



**CLUSTER DEVELOPMENT OPTION**  
 Section 18.09.040

PURPOSE

This is intended only as a guide to assist the petitioner in preparing for and meeting submittal and presentation requirements of the Cluster Development Option. Section 18.90.040 of the Pima County Zoning Code shall prevail over any conflicting instruction within this pamphlet.

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**I. Design Review Committee Members**

Section 18.99.030 Design Review Committee

Appointed Voting Members (Three year terms/maximum of 2 terms.)

- Architect
- Realtor/Developer
- Engineer/Planner
- Homeowner Association Representative At-Large
- Landscape Architect

Homeowner/Neighborhood Association Representative:

One person representing all affected Homeowner’s Associations of a specific development proposal, approved by such associations for review of that proposal only.

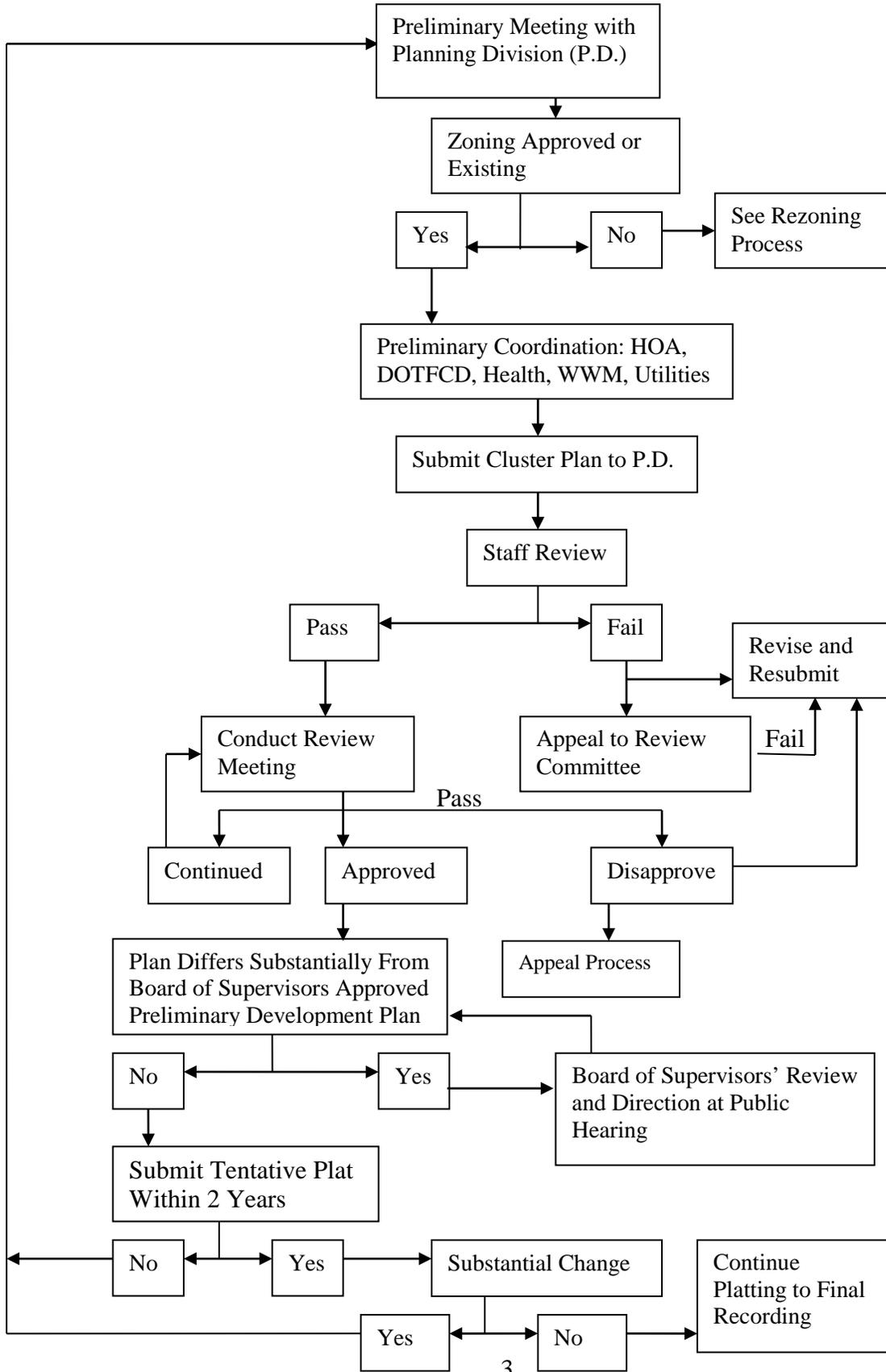
Statutory Voting Members:

- Planning Official, Development Services Department Director,
- Department of Transportation
- Chief Zoning Inspector, Development Services Department

County Staff Contacts:

- Development Services Department (DSD)
  - Planning Division (PD)
  - Phone: 724-9000
  - Chief Zoning Inspector (CZI)
  - Phone: 724-9000
- Department of Transportation and Flood Control District (DOT & FCD)
  - Subdivision and Development Plan Section
  - Phone: 724-6586 (DOT)
  - Phone: 724-7519 (FCD)
- Department of Wastewater Management (WWM)
  - Engineering Planning Section
  - Phone: 724-6500

**II. DESIGN REVIEW COMMITTEE/CLUSTER DEVELOPMENT  
OPTION- CLUSTER REVIEW PROCESS**



### **III. CLUSTER DEVELOPMENT REVIEW PROCEDURES**

#### **A. Preliminary Review (18.09.040.I1)**

1. First, meet with personnel from the Planning Division Subdivision Section, hereafter called “Planning Division” to review, discuss, and evaluate the proposed cluster project.
2. Meet with the Subdivision Sections of the Department of Transportation and Flood Control District and the Department of Wastewater Management for consultation and preliminary evaluation of the concepts for roads, flood control, and wastewater facilities.
3. Consult with other agencies, such as any affected utility companies, homeowner associations, and property owners within 300 feet of the site. The petitioner shall hold a neighborhood meeting with owners of the property within 300 feet of the proposed cluster development, including Homeowner Association of record at the Pima County Planning Division who has included the proposed cluster project area within their mapped homeowner association boundary.

The cluster proposal shall be presented to the neighbors and association in order that they may understand the impact upon them and their properties, and should be given opportunity for input and discussion.

Notification of the time and place for the neighborhood meeting shall be the responsibility of the petitioner, who shall certify to the Chairperson of the DRC that the required meeting was completed, prior to the DRC meeting date. Results of the neighborhood meeting will be discussed at the DRC public meeting.

4. It is further recommended that the subdivider also consult with other professionals and agencies interested in the proposed developments, such as real estate, lending and mortgage institutions, for the purpose of reaching, at an early stage, firm conclusion regarding the market to be served, suitability of the location, best plan for the purpose, protective covenants, and other elements of the proposed development.

#### **B. Submittal (18.09.040 I2)**

1. Submit a written request for Cluster Option Design Review together with the required fees, to the Planning Division. Provide

14 complete copies of the project: cover letter addressing your request, site analysis, the preliminary development plan, landscape plan, information sheets, and all other related material, folded 8½" x 11", and ready for mailing in individual, unsealed envelopes.

2. Make check payable to: **Pima County Treasurer.**

C. Compliance Review (18.09.040 I3)

The Planning Division shall review the plan for submittal compliance and shall either accept or reject the plan for further DRC review within five working days of plan submittal.

1. If accepted, copies of the plan shall be transmitted to the members of the Design Review Committee, hereafter called the "committee", and a committee meeting shall be held within 20 working days.
2. If rejected, the developer may:
  - a. Resubmit the plan with the appropriate revisions; or
  - b. Appeal to the committee for a review at a regularly scheduled meeting. The committee may then either accept or reject the plan or schedule it for future review.

D. Committee Review (18.09.040 I4)

1. The committee normally meets at 1:30 p.m. on the third Thursday of every month. Submittals accepted and considered adequate by the Planning Division by 12 noon Monday, 24 days prior to the meeting day, will be scheduled. If the cut-off day falls on a holiday, the first workday following. Submittals received after this and day will be scheduled for the following month's meeting.
2. The petitioner will be notified of a specific presentation schedule when a submittal is determined to be adequate. Upon the petitioner's request, a meeting will be scheduled with the Planning Division to specify any additional information and materials necessary for compliance.
3. A quorum of five voting members is required to conduct a committee meeting.
4. The petitioner shall limit the presentation to the committee to the material provided in the submittal package. Should the petitioner

request revisions or addendums to the project after submittal, but prior to the committee meeting, the project may be rescheduled for the following month. Should the petitioner present significant revisions to the project during the presentation, the Committee may, at their option, continue the project to the following month.

5. Typical Project Review Meeting Sequence:

- a. Planning Division comments and presents recommendations.
- b. Presentation by Petitioner.
- c. Homeowner/Neighborhood Comments.
- d. Discussion by the Committee.
- e. Motions and Vote by the Committee.

6. Meetings will normally be held at:

**County-City Public Works Center  
201 North Stone- Basement, Conference Room "C"  
Tucson, AZ 85701-1317**

7. Any tentative subdivision play subject to Committee approval shall not be accepted by the DSD- Subdivision Coordinator until after the project has been approved by the Committee.
8. The Committee shall review the cluster development plan for conformance with the purpose and requirements of section 18.09.040 and of this zoning code and refer to design guidelines and standards contained in the cluster design review manual.
9. The Committee shall also specify the general conditions and revisions that must be complied with before the plan can be approved.
10. Written minutes of the committee meeting are usually available within five working days after the meeting. Minutes will be mailed to the petitioner and all committee members.
11. For review criteria, refer to "VI. Design review Criteria Requirements" of this document.

E. Committee Review Decision (18.09.040 I5)

1. If approved without modification, the developer may now comply with Chapter 18.69 (Subdivision Standards) and submit the required documents and fees to the County Subdivision Coordination Section in

order to process the project through the Subdivision and Development Review Committee.

2. If approved subject to modification the developer may:
  - a. Submit the revise plan to the Subdivision Section for final compliance review; or,
  - b. Appeal any committee requirements in accordance with Section 18.09.040I6.
3. If the plan approved by the Committee constitutes a substantial change from a previously approved preliminary development plan by the Board of Supervisors, the following applies:
  - a. The Planning Division shall schedule a duly noticed public hearing within twenty work days of the committee approval at which the Board of Supervisors shall be requested to approve the cluster development option plan in
  - b. The request shall be at no additional fee to the petitioner and shall specifically cite the substantial change or difference between the two plans. The request shall provide the rationale for the committee's recommendation.
  - c. The supervisors' directions shall be applied to the cluster option plan which shall be further processed in accordance with Section 18.09.040I7 (Final compliance Review).

F. Appeal of Committee Review Decision (18.09.040 I6)

1. Appeals of the conditions and requirements specified by the committee may be directed in writing by the developer to the Planning and Zoning Commission within ten working days of the committee decision.

A hearing shall be held within forty-five calendar days of receipt of the appeal. Notice of the appeal hearing shall be provided to all who received notice of the committee meeting at which the condition or requirement being appealed was established.

2. Appeals from the decision of the Commission by the petitioner shall be made in writing to the Board of Supervisors within twenty working days of the action of the Commission. Reasons for and evidence to support the appeal shall be presented for review. Scheduling of the

appeal at a public hearing will be accomplished by the zoning administrator.

G. Final Compliance Review (18.09.040 I7)

1. All plans revised in conformance with the decisions of the committee, the commission or the supervisors shall be submitted to the Planning Division for final compliance review prior to the submittal of a tentative plat. A compliance decision shall be provided within five working days of the revised plan submittal.
2. Minor changes requested by the owner or developer shall be coordinated with the Planning Division prior to submittal of the tentative plat to the Subdivision Coordinator.
3. Should the tentative plat be substantially changed from the Cluster Development Option plan approved by the Committee a second Committee meeting will be required in accordance with section 18.09.040L2, with additional fees, as applicable.

H. Tentative Plat Submittal (18.09.040 I8)

Following final cluster development option compliance approval, the developer shall submit to the Subdivision Coordinator the following:

1. A tentative subdivision plat for review, in accordance with Chapter 18.69 (Subdivision Standards);
2. Approved cluster arrangements and schematic elevations, keyed to the approved cluster site plan.
3. A type 2 grading plan, in accordance with Section 18.81.060 (Grading).
4. Delineation of cluster open space;
5. Landscape plan, in accordance with Section 18.73.030 (Landscaping Standards).
6. Proposed covenants for the development.
7. Documentation outlining the proposed percentage of development to be accomplished prior to the homeowners' association assuming

responsibility for the maintenance of common areas and property (reference Section 18.09.040J2).

I. Time Limits (18.09.040 I9)

1. Approval of a cluster development plan shall be effective for two years from the date of final compliance approval, unless a tentative plat has been approved in accordance with Chapter 18.69 (Subdivision Standards).
2. Failure to record a final plat within four years of the committee approval date shall require a project feasibility review and approval to proceed by the Planning Official who shall determine the need for further cluster option review, based on land use changes surrounding the site area during the four-year period.

J. Homeowners' Association (18.09.040 J)

The applicant shall submit for recording a set of covenants, running with the land, providing for the creation of a homeowners' association. The covenants shall contain the required provisions in accordance with Section 18.09.040J of the Zoning Code.

K. Phased Development (18.09.040 K)

1. Approval may be given for the development of delineated phases of the site, after submittal of a unified cluster site plan for the total project. The phased portions shall be shown on the subdivision plat.
2. Open space requirements for each phase shall be the same as stated in Section 18.09.040F. Separate homeowners' associations with provisions for expansion or consolidation may be created. Prior to the sale of any lot, site, unit, or dwelling in a phased portion, the open space and recreation developed and maintained in accordance with the approved development plan.

L. Amendments to Final Plan (18.09.040 L)

1. Nonsubstantial changes in the location, sitting or character of buildings may be authorized by the Planning Official, if required by engineering or other circumstances not foreseen at the time of the final subdivision plat approval.

2. Substantial changes to the approved cluster site plan shall require a complete, new review of the entire project, to include additional fees, plan submittals and meetings in accordance with this section.

#### **IV. PURPOSE (18.09.040A)**

##### **A. Cluster Development Option (18.09.040A1)**

The Cluster option is not intended as a means of increasing the number of units on a particular site. Allowed density is a function of approved zoning. The cluster option provides for the efficient use of a given site, subject to a professionally designed plan that recognizes the constraints and opportunities of that site, in conformance with the requirements of the cluster option. The purpose of the cluster development option is to provide:

1. Site planning and unity of design in harmony with the natural features and constraints of specific sites, and particularly on sites possessing unique or severe topographic or hydrologic features;
2. Protection of natural, historic and man-made elements of scenic, environmental or cultural significance;
3. Design innovation;
4. Flexibility in the siting of structures and roadways;
5. More cost-effective development due to decreases grading and more efficient servicing of the development with utilities, roads, and other essential services;
6. Additional open space for private or community purposes;
7. Protection of existing neighborhoods through the provision of open space buffers and the location of structures.
8. A preferred planning tool for the development of land within the Buffer Overlay Zone, Chapter 18.67.

##### **B. Design Review Committee:**

Statement of purpose and method of operation. The committee is an interdisciplinary technical review body which provides interpretation and review enforcement of design and development practices as they relate to

specific projects. The purpose of this committee is to see that aspects of development in Pima County not adequately regulated by other bodies is reviewed and approved in a manner sensitive to the needs and values of the community and with due regard to the overall public interest. This document has been prepared to assist the committee and developers who are requesting approval for cluster developments. Pursuant to Sections 18.99.030 and 18.09.040 of the Zoning Code, this committee has adopted this document as a working policy for proper interpretation of cluster development review. The information contained herein is supplemental to that found in the code.

## **V. PRESENTATION GUIDELINES**

Through supporting plans, reports and representations the petitioner shall discuss and demonstrate specifically how the project meets the purposes and criteria of the committee and the requirements of the Zoning Code for cluster development. The cluster project should be presented in two stages: the general project concept and program, and the final specific physical design.

### **A. Project Concept and Program**

The design concept and general development program of the proposed cluster development must demonstrate adherence to overall principles and objectives that are consistent with the committee's interpretation of cluster development. Concept review and approval shall address the overall site development program and the issues of grading, roadway system layout, landscape concept, general context of the development, phasing, builders' track record, location, size and function of recreation area, location and distribution of open space, and drafts of covenants conditions and restrictions to be placed on the land. Additional concept elements may include density, infrastructure, and lot size. Any item discussed during the concept proposal which is detailed as opposed to concept oriented may be dismissed at the discretion of the committee.

Should the applicant elect to ignore concept and program issues and only discuss individual final physical design elements during the concept review stage, the applicant may be denied further review and approval.

Concept plan approval must be granted prior to proceeding on to the second stage of the review and approval process.

## B. Final Design

During this stage, specific design elements shall be discussed and reviewed by the committee. Final design items included architectural styles and motifs; landscape plant palette and design; building materials and colors; specific building elevations and footprints; final landscape plan; lot-to-lot relationships, and; elevations, layouts, and perspective displays. The purpose of the final design review is to evaluate specific detailed aspects of physical design and its effectiveness toward achieving a sound development in accordance with cluster option requirements.

## **VI. DESIGN REVIEW CRITERIA (18.09.040 G)**

### A. Criteria/Checklist of Performance Standards:

The following list of issues must be adequately addressed and solutions provided for approval by the committee. This list shall be utilized by both the petitioner and committee members to determine satisfactory compliance with the requirements of the ordinance and the committee.

1. Show and discuss the existing character and living conditions of the surrounding area. Demonstrate how site planning was conducted in order to alleviate the impacts of the new development (18.09.040A1g);
2. Discuss and enumerate local scenic, environmental or culturally significant items and demonstrate how site planning and building design sensitively respond to these elements, internally and externally (18.09.040A1b);
3. Demonstrate that enhancement or preservation of visual amenities will occur, particularly with respect to roadside visibility;
4. Demonstrate how the goals described in the pertinent sections of the County Zoning Code have been satisfactorily met;
5. Identify cluster groupings, as defined in the Zoning Code. Show how cluster grouping is separated by landscaped or natural open space areas throughout the larger cluster development. Cluster groupings should be sized with respect to the overall development such that undeveloped open space forms a characteristic entity throughout the development project (18.09.040B1 and E8);
6. Discuss all the topographic and hydrologic issues on the site. Demonstrate how site planning and unity of design have been tailored

to take advantage of existing topographic and hydrologic features, or how those features have been enhanced and utilized as site benefits (18.09.040A1a);

7. Enumerate and delineate natural, historic, and manmade elements of scenic, environmental, and cultural significance and demonstrate how they have been protected (18.09.040A1b);
8. Discuss and demonstrate how this project is innovative, compared to standard developments (18.09.040A1c);
9. Discuss and enumerate the use of flexibility in the siting of structures and roadways (18.09.040A1d);
10. Discuss the costs benefits of utilizing cluster option and present the costs savings created by more efficient servicing of the development with utilities, roadways, and other essential services (18.09.040A1e);
11. Clearly define and delineate the additional open space for private and community purposes which has been created by the cluster proposal (18.09.040A1f);
12. Demonstrate how the location and provision of open space buffers and structures has provided for the protection of existing neighborhoods (18.09.040A1g);
13. Demonstrate how individual lots, buildings, streets, and parking areas have been designed and located so as to minimize alteration of natural and historic features of the site (18.09.040I4d1a);
14. Document and delineate size, shape, topography and location requirements for the particularly purposes proposed for functional open space (18.09.040I4d1b);
15. Delineate irreplaceable natural features located on the site such as streambeds, significant stands of vegetation, significant trees and cacti, rock outcroppings, etc. and how those have been incorporated into the cluster open space amenity (18.09.040I4d1c).
16. Delineate recreational or functional open space and demonstrate its ease of accessibility to pedestrians, the handicapped and the elderly (18.09.040I4d1d);
17. Document view sheds from various units, buildings, or lengths of public roadway or streets which encompass scenic open space (18.09.040I4d1e);

18. Demonstrate how individual building types and designs appropriately function in their relationship to the natural constraints of the site (18.09.040I4d1f);
19. Demonstrate how lots, buildings and units are arranged in relationship to the surrounding properties, to improve the view of buildings and to minimize land area devoted to motor vehicle access (18.09.040I4d1g);
20. Demonstrate how individual lots, buildings, units and parking areas will be situated to avoid adverse effects of pollution, noise, lighting and traffic on the future residents of the site (18.09.040I4d1h);
21. Demonstrate how all sites, structures, and landmarks with a potential for historic preservation have been identified and where possible, integrated into the development plan as a design feature of the project (18.09.040d1i);
22. Demonstrate that the required landscaping is in accordance with Chapter 18.73 (Landscaping Standards) 18.09.040-E12.
  - a. Demonstrate that buffers are provided to protect existing neighborhoods by mitigating the adverse impacts of sound, visibility, and traffic. Buffers may include landscaping, walls, fences, pathways, drainage ways, natural features existing vegetation and natural open space (18.09.040E13);
23. Provide architectural renderings, elevations, and perspectives, as required, to present the style, color, materials and context of proposed structures (18.09.040G2d);
24. Provide any descriptive data that may be appropriate, including drafts of the proposed covenants, conditions and restrictions that will apply to the cluster project (18.09.040G2g);
25. Demonstrate that excess cut and fill material shall be disposed of in accordance with Chapter 18.81 (Grading) and not disposed of over the edges of slopes onto undisturbed areas (18.09.040E10);
26. Demonstrate that all streets and highways have horizontal and vertical alignment consistent with approved design speed, and roadway geometrics consistent with an approved design vehicle, as specified in criteria available from the department of transportation and floor control district (18.09.040E111);

27. Should any exterior lighting be planned to illuminate parking spaces, drives or recreation facilities; demonstrate that the lighting is so arranged in order to shield and reflect light away from adjacent residential lots (18.109.040E14);
28. Demonstrate how your project is more cost effective under cluster than under “standard” design. Do you have less grading and more efficient utilization of roads, and other essential services than under “standard” design? (18.09.040A1e);
29. Discuss the specific reasons why you chose the Cluster Development Option for this project rather than a conventional subdivision design.
30. Demonstrate how the designated Cluster Open Space is an integral part of the site design and provides amenity value to residents it is designed to serve.
31. Are you the builder for this development? Discuss how you intend to document and administer the special requirements you agree to today. How has your program for development been designed to facilitate easy administration and plat review by County staff? What guarantee have you provided to insure this cluster project gets built as promised?
32. Discuss the draft Covenants, Conditions and Restrictions prepared in acceptable legal language, to establish the required homeowners’ association. At what point does the developer relinquish control of common areas to the homeowners’ association? What protection do the homeowners’ have while the developer has control over the homeowner’ association? (18.09.040J).

**B. Content of the Site Analysis**

The site inventory serves to identify and describe existing characteristics and conditions of the site. This step in the process will identify both development constraints and development opportunities of the site prior to the actual site design process. An evaluation of the effect of the proposed development, in accordance with County “Site Analysis Requirements” document Section G, items 1A through 1L is required.

**C. Land Use Proposal**

The land use proposal enables the developer to set forth design concepts derived from the analysis of the site’s characteristic and to present sensitive design and mitigation techniques that respond to unique site characteristics and the character of the surrounding neighborhood. In accordance with

County “Site Analysis Requirements” document address Part II Land Use Proposal.

## **VII. Site Analysis (18.09.040 G2)**

### **A. General Requirements**

This site analysis is to serve as a tool that will enable the public, the committee, county staff, and developers to comprehensively evaluate the development. The report will have two parts: The site inventory and the land use proposal.

1. For any case where county staff waives certain requirements of this site analysis, they shall present to the committee the reason why each particular requirements waived was not essential in this project. The committee may either accept the shortened site analysis or as those additional requirements are completed before they take action on the case, thus, may continue the project to the following meeting.
2. A site analysis not addressing all the requirements, questions, or concepts as requested by this document shall be determined incomplete. Descriptions and/or maps of those requirements of this document relating to characteristics of the site or development that are insignificant or absent may be deleted if so determined. A statement to this effect, along with supporting rationale, shall be provided in the applicable section.
3. A site analysis will also be determined incomplete if it is in gross non-compliance with existing ordinances or adopted policies, such that the development proposed cannot proceed to hearing without significant changes to achieve compliance.
4. No project will be scheduled for a committee meeting until after the site analysis is determined to be complete.
5. A determination of completeness does not represent Pima County staff’s endorsement or approval of the project design.

### **B. Written Format**

1. The preferred format of this site analysis is 8½"x 11" bound so as to open flat for review (e.g., “spiral” binding is preferred to “vello” or staples). Maps may be larger size, as discussed below.

2. The site analysis shall be written in the same order as the requirements and all discussions and answers shall use the same numbering and symbols as the requirements. Page numbers must be provided on all pages, including maps.
3. The site analysis shall include a table of contents which includes the page number of all maps and exhibits. A bibliography shall also be provided of all the contributors and literature referenced in the writing of the report.
4. The name, address, and phone number of a designed contact person shall be provided at the beginning of the report.

C. Map and Illustration Guidelines

1. All maps and illustrations shall be clearly identified with descriptive legends, titles, north arrow, scale, dimensions, and contour intervals.
2. All aerial photographs used shall be current within two years of submittal and include the scale, the date the photograph was taken, and a north arrow.
3. Topographic maps shall be prepared using either one-foot or two-foot contour intervals; the petitioner may choose which interval to use.
4. Maps shall be located at the end of the subsections in which they are discussed. (e.g., topography, hydrology)
5. The size of maps and illustrations may be determined by the petitioner. However, all exhibits must be a consistent size throughout to facilitate review of the complete document. (8½" x 11" or 11" x 17" maps with title and number visible when folded are preferred when adequate detail can be provided. 18" x 24" maps provide good detail on larger projects so long as a Preliminary Development Plan overlay of the same size as provided.
6. Map scale may also be determined by the petitioner. However, all maps shall be represented at the largest scale possible to clearly identify those characteristics of concern. Those maps not providing a legible resolution of detail, as determined by staff shall be determined incomplete.

## **VIII. Preliminary Development Plan (18.09.040 I2b)**

### **A. Purpose:**

A developer plan shall establish the basic features, uses and general locations of all elements of a project. Sufficient information shall be provided by the developer to assure that zoning code requirements and other applicable county policies are met.

### **B. Specifications:**

A preliminary development plan shall be drawn on a topographic map at a scale which is adequate to show all necessary details clearly. It shall contain, at a minimum, the applicable mapped elements, written supporting data and effect as listed within Section 18.91.030E2b.

## **IX. Preliminary Landscape Plan (18.09.040 G2f)**

### **A. Landscape Requirements**

Landscape plans shall include the following:

1. Project name, plan title, and where applicable, C09 reference number.
2. Name, address, and phone number of preparer.
3. North arrow, scale and location map.
4. Property lines, project limits, topographic lines and elevations.
5. Existing and/or conditionally approved zoning or project, existing and approved use and zoning of adjacent properties; names and right-of-way width of adjacent roads.
6. Bufferyards:
  - a. The specific bufferyards required; the specific bufferyards provided;
  - b. All materials provided to satisfy bufferyard requirements: plants, berms, walls, heights, etc.;
  - c. Square footage of total bufferyard area provided.
7. Where applicable, parking area screening and planting, per Chapter 18.75;

8. Where applicable, a response to all conditions of rezoning the pertain to landscaping, vegetation preservation, revegetation, buffering, screening or other environmental concerns;
9. The square footage should be provided for the following: the site, the building and storage yard footprints gross parking area, amenity landscaping provided;
10. Provide letter of permission from the holder of easements rights to allow for any landscaping within easements (Utility, drainage, access, etc.);
11. Graphic representation of all landscape elements, including significant existing, preserved, relocated and introduced plat materials, inorganic, groundcover, architectural features and their functions;
12. A plant list and legend, indication the scientific and common name of each plant, plant size, location and symbol and whether preserved, transplanted, or introduced;
13. A design concept statement, plan notes or sketches that contain:
  - a. Plant selection;
  - b. Environmental zone and mini-oasis concepts, where applicable;
  - c. Irrigation: groundwater, effluent and storm water runoff detention and use; temporary or permanent systems;
  - d. Site grading and how it benefits landscaping;
  - e. Use of groundcover, both graphic and inorganic;
  - f. Use or disposal of exiting, on-site vegetation and a statement indicating compliance with ARS Section 3-904.
14. A statement assuring the continued maintenance of the required landscaping and assigning the responsibility of the maintenance to the property owner or agent, a homeowners' association or other liable entity;
15. If the plan is a phase or portion of an overall landscape plan, the following should apply:

- a. Boundary limits of the phase must be clearly noted on a copy of the overall plan;
  - b. Plant selection and design must conform to the overall plan (Ord. 1985-171.7.1 (part). 1985)
16. Provide cross-corner sight distance triangles. Landscape materials must be selected and placed so as not to interfere with drivers' visibility within cross-corner sight distance triangles and within a visibility plane described by two horizontal lines located 30" and 72" above finished grade;
17. When landscaping or bufferyards are required or used within or near sewer easements, elements such as walls, fences boulders and trees should be placed so as not to interfere with access to manholes and sewer lines;
18. Plant materials with intrusive root systems shall not be placed within drainage basins with engineered bottoms;
19. The extent of disturbed/ graded areas and all materials and elements provided for the revegetation and/or slope stabilization of these areas (including detention/retention basins) as required by the Grading Ordinance, Grading Design Manual, and the Storm water Detention/Retention Manual. For those projects requiring a Type II Grading Permit, provide a copy of the grading plan, or superimpose the landscape plan information on the grading plan.

B. Other References

Reference Chapter 18.73, LANDSCAPING, BUFFERING AND SCREENING STANDARDS, the Landscape Design Manual, Chapter 18.75, OFF-STREET PARKING AND LOADING STANDARDS, Chapter 18.81, GRADING STANDARDS, The Grading Design Manual, the Stormwater Detention/Retention Manual, and the Subdivision Street Standards Manual.