



Planning & Development
Department

GROUP HOME



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**Note: As of December 31, 2012, all Land Use applications are subject to ARS § 1605.
- As of September 13, 2013 all Residential uses are excluded per ARS §11-1605 M.2**



Planning & Development Department



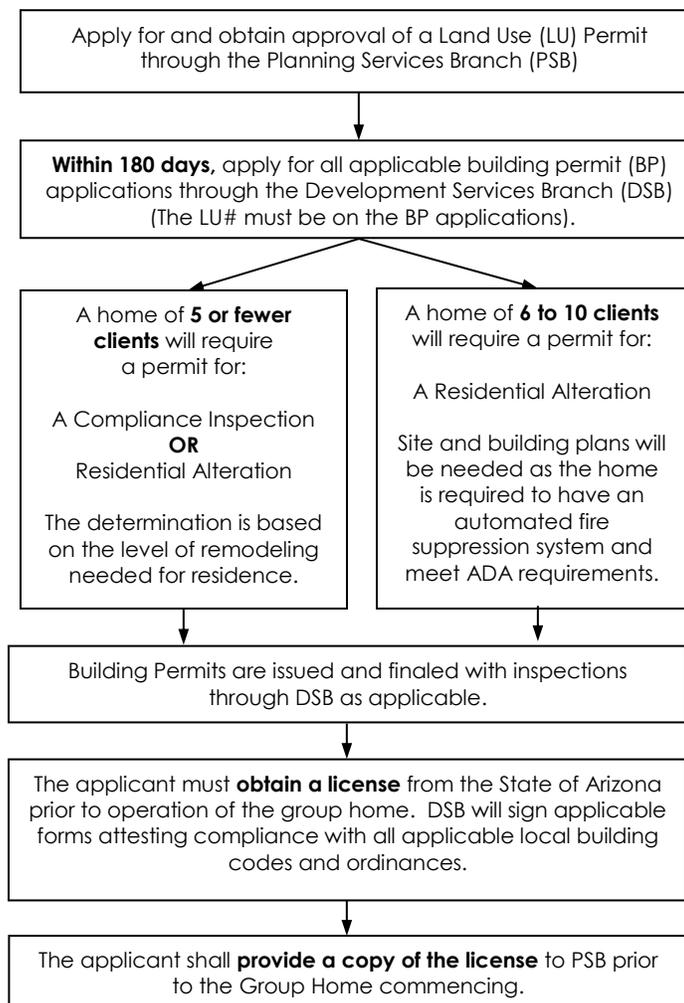
GROUP HOME PROCESS INSTRUCTIONS & CHECKLIST

Group Home is defined as "A dwelling unit shared as their primary residence by handicapped or elderly persons, living together as a single housekeeping unit, in a long term, family-like environment in which staff persons provide on-site care, training, or support for the residents. Such homes or services provided therein shall be licensed by, certified by, approved by, registered with, funded by or through, or under contract with the State. Group homes shall not include homes for the developmentally disabled, defined as persons afflicted with autisms, cerebral palsy, epilepsy or mental retardation, as regulated by Arizona Revised Statutes."

The governing regulations that apply are: Maricopa County Zoning Ordinance, Chapter 5, Article 501.2.5 and Chapter 6, Article 601.2.4. A by-right group home **shall not be more than 10 persons** and shall comply with the governing regulations. Group homes greater than 10 persons are subject to a Special Use Permit which is applied for under a different packet.

The Group Home process consists of several applications through two Branches of Maricopa County Planning and Development and the State of Arizona. Initially, an applicant must obtain entitlement for the use through a Land Use application and then applicable building permits must be obtained. Please review the flow chart below. For questions, call the On Call Planner at 602-506-3301.

GROUP HOME FLOW CHART



Applications submitted to the Maricopa County Planning and Development Department shall include all of the exhibits, items and information listed in this checklist. An application will only be accepted by the Department when all of the items listed below are submitted, unless otherwise deemed unnecessary by staff. Applications determined to be incomplete shall not be processed by staff. Additional information, detail, and/or copies may be required after review by the assigned planner.

After it has been determined that the initial submittal is complete, the filing fee per Zoning Ordinance requirement is to be paid by the owner or owner's authorized agent (checks should be made payable to "Maricopa County Planning and Development"). A receipt will then be issued and a case number assigned.

As of September 13, 2013, the Land Use application process shall be subject ARS § 1605, a State statute that mandates establishment of timeframes to either approve or deny a "license" as defined by the statute. The full statute may be viewed at:

<http://www.azleg.gov/ArizonaRevisedStatutes.asp>

The statute sets up two types of review timeframes: Administrative and Substantive. The Board of Supervisors (BOS) through the P-30 Licensing Timeframes Ordinance has adopted a 25 day administrative timeframe and a 75 substantive timeframe for Land Use applications. An application related to a residential use is not subject to the statute. An application that is part of design build project may establish negotiated time process during the pre-application meeting.

Administrative Review Period

The statutes allow for multiple reviews during the administrative review period.

Substantive Review Period

Only one review is allowed for the substantive review period. The County can amend the substantive review comments to address legal requirements not identified on the original substantive review comments.

The applicant can authorize a 50% time increase. This authorization can be given at time of application or at any time during the process.

After receipt of an application, the administrative review period begins and staff will review for administrative completeness. The applicant will receive a formal response from their assigned planner and may be required to submit additional information. Once administrative comments have been given to the applicant, the timeframe clock will stop and will resume upon resubmittal of the application materials. Once the application is deemed administratively complete, the planner will formally notify the applicant that the project has entered the substantive review period and technical comments will be given to the applicant within a reasonable timeframe. The substantive timeframe clock stops from receipt of comments until the applicant makes a formal resubmittal.

At any time during the process, an applicant can check the status of their application by viewing the Online Permit Manager on the Planning and Developments website:

<http://www.maricopa.gov/planning/OnlineServices/OnlinePermitManager.aspx>

The applicant's assigned planner can also be utilized as a resource for checking application status. If at any time comments are given to the applicant, a notation will be made as to the administrative or substantive timeframe remaining which will not resume until a resubmittal is made. **Note:** It is very important to return the planner's comment memo upon resubmittal so that the appropriate statutory timeframe can resume.

Depending on the comments received, the application materials may need revisions. The owner or authorized agent must submit revised materials to the OSS. The applicant's resubmittal must meet the County's technical requirement or it will be denied. Additionally, an administrative decision of denial can be made if the Director finds that it is not possible to grant the application within the timeframe or the applicant has not provided additional or supplemental information within 180 days (not working days) of a written or electronic request for said information.

Once staff is satisfied that technical requirements have been met, staff may approve or deny the request. At this time, the substantive timeframe clock will stop. After a decision has been made, a decision letter will be issued.

The conditions of approval of this Group Home 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.

Note: If an applicant has not made a resubmittal of application materials in either administrative or substantive review periods after six (6) months, the application will be closed due to inactivity.

INFORMATION REQUIRED FOR SUBMITTAL

1. Application – completed and signed – **2 copies**
2. Proof of ownership (recorded deed, unofficial copy acceptable etc.) – **1 copy**. If applicable, lease agreement. If the subject property is part of a land lease, the Lease Agreement should include the terms of the lease, and the proposed use of the leased land. Additional information may be required after reviewing the Lease Agreement.
3. Site Plan – **2 copies** (11"x17" or 8 1/2" x 14") of the property, indicating the following:
 - a) The site plan must be drawn to a recognizable scale, i.e. 1" = 20'.
 - b) North arrow and scale (written and graphic scale) shown on plan.
 - c) All property lines must be clearly shown and dimensions indicated.
 - d) Location and dimensions of all existing and proposed structures (including fences, signs and pools) from property lines and distance between structures.

- e) Location and width of dedicated streets, recorded easements, (provide recording number) and patent easements on or adjacent to property (include names of streets if applicable).
 - f) All existing and proposed structures must be shown and dimensioned on the site plan.
 - g) Indicate the number of residents within each bedroom.
4. Floor Plan (**two copies**) of the residence or building where the group home will be located.
- Identify the space to be used for the group home.
 - Include the dimensions of the rooms and common areas.
 - Identify all entries/exits.
5. Narrative Report – **2 copies**. Underlined wording indicates a section heading.
- Purpose of Request
Description of proposal – Include number of residents, number of bedroom, number of staff, hours of operation.
Relationship to surrounding properties
Circulation system (on & off-site) – including any proposed improvements.
Development Schedule
Public Utilities and services (refuse, sewer, water, police, fire, etc.)
6. Photographs. Submit photographs of the site, taken on all four corners of the property and looking inward to the property (minimum of four photographs). Please label each photograph with the view, direction and date. A site plan or key map may also be used in conjunction with the photographs with notations showing what direction the photograph faces and where it is taken.
7. Provide a copy of the Patent Easement Deed (when applicable) which may be acquired at the Bureau of Land Management, 1 N. Central, Phoenix, (602) 417-9200, located at the northeast corner of Washington and Central Avenue.
8. Fees:
- Zoning Clearance (Residential) - **\$100**
 - Addressing Review Fee of **\$10** to verify an existing address or **\$50** to assign an address (This fee is a separate fee but can be combined with the zoning clearance fee).
 - Change to an application for a license in progress - **\$50**
 - For an application to be added to an application for a license in progress - **\$50**
 - To re-initiate application for a license administratively denied due to time (within 180 days) - **\$50**
 - Appeal of administrative denial of a license due to time (within 30 days) - **\$150**



Planning & Development Department
GROUP HOME LAND USE APPLICATION

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



Form with sections: REQUEST, PROPERTY INFORMATION, OWNER'S AUTHORIZED AGENT INFORMATION, PROPERTY OWNER INFORMATION, PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION, INSPECTIONS, PROPOSITION 207 WAIVER, VERIFICATION OF APPLICATION INFORMATION, ARS § 1605 TIMEFRAME EXTENSION.

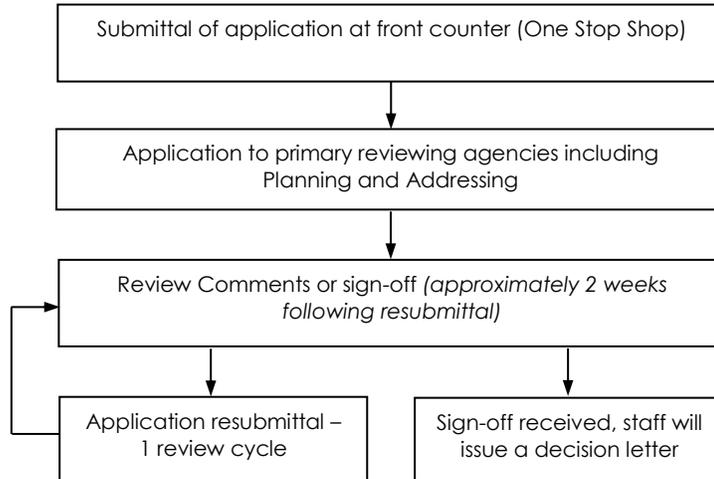


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GROUP HOME PROCESS & TIMEFRAME



PROCESS FLOW CHART & PROJECTED TIMEFRAME



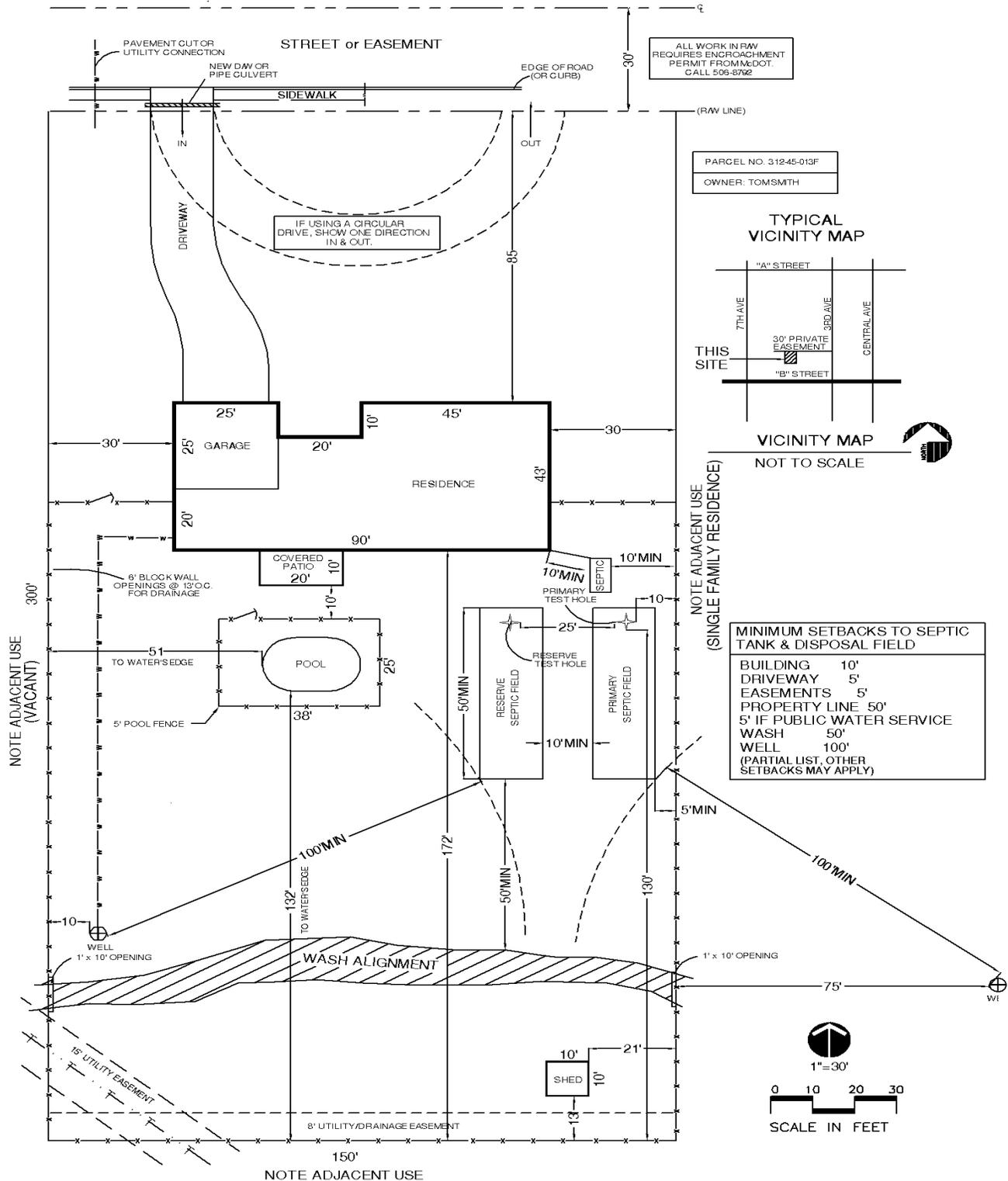
Approximate timeframe of 1 month



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TYPICAL RESIDENTIAL SITE PLAN

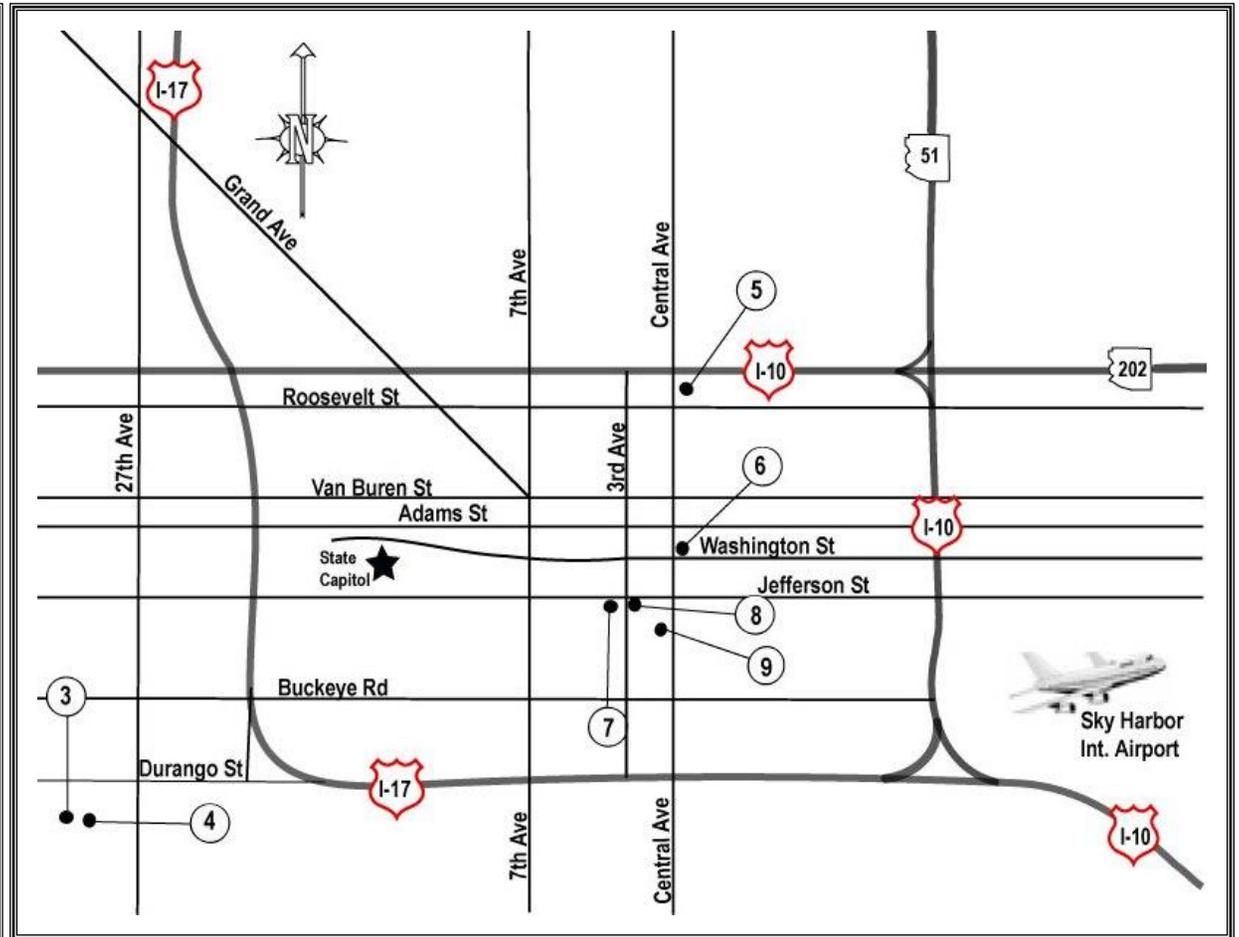
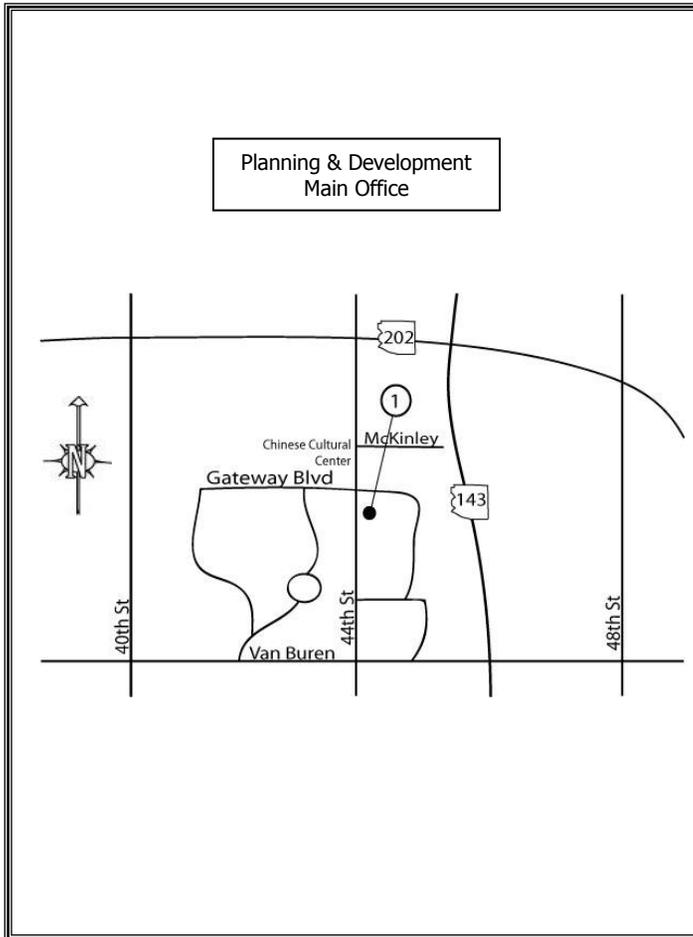


SAMPLE ONLY (DRAWING SHOWN IS NOT TO SCALE)
ADDITIONAL DETAILED PLANS MAY BE REQUIRED.



Planning & Development Department

PERMITS FACILITIES DIRECTORY



- 1.) Planning & Development** (602) 506-3301
501 N. 44th St, Suite 200 Fax: (602) 506-3711
- 3.) Department of Transportation** (602) 506-8600
2901 W. Durango St.

- 4.) Flood Control District** (602) 506-1501
2801 W. Durango St.
- 5.) Environmental Services** (602) 506-6666
1001 N. Central Ave
- 6.) B.L.M.** (602) 417-9200
1 N. Central Ave

- 7.) Assessor's Office** (602) 506-3406
301 W. Jefferson St.
- 8.) Recorder's Office** (602) 506-3535
111 S. 3rd Ave
- 9.) Sheriff's Office** (602) 876-1070
201 W. Jefferson St.
(Records & ID)



One Stop Shop - Planning Application Submittal – *What to Expect at the One Stop Shop*



- Purpose:** Provide customers with information about what to expect when submitting a land use application for a group home. This information sheet includes the application material checklist, fee schedule, and a three step process for application submittal.
- Location:** Maricopa County Planning & Development Department
501 N. 44th Street, Suite 200 Phoenix, AZ 85008
- Business Hours:** 8:00 a.m. – 5:00 p.m. Monday through Friday, except holidays (to ensure adequate time for application submittal, projects should be submitted no later than 4:30 p.m.)
- STEP 1 - Reception:** Proceed to the One Stop Shop Reception desk to obtain a call ticket for the application submittal. Provide the receptionist your name and specify the type of planning application.

STEP 2 - Intake Counter: One Stop Shop customer service will call your ticket number and evaluate the application materials for completeness. Once the application materials are accepted a tracking number will be provided and staff will advise you to proceed to the cashier to process application payment. The following is a list of required application materials: **(Please note, if any documentation is missing your application may not be accepted during the intake process, please be sure to follow this checklist).**

Group Home Application Submittal Documents	
	2 copies – Land Use Application – completed & signed
	1 copy – Recorded deed or unofficial copy is acceptable
	2 copies – Site Plan 11" x 17" or 8 1/2" x 14"
	2 copies – Floor Plan
	2 copies – Narrative
	1 copy – Photographs
	1 copy – Patent Easement Deed (if applicable)

STEP 3 - Cashier - Processing Payment: The cashier will call your ticket number, request your application tracking number, advise you of the total application fees and request your method of payment. Maricopa County accepts cash, check, or credit card. Please make checks payable to: **MARICOPA COUNTY**. We currently accept Visa and MasterCard for credit card payment. In August 2013, the County will also accept Discover and American Express. **Please note that proper payment in full, based upon the following fee schedule, is required at the time of application:**

Group Home Application Fee Schedule	
Zoning Clearance (Residential)	Residential \$100
Addressing	\$10 verify existing address or \$50 to assign address