

CHAPTER 9 - SITE PLANS

SEC. 9.0 GENERAL

- A. Site plan review is intended to promote functional, safe, and attractive developments which maximize compatibility with surrounding developments and uses and with the natural environment. Site plans are only required where specifically identified in this ordinance and are not required to obtain a building permit.
- B. Site plan review requirements enable the Town to mitigate potential land use conflicts resulting from proposed developments. Site plan review is not intended to evaluate proposed uses or their aesthetic or structural design.
- C. Site plan review focuses on the layout of proposed developments, including building placement, setbacks, access, parking areas, external storage areas, open areas, and landscaping.

SEC. 9.1 APPLICATIONS

- A. Acceptance of Application: Application for site plan approval shall include the appropriate fee and the following information:
- B. Every application shall include the following items:
 - 1. The name, mailing address and telephone number of the applicant. The name, mailing address and telephone numbers of the owners of record of the subject property. If the applicant is not the sole owner of the subject property, the application must contain written authorization to submit the application from all owners of record of the subject property.
 - 2. The legal description of the property and a vicinity map showing the property's location, including the street address.
 - 3. A North arrow and property dimensions at a scale of not less than 1" = 20'.

4. Proposed topographic elevation at garage floor and at existing street level at drive entry. Average slope and length of the steepest portion of all driveways.
 5. Square footage of each structure and of each patio and pool area.
 6. Locations of all existing and proposed utility lines, and septic tank or sewage disposal areas.
 7. Location of all existing and proposed buildings, signs, fences and walls.
 8. Drive accesses, driveways, access roads, parking spaces, off-street loading areas, and sidewalks as applicable.
 9. A list of the Maricopa County Assessor's tax parcel numbers and mailing labels with the names and mailing addresses of the owners of all properties within three hundred feet of the subject property. The applicant is responsible for the accuracy of this list.
 10. Statements indicating how the proposed site plan will meet the requirements of the site plan review criteria.
 11. A drainage plan (including a floodplain analysis), a grading plan, and a landscaping plan identifying all existing major trees and cacti and a revegetation plan for all disturbed areas.
- C. In addition, developers of properties regulated by the Hillside section of this ordinance and commercial properties (CB, CC, and GC zones) one acre or larger shall provide the following items:
1. A topographic survey prepared by a registered land surveyor showing contours at two (2) foot intervals.
 2. At all structures, cross sections through site and building at twenty-five (25) foot intervals perpendicular to the slope, giving the percentage of slope at each interval, and showing exact heights of structures at each contour.
 3. All disturbed (or graded) areas and the proposed method of final treatment. All retaining walls, showing the amount allowed (per regulations) and amount used.

4. Landscaping plan identifying all existing major trees and cacti and a revegetation plan for all disturbed areas.

SEC. 9.2 REVIEW CRITERIA

- A. Site plan approval may be granted if the review body finds that the applicant has met the following criteria:
 1. Public facilities can accommodate the proposed development.
 2. Special features of the site such as topography, vegetation, wildlife habitat, archaeological sites, historic sites, etc., have been adequately considered, analyzed, and protected.
 3. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and negative impacts have been sufficiently minimized.
 4. Parking areas and entrance/exit points have been designed to facilitate traffic and pedestrian safety and avoid congestion.
 5. Parking areas will:
 - (a) Minimize the amount of paved surface;
 - (b) Screen residential uses from vehicle headlights;
 - (c) Soften the impact of parking areas on adjacent public and private spaces through landscaping and screening;
 - (d) Promote energy conservation through vegetation to shade and cool parking areas.
 6. On-site lighting is designed so that light is reflected away from adjoining properties and streets.
 7. Undesirable impacts produced on the site, such as noise, glare, odors, dust or vibrations are adequately screened from adjacent properties.

8. The site will be protected from undesirable impacts which are generated on abutting properties where possible.
9. Unsightly exterior improvements and features such as trash receptacles, exterior vents and mechanical devices will be adequately screened.
10. Storage areas, trash collection facilities and noise generating equipment will be located away from abutting residential districts or development, or site obscuring fencing has been provided.

SEC. 9.3 AMENDMENTS AND EXPIRATION

- A. The approval of any site plan shall become void within one year (or other period of time as specified at the time of approval) of the date of approval if not exercised. Site plan approval shall be considered exercised when the use has been established or when a building permit has been issued.
- B. The granting of site plan approval does not exempt the developer from compliance with other relevant provisions of related ordinances. Failure to observe the conditions of approval of the site plan are grounds for criminal prosecution.
- C. Amendments to site plans are processed as the original permit, except that minor adjustments to an approved site plan may be authorized by the Zoning Administrator.