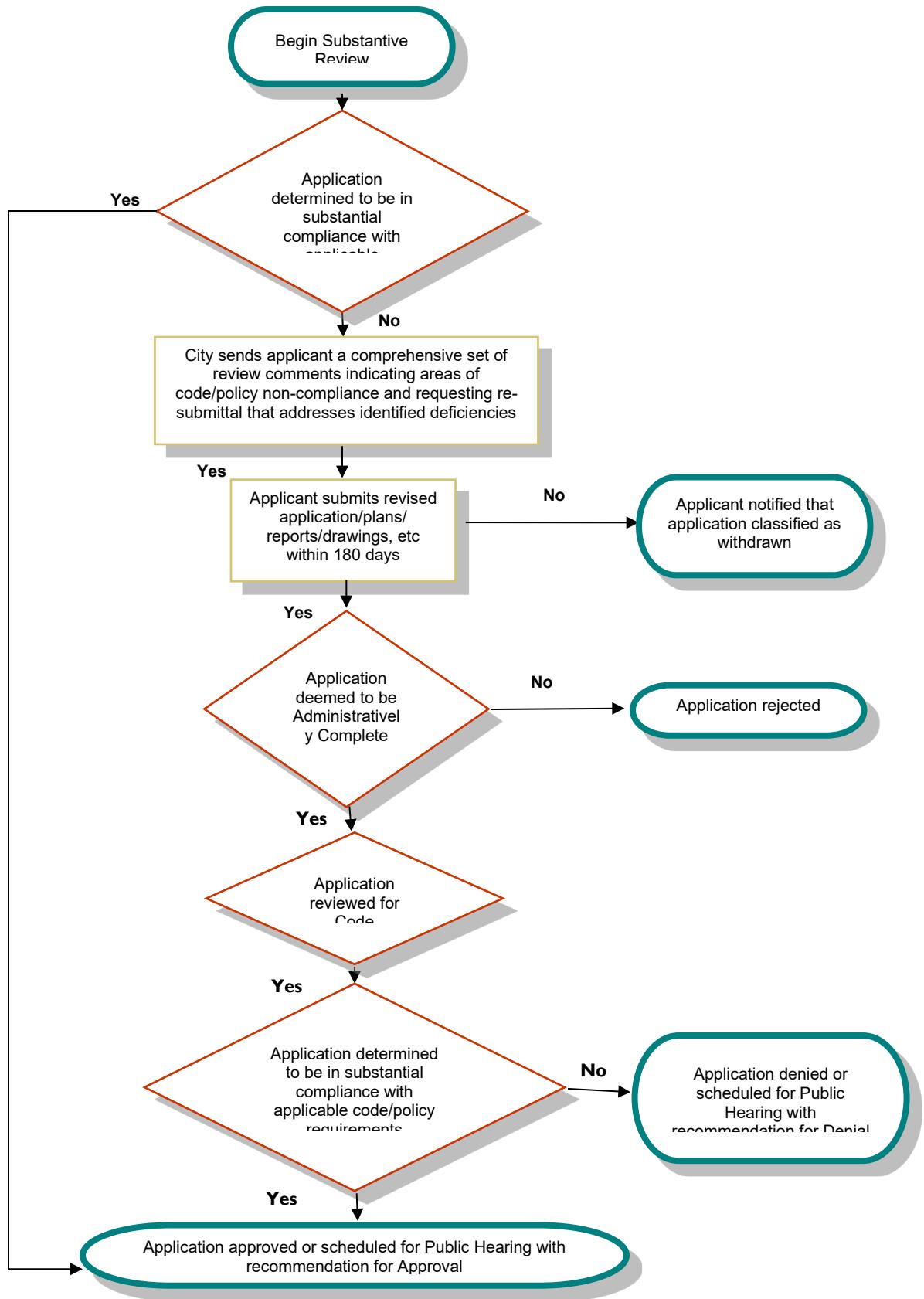
Administrative Completeness Review Process



* All time frames are listed as business days.

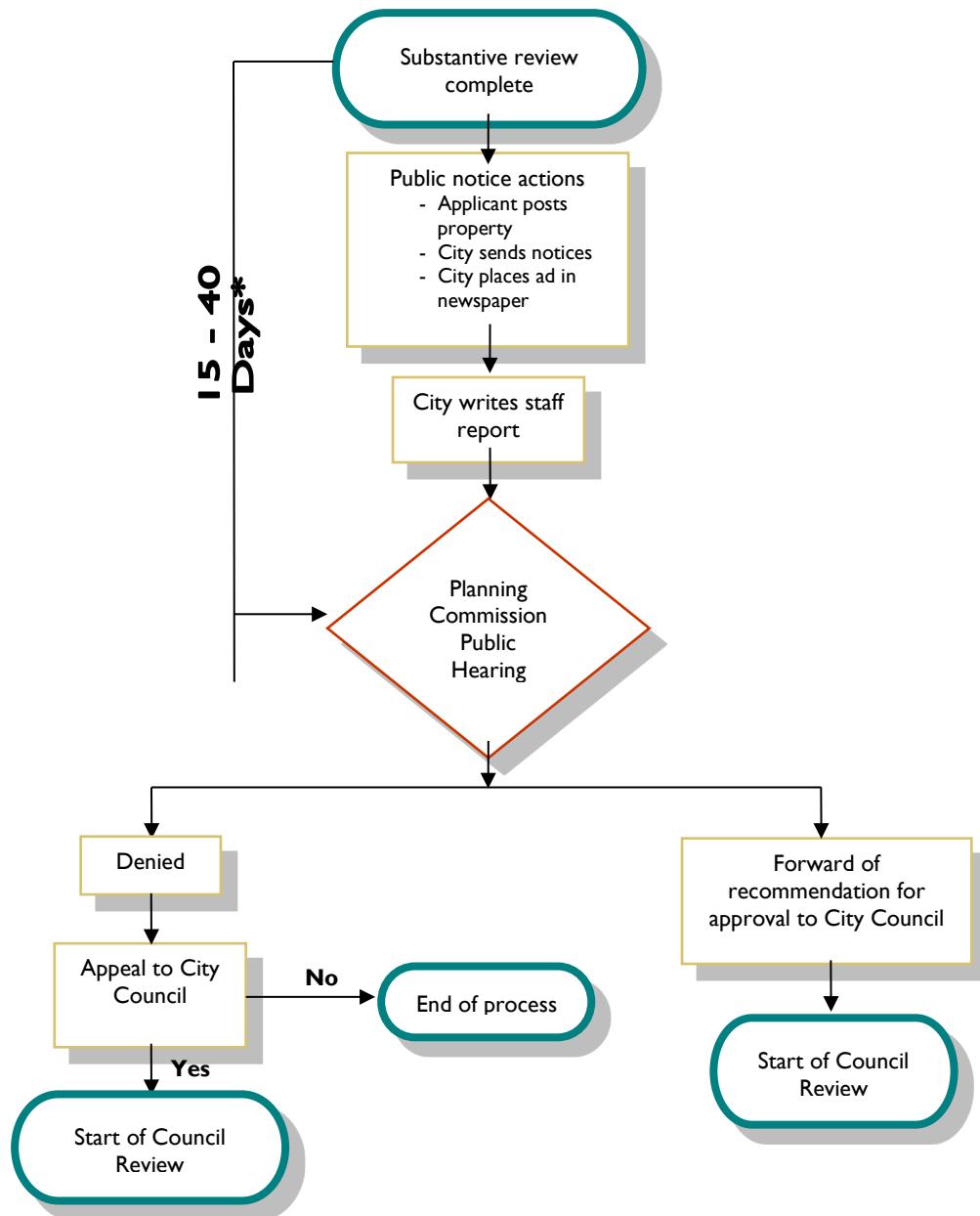


Substantive Review Process





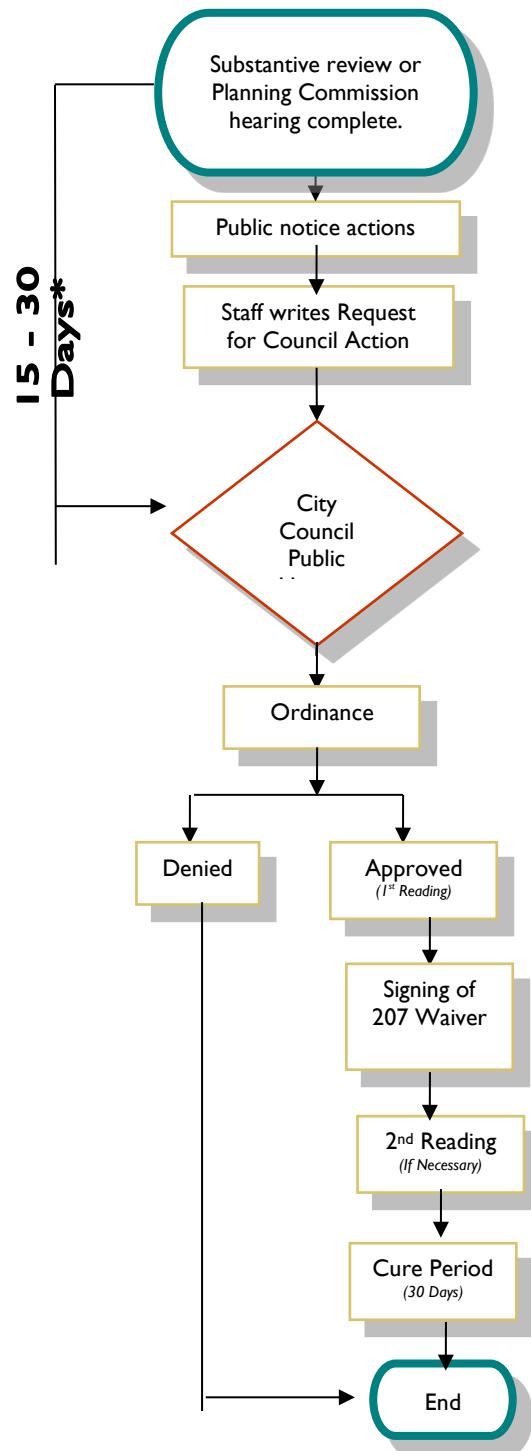
Planning Commission Public Hearing Process



* All times frames are listed as business days.



City Council Public Hearing Process



* All time frames are listed as business days.