



**MARICOPA COUNTY
PLANNING & DEVELOPMENT
DEPARTMENT**

**GROUP HOME
SUBMITTAL FORMS INDEX**

APPLICATION INSTRUCTIONS & CHECKLIST
INFORMATION REQUIRED FOR SUBMITTAL & PROCESS TIMEFRAME
GROUP HOME LAND USE APPLICATION
EXAMPLE OF A TYPICAL RESIDENTIAL SITE PLAN

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

Group Home 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 - Land Use and the Group Home 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!**



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APPLICATION INSTRUCTIONS & CHECKLIST

Group Home is defined as "A dwelling unit shared as their primary residence by minors, 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 autism, cerebral palsy, epilepsy or mental retardation, as regulated by Arizona Revised Statutes, §36-582.)

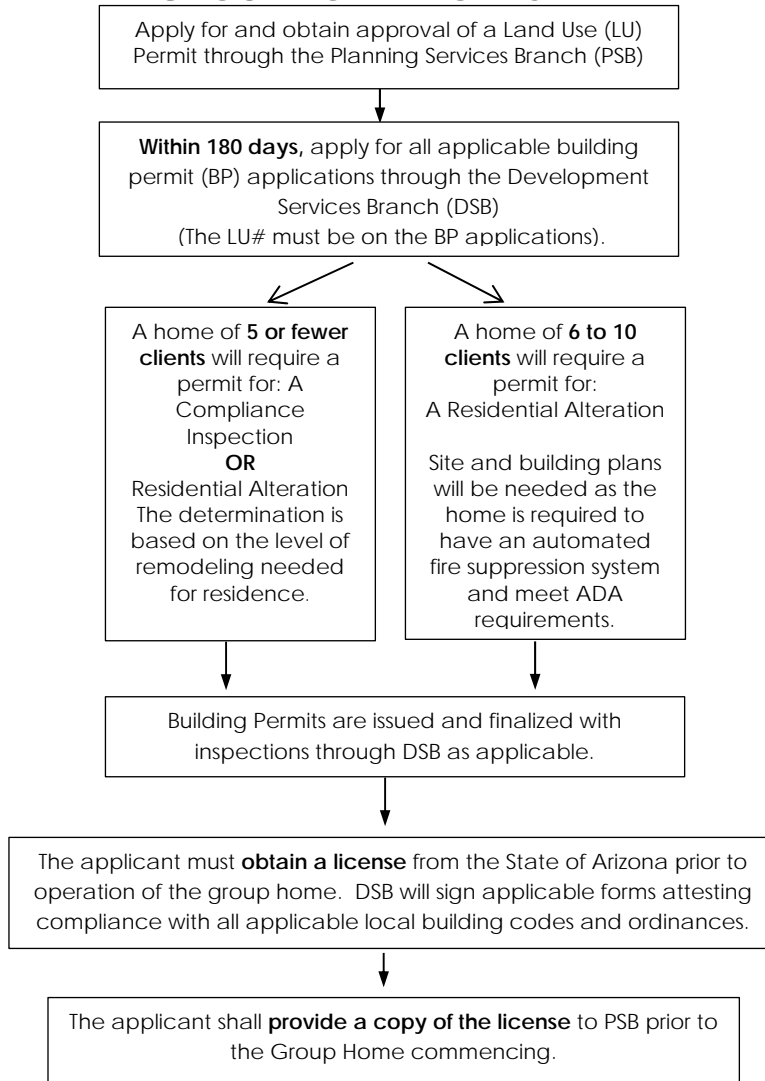
The governing regulations that apply are: Maricopa County Zoning Ordinance, Chapter 5, Article 501.2.5 and Chapter 6, Article 601.2.4. A by-right group home **shall not be more than 10 persons** and shall comply with the governing regulations. Group Homes greater than 10 persons are subject to a Special 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.



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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.



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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/arstitle/>

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 authorizes 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.



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At any time during the process, an applicant can check the status of their application by viewing the Citizens Access Portal on the Planning and Developments website:

<https://acela.maricopa.gov/CitizenAccessMCOSS/>

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.



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INFORMATION REQUIRED FOR SUBMITTAL

1. **Application: completed and signed – 2 copies**
2. **Proof of ownership (recorded deed or unofficial copy) – 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.
4. **Floor Plan – 2 copies of the residence or building where the group home will be located.**
 - a) Identify the space to be used for the group home.
 - b) Include the dimensions of the room and common areas.
 - c) Identify all entries/exits.
5. **Narrative Report – 2 copies, underlined wording indicates a section heading.**
 - a) Purpose of Request
 - b) Description of proposal – Include number of residents, number of bedroom, number of staff, hours of operation.
 - c) Relationship to surrounding properties
 - d) Circulation system (on & off-site) – including any proposed improvements.
 - e) Development Schedule
 - f) 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.



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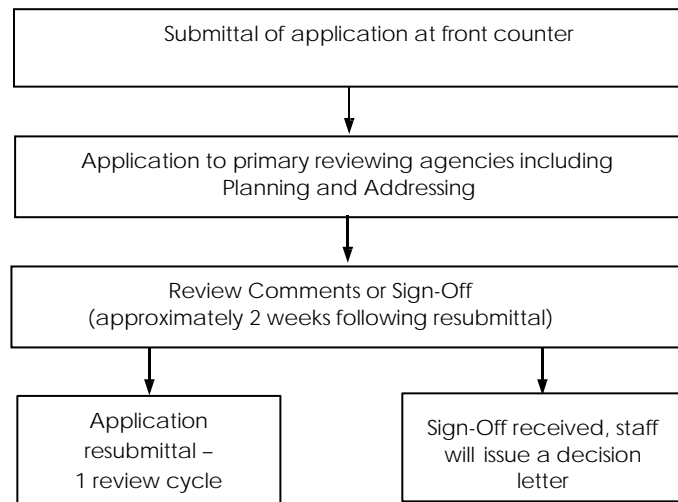
7. **Electronic copies of application materials saved as Adobe PDF files – 1 CD or jump drive.**
 Example Narrative Report should be saved as NARR-RPTS-1.pdf

Application Document	Required Naming Convention for the Adobe PDF documents
Completed Application	APPL-FORM-1
Official recorded deed/unofficial deed	DEED-DETL-1
Site Plan	SITE-PLAN-1
Floor Plan	FLOR-PLAN-1
Narrative Report	NARR-RPTS-1
Photographs	PHOT-DETL-1

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**

PROCESS FLOW CHART & PROJECTED TIMEFRAME



Approximate timeframe of 1 month



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GROUP HOME – LAND USE APPLICATION

REQUEST		
Title of Project:		
Description of Request:		
Existing Use of Property:		
Existing Zoning District:		
Related Case Number:		
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:		
OWNER'S AUTHORIZED AGENT INFORMATION		
Name:	Contact:	
Address:		
City:	State	Zip:
Phone #:	Fax #:	
E-mail Address:		
PROPERTY OWNER INFORMATION		
Name:	Contact:	
Address:		
City:	State	Zip:
Phone #:	Fax #:	
E-mail Address:		
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.		
INSPECTIONS		
By submitting this application, I am inviting County staff to conduct all site inspections they deem necessary.		
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, 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.		
Property Owner Signature: _____		Date: _____
ARS § 1605 TIMEFRAME EXTENSION		
I authorize a 50% timeframe extension for the review of my application as adopted by the Board of Supervisors per ARS § 1605 and as amended.		
Property Owner Signature: _____		Date: _____

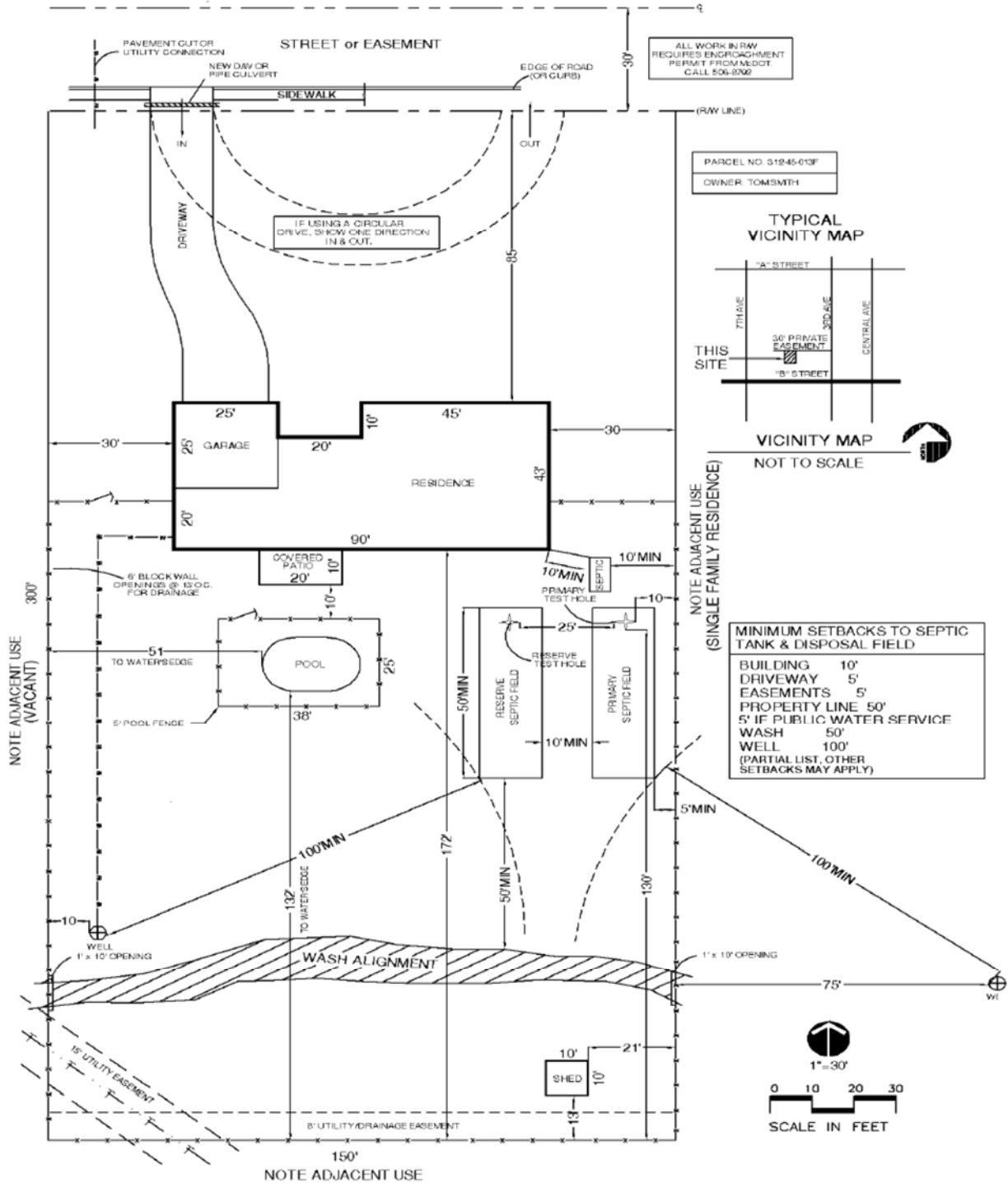
ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE

301 W. Jefferson St., 1st Floor, Suite 170 ■Phoenix, AZ 85003 ■(602) 506-3301
www.maricopa.gov/planning



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EXAMPLE OF A TYPICAL RESIDENTIAL SITE PLAN



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