



Planning & Development Department

ZONE CHANGE MINOR AMENDMENT

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Zone Change Minor Amendment is available as Electronic Document Review (EDR) - digital application submittal & review. The EDR Overview webpage includes information on how to get started with EDR submittal and processing.

<https://www.maricopa.gov/4687/Electronic-Document-Review-EDR-Overview>

Download the EDR User Guide – Zone Change and the Zone Change Minor Amendment application packet at the following website:

<https://www.maricopa.gov/4688/EDR-Guides-Tutorials-and-Applications#packets>

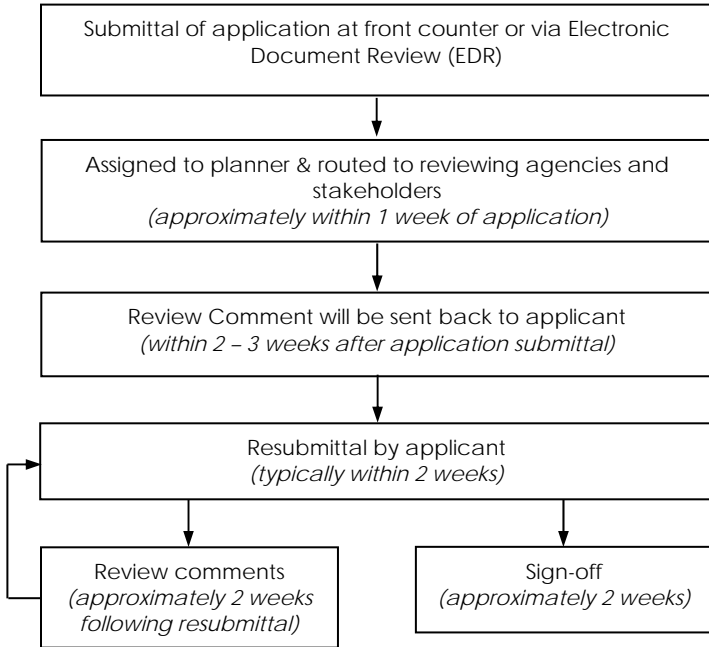
Any questions with EDR, please contact us at 602-506-8573 or use the On-line chat feature within the On-line Permit Manager click on **Let's Talk!**



Planning & Development Department

ZONE CHANGE MINOR AMENDMENT PROCESS

PROCESS FLOW CHART – PROJECTED TIMEFRAME



* Approximate timeframe for Zone Change Minor Amendment is approximately 2 months.

FILING AN APPLICATION

To submit an application, the following information is required:

- Verification of ownership of the site, such as a recorded or unofficial deed.
- Application fees for Planning, Drainage Review, MCESD, Transportation and Addressing.
- Precise Plan of Development (also known as a Site Plan). A Preliminary Plat may substitute, if applicable.
- Narrative Report, describing the request, justification for the request, property and area conditions, potential impacts, proposed improvements, services, utilities, etc.
- Other information such as building elevations and details, floor plans, sign details, landscape plans, architectural renderings, a drainage report and/or a traffic impact study.

RESUBMITTAL REVIEW

Depending on the comments received, the application materials (such as the Site Plan or Narrative) may need revisions. The owner or authorized agent must submit revised materials, reflecting review comments, to the Planning and Development Department, which will forward the revised materials to the appropriate agencies. Once they are satisfied that the technical requirements have been met (more than one re-submittal may be necessary).

AMENDMENTS

A Minor Amendment is an administrative process. The conditions of approval of this Zone Change Minor Amendment may be appealed to the Hearing Officer pursuant to ARS § 11-832. Provide request for appeal to the Hearing Officer Liaison at this address within 30 calendar days of the administrative/ministerial approval date to schedule an administrative hearing.



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ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE.

ZONE CHANGE MINOR AMENDMENT APPLICATION

REQUEST
Project Name: _____ Description of Request: _____ Existing Use of Property: _____ Existing Zoning District: _____ Requested Zone Change Minor Amendment: _____ Related Case Numbers: (List V# if site is subject to code violation) _____
PROPERTY INFORMATION
Address (if known): _____ General Location (include nearest city/town): _____ Size in Acres: _____ Square Feet: _____ Legal Description Section: _____ Township: _____ Range: _____ Assessor's Parcel Number(s): _____ Subdivision Name (if applicable): _____
OWNER'S AUTHORIZED AGENT INFORMATION
Name: _____ Contact: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone #: _____ Fax #: _____ Email: _____
PROPERTY OWNER INFORMATION
Name: _____ Contact: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone #: _____ Fax #: _____ Email: _____
PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION
I (property owner) _____ authorize (owner's agent) _____ to file this application on all matters relating to this request with Maricopa County. By signing this form as the property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.
PROPOSITION 207 WAIVER
The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S.§12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Maricopa County as result of the filing of this application. Property Owner Signature: _____ Date: _____
VERIFICATION OF APPLICATION INFORMATION
I certify that the statements in this application and support material are true. Any approvals or permits granted by Maricopa County in reliance upon the truthfulness of these statements may be revoked or rescinded. Owner or Authorized Agent Signature: _____ Date: _____
CASE INACTIVITY
Cases which are not active within six (6) months will be considered inactive and closed by staff. A letter addressing the inactivity will be sent to the owner's authorized agent or property owner with notification of the case to be closed within thirty (30) days. To pursue entitlement after the closing of the case, a new application and associated fees will need to be filed.



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ZONE CHANGE MINOR AMENDMENT APPLICATION SUBMITTAL CHECKLIST

Applications submitted to the Maricopa County Department of Planning and Development shall include all of the exhibits, items and information listed in this checklist. This information is required by County Ordinance or Planning and Development staff in order to adequately review the proposal. An application will only be accepted by the Planning and Development Department when all of the items listed below are submitted, unless otherwise deemed unnecessary by staff. Application(s) determined to be incomplete shall not be processed by staff. Additional information, detail and/or copies may be required after review by County agencies. **PLEASE BE ADVISED THAT COMPLIANCE WITH STAFF REQUIREMENTS DOES NOT GUARANTEE STAFF SUPPORT OF THE REQUEST OR FINAL APPROVAL OF THE REQUEST.**

1. APPLICATION:

- A. Completed and signed application – **2 copies**
- B. Proof of ownership- official or unofficial recorded deeds- **1 copy**
- C. Electronic copies of application materials saved as Adobe PDF files – **1 CD or jump drive**. Example Narrative Report should be saved as NARR-RPTS-1.pdf

Zone Change Application Materials	Required Naming Convention for the Adobe PDF documents
Completed Application	APPL-FORM-1
Official recorded or unofficial deed	DEED-DETL-1
Site Plan	SITE-PLAN-1
Narrative Report	NARR-RPTS-1
Drainage Report/Plan (if applicable)	DRAI-RPTS-1
Traffic Impact Study (if applicable)	TRAF-RPTS-1

2. SITE PLAN:

- A. 8-1/2" x 11" paper copy of site plan – **1 copy**
- B. 24" x 36" **collated, folded, and stapled** – **2 copies**

Site Plan to include the following information:

- 1. Project name and case/tracking #
- 2. Date of plan and dates of any subsequent revisions
- 3. Vicinity map with location of site
- 4. Title block identifying Owner, Developer, Engineer and owner or authorized agent
- 5. Site dimensions/boundaries
- 6. North arrow and scale (written and graphic)
- 7. Site summary table:
 - Gross acreage
 - Net acreage
 - Existing zoning and land use
 - Proposed zoning and land use
- 8. Request (i.e. Zone Change Minor Amendment for _____ project name)
- 9. Legal Description of parent parcel
- 10. Street names, existing and proposed, along with right-of-way dimensions, for all existing and proposed streets, show proposed cross-sections
- 11. Access points with centerline dimensioned from property corner
- 12. Dimensions of all driveway widths and distances between driveways
- 13. Each use identified:
 - Dimensions of each structure

- Dimensions between structures
- Distances from property lines
- Lot coverage
- Building height and square footage
- _____ 14. Parking areas:
 - Dimensions and angles
 - Surfacing and /or paving material
 - Vehicle storage areas
 - Loading spaces or zones identified
 - Required & Proposed parking spaces (including handicapped-accessible)
- _____ 15. Adjacent property owners, uses, zoning and parcel numbers
- _____ 16. Name of school district where project is located
- _____ 17. Utility commitment table (a table illustrating water, wastewater disposal, Fire protection, police protection, electric, natural gas, telephone, and refuse providers)
- _____ 18. Location of all utilities (existing and proposed)
- _____ 19. Signs:
 - Location, size, height and type
 - Elevations of each sign
 - Source of illumination
 - Area and number allowed/area and number requested
- _____ 20. Location of all recorded/proposed easements
- _____ 21. Type of screening (i.e. walls and plantings)
- _____ 22. Existing and proposed contours
- _____ 23. Location of landscaping and retention areas
- _____ 24. Typical landscaping section
- _____ 25. Location, height and type of outdoor lighting. Note compliance with Section 1112 of the Zoning Ordinance in regard to outdoor lighting
- _____ 26. Show the location of all proposed and existing fire hydrants, water supply/storage, and wells, and septic systems

3. NARRATIVE REPORT: Explanation of the project, **2 copies** – 8 1/2" x 11" paper. Underlined wording indicates a section heading.

- _____ A. Title page – include project name, general location, case/tracking #, and vicinity map
- _____ B. Purpose of Request
- _____ C. Description of Proposal, including proposed uses(s), business operations, hours/days of operation, # of employees, description/location of buildings, color palette, type of construction material, sign detail/descriptions, screening wall/fence details and location, etc.
- _____ D. Relationship to Surrounding Properties (their use, zoning, etc.)
 - Explanation of how the proposed development will benefit the community or area.
 - Discussion of recent changes in the area of your request that support the application request (i.e. adoption of city or town plans, subdivision approvals, surrounding development, etc.)
- _____ E. Location and Accessibility
- _____ F. Circulation System (on & off-site) – include proposed improvements or dedications
- _____ G. Development Schedule (phasing)
- _____ H. Community Facilities and Services (school district, parks, amenities within area, etc)
- _____ I. Public Utilities and Services (refuse, sewer, water, police, fire, etc.)

- _____ J. For RUPD's – comparison chart, if applicable
- _____ K. Other information that will be helpful in evaluating the request
 - Architectural renderings and themes (descriptions)
 - Landscaping renderings and themes (descriptions)
 - Floor plans, elevations

- 4. **DRAINAGE REPORT/PLAN** (Check with Drainage Review to determine if applicable) **-2 copies**
- 5. **TRAFFIC IMPACT STUDY** (Check with Maricopa County Department of Transportation to determine if applicable) **- 2 copies**
- 6. **FEES:**

- _____ A. Planning Review Fee: Minor Amendment **\$750 + \$100/acre or portion thereof** (\$5,000 max.)

See Maricopa County Zoning Ordinance, Chapter 16 – (www.maricopa.gov/planning) – (Please be aware that an investigation fee equal to the Planning fee will be charged when a request is related to an active Code violation case.)
- _____ B. Drainage Review Fee: Minor Amendment **\$650**
- _____ C. Maricopa County Department of Transportation (MCDOT) Review Fee **\$250.**
- _____ D. Maricopa County Environmental Services Department (MCESD) Review Fee **\$225.**
- _____ E. Addressing Review Fee of **\$10 to verify an existing address or \$50 to assign an address.**

No application shall be Administratively Approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case may be. This requirement shall not be waived by the Board of Supervisors or Planning and Zoning Commission.

- 7. **OTHER INFORMATION:** (as applicable if required by staff and/or other department or agency)
 - _____ A. Title report – 2 copies
 - _____ B. Deed restrictions (C.C. & R.'s) – 2 copies
 - _____ C. Parcel map(s) of site and area – 2 copies
 - _____ D. Letters of support or commitment – 2 copies
 - _____ E. Market study – 2 copies
 - _____ F. Landscape Plans (including plant types, quantities, sizes, % coverage, group-cover etc.) – 2 copies
 - _____ G. Building Elevations (including material, color and treatment descriptions, etc.) – 2 copies



Planning & Development Department

DRAINAGE REVIEW REQUIREMENTS FOR PRECISE PLANS INCLUDING SPECIAL USE PERMITS

A detailed drainage report with respect to hydrology and hydraulics in conjunction with grading, drainage and paving plans may need to be submitted. The final drainage plan needs to be signed and sealed by an Arizona Registered Professional Civil Engineer and should address the following:

1. **Offsite Hydrology** – Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through the site.
2. **Onsite Hydrology** – Need to show how the flows are to be routed to retention basins.
3. **Onsite Retention** – Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way. Determine volume needed and the size and location of basins.
4. **Retention Disposal** – Provide testing results in conformance with Standard 6.10 for disposal of total ponding volume within 36 hours.
5. **Onsite Hydraulic Calculations** – Need to show hydraulic analysis for any channels, culverts, storm drains, or street drainage.
6. **Cross Sections** – Need to show perpendicular cross-sections through the site indicating property lines, swales, retention areas, finished floors, and street details.
7. **Finished Floor Elevations** – Need to show finished floor elevation and certification note.
8. **Topography** – Need to show natural and proposed contour elevations or spot elevations.
9. **Dry Wells** – If applicable, need to submit a copy of the dry well registration before final drainage clearance of a permit.
10. **Floodplains** – Need to show the delineated floodplain boundaries if the site is within a Federal Emergency Management Agency’s (FEMA) special flood hazard area. Will also need to apply for Floodplain Use Permit.
11. **Erosion Setbacks** – For washes and other watercourse channels an erosion setback will need to be determined, which meets Arizona State Standard 5-96.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE INFORMATION*:

Planning Cases:

Plan of Development including SUP (except SFR-SUP)	\$ 1,000 + \$ 500/Acre	\$11,000 Maximum
SUP or Plan of Development with disturbance of less than 1,500 sq. ft.	\$ 650	
Minor Amendment to a Plan of Development	\$ 650	
Zone Change (no site plan, without precise plan entitlements)	\$ 60	
Special Use plan for SFR uses	\$ 210	
Modification of Stipulation/s	\$ 60	

Construction Permits

\$ 2,000 + \$ 250/Acre \$ 42,000 Maximum

Minor Accessory structure on previously developed site (see Regulation for restrictions) - \$ 650

Major Accessory structure on previously developed site (see Regulation for restrictions) - \$ 5,000

(Or as noted above if lower).

* See the Drainage Regulation for current fee schedule