



These guidelines provide general direction regarding how the site plan portion of development projects will be processed and which fees will be charged. Planning and Development staff should be consulted for confirmation of the appropriate review process for a project. Complex projects may have the ability to proceed at risk at the discretion of the Planning and Development Department Director.

Characteristics of Minor Projects	Characteristics of Major Projects
<ul style="list-style-type: none"> • Commercial and Industrial projects with minimal impact to adjacent properties and rights-of-way and insignificant development issues • No significant Grading and Drainage, Traffic, Water, or Sewer issues should exist • Additional Development Processes such as Abandonments, Dedications, Lot Split or Combine or Plat, should be of minor complexity • No significant infrastructure improvements • Tenant Improvements that generate Parking changes, façade changes or minor amendments • Review and Approval of Non-Development review projects involving Change of Occupancy 	<ul style="list-style-type: none"> • Sites with significant interdepartmental, interagency or multiple jurisdictional involvement or issues. • Sites with specific plans or regulatory overlay districts that are complicated or require additional oversight or public notification and involvement • Complex stipulations from a public hearing • New subdivision design • New multi-phased developments • Sites with significant Grading and Drainage (major offsite flows, large drainage easements, etc.), Open Ditches that need to be tiled or Water/Sewer issues. Examples: (1) Open SRP Irrigation Ditches (2) Sewer or Water Main Extension (3) Sites located along the Laveen conveyance channel • Sites located in Hillside areas

Minor Site Plan “Amendment” Review Guidelines

Site plan amendments may follow a major or minor process based on the criteria listed above.

Note: Projects may have the review process revised if staff determine that there is sufficient justification to support the need to follow a different process, including changing from a Major Pre-application, a Minor Pre-application process or to process a Minor Site Plan or a Site Plan Amendment. Staff will communicate the rationale to the applicant if the review process is modified.

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact Planning and Development at (602) 262-7811 voice or (602) 534-5500 TTY.