



**Chandler - Arizona**  
Where Values Make The Difference

# Site Development Plan Review Guide/Checklist

This checklist should be used as a guide in the preparation of construction plans for Site Development review. This list is not exhaustive and additional requirements or deficiencies may be noted during the plan review process.

The requirements referred to on the checklist can be found within the City Zoning Code and Technical Design Manuals available on the internet at [www.chandleraz.gov](http://www.chandleraz.gov)

See the [Site Development Submittal Form for Commercial, Industrial and Multi-Family Projects](#) and the [Civil Engineering & Site Development Improvement Plans Submittal Form & Requirements](#) forms for all plan submittal requirements.

## ADDITIONAL PLAN REVIEW DOCUMENTS REQUIRED

1.  Two color copies each (on separate 8½" x 11" paper) of all color chips, materials and/or cut sheets specifying all exterior paint colors and materials (including finishes, styles or patterns, as applicable) on buildings, site and hardscape plans. Provide for decorative pavement, amenity items, walls, fences & gates, benches, structures, awnings, deco pots, etc. (These sheets are for filing and inspection – **no material samples or foam boards will be accepted.**) See Section 35-1902(5)(a), Zoning Code.
2.  Two copies each (on separate 8½" x 11" paper) of catalog cut sheets for all building exterior and site lighting fixtures and poles. Indicate model, style, finish and/or color and any model options (to match lighting/fixture schedule on electrical plans). See Section 35-1902(6)(d), Zoning Code.

## NOTES REQUIRED ON PLANS

3.  Notes to be included on the **Landscape Plans**:
  - All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
  - No obstructions to view shall be erected, constructed or parked within the sight visibility area, all trees within the line of sight will maintain a canopy height above 6' curb elevation, all shrubs in this area may not reach a mature height over 24".
  - All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
  - Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.
  - All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. See Section 1902 (6)(h).
  - Parking lot trees must have a minimum clear canopy distance of 5'. See Section 1903(6)(c)(4).
  - Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 ½" below concrete or other paved surfaces, See Section 1903(6)(c)(11), Zoning Code.
  - Trees must be placed a minimum of 5' from sidewalks and public access-ways. Shrubs must be, at maturity, 3' from all sides of a fire hydrant, PIV or FDC. See Section 1903(6)(j)(1), Zoning Code. (**Indicate hydrant, PIV and FDC locations on the Landscape Plans**)
  - All landscaping shall be maintained by the landowner or the lessor. See Section 1903(6)(g), Zoning Code.
  - There shall be no obstruction of site signage by landscape plant material, and that such must be relocated and/or corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.
  - All transformer boxes, meter panels and electric equipment, backflow devices or any other utility equipment not able or required to be screened by landscaping or walls, shall be painted to match the building color.
  - All walls over 7' in height, site lighting, signage, ramadas and shade structures require separate submittal and permits.
  - All trees shall comply with the latest amended edition of the ["Arizona Nursery Association – Recommended Tree Specifications"](#). See Section 1903(6)(a), Zoning Code; (**This is to be noted in the plant legends on each sheet**)
  - **Add current City of Chandler [Civil Engineering Reclaimed Water Notes to irrigation plan when using effluent water for irrigation](#). See link: [http://www.chandleraz.gov/content/UDM\\_ReclaimedWaterNotes.pdf](http://www.chandleraz.gov/content/UDM_ReclaimedWaterNotes.pdf)**
  - **Add certification to the cover sheet:**

I hereby certify that no tree or boulder is designed closer than six (6) feet to the face of public street curb.

\_\_\_\_\_  
Registered Landscape Architect

\_\_\_\_\_  
Date

4.  Notes to be included on the **Site Plan**:
- All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
  - All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.
  - Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
  - All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.
  - The Fire Department Double Check assembly shall be painted to match the adjacent wall color.
  - Signs require separate permit.
  - There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.
  - All transformer boxes, meter panels and electric equipment, backflow devices or any other utility equipment not able to be or required to be screened by landscaping or walls, shall be painted to match the building color.
  - All walls over 7' in height, site lighting, signage, ramadas and shade structures require separate submittal and permits.
5.  Notes to be included on sheets containing **Building Elevations**:
- All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.
  - Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
  - Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents. Section 35-1902 (8)(e)(15), Zoning Code.
  - Screening shall be architecturally integrated for the Service Entrance Section (SES) and all utilities. All ground mounted equipment shall be screened from public view by a concrete or masonry wall with solid gates, equal to or greater in height than the mechanical equipment. Section 35-1902 (8)(e)13, Zoning Code.
  - Signs require a separate submittal and permit.
6.  Notes to be included on **Electrical/Lighting Plans**:
- All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.

## **GENERAL STANDARDS**

7.  Project design guidelines and specifications: Project design guidelines and specifications shall be developed by the applicant, submitted with the earliest zoning application, and approved by the approving authorities (Council, Planning Commission, and Staff), but no later than the site development plan submittal preceding the issuance of the building permit. These guidelines and specifications shall describe how the site development plan design standards in Section 1902 shall be met in any particular project. Once approved by the approving authority, these guidelines and specifications shall become binding on all development and construction within this project. The Zoning Administrator may accept minor departures from such approved guidelines and specifications when such request is made in writing and upon finding that:
- The departure is minor and does not change basic intent or quality; or
  - An alternate, which on balance is greater in quality than previously approved.
  - Any other changes shall be approved only by the approving authority. The above design criteria specifications shall include consideration of adjoining existing or approved projects to avoid clashing and to promote identity. This shall be observed also by all developers at the intersections of arterial streets.
  - It is not the intent of this provision to promote or attain similarity or sameness. The intent of this provision is to attain identity for a project and to attain identity at intersections at arterial streets so that such intersections could become unique and readily perceivable nodes in Chandler. The developer's responsibility and creativity are relied upon in fulfilling these purposes. See Section 35-1902(8)(f), Zoning Code. \*All projects are required to meet all Zoning Code requirements, unless waivers and/or deviations are described and specifically requested within the preliminary development plan booklet and approved during the PDP process.

## **SITE PLAN DESIGN STANDARDS**

8.  Boundary of property must be dimensioned. See Section 1901, Zoning Code.
9.  Show scale of drawing and North arrow. See Section 1902(4), Zoning Code.
10.  Show all improvements to streets or alleys. See Section 1901, Zoning Code.
11.  Show existing street(s) name, right-of-way widths, curb, gutter, sidewalks, paving and driveways. See Section 35-1901(7), Zoning Code.

- 12.  Show existing alley(s), right-of-way width and type of improvement (i.e., gravel, dirt, paved). See Section 35-1901(8), Zoning Code.
- 13.  Show location of existing ditches, canals, fences, easements (width and use) or other physical structures on or adjacent to property. (Ditches and/or canals must be under grounded or abandoned.) See Section 35-1901(11) and 48-12.12, Zoning Code.
- 14.  Show location of existing overhead and underground utilities serving property. See Section 35-1901(10), Zoning Code.
- 15.  Show and dimension all rights-of-ways. Coordinate with Civil Reviewer where new right-of-way dedications are required. See Section 35-1901 (13)(2), Zoning Code.
- 16.  Show 6' meandering sidewalk on arterial streets. Provide public sidewalk access. See Section 1902 (8)(b) 2, Zoning Code.
- 17.  Show required setbacks from future right-of-way lines (and property lines). See Section 1902(4) (a) 2, Zoning Code.
- 18.  Show location, size and type of all proposed gas, telephone, electric, water and sewer lines and fire hydrants. See Section 1901 Proposed Improvements (13)(3), Zoning Code.
- 19.  Designate refuse enclosure locations. Provide 6' masonry walls with solid gates. Include elevations and specify all colors and materials. Section 1901 & 1902(6) b, Zoning Code.
- 20.  Show location and width of driveways. See Section 1901, Zoning Code.
- 21.  Bus bay locations, where applicable, shall be integrated with pedestrian walkways that provide direct access to the adjacent commercial center. See Section 35-1902(8)(b) 2, Zoning Code.
- 22.  Provide safe, convenient and pleasant pedestrian circulation to and from parking lots, amenities and throughout development with walkways, special paving, shade, rest areas and other features appropriate to any one specific development. Textured paving treatments shall be provided at all crosswalks, driveway entrances, and on-site pedestrian crosswalks. Ramp all walks per ADA. See Section 35-1902(4) 2 (c) Zoning Code.
- 23.  Shopping centers, office and commercial complexes require one (1) special feature that is pedestrian oriented for each 50,000 square feet of gross floor area such as, but not limited to, fountains, sculpture, mural, or other generally accepted forms of art. (Fountains must be internally/pedestrian oriented unless using effluent.) See Section 1902(8)(b)(4), Zoning Code.
- 24.  Water features are allowed only within small-scale pedestrian oriented places, unless serviced with reclaimed water or part of a publicly oriented outdoor recreation facility. Designs, which reduce evaporation, e.g., cascading rather than vertical spray, are required. See Section 1903(6)(f), Zoning Code.
- 25.  Provision shall be made for bikeways and bicycle storage as appropriate to any specific development. Submit details and show location on Site Plan. See Section 1902(4)(d), Zoning Code.
- 26.  Submit details of all walls and gates. Fence construction shall not feature wood as the primary element. See Section 1901 & 2204(8)(b) 2, Zoning Code.

27.  **PROVIDE SITE DATA ON SITE PLANS: (TO BE PLACED ON SITE PLAN AND NOT THE BUILDING PLANS COVER SHEET)**

|                                      |   |                            |
|--------------------------------------|---|----------------------------|
| Total site area                      | _____ S.F.                                  | _____ Ac.                  |
| Total building area                  | _____ S.F.                                  | _____ % of total site area |
| Total landscape area                 | _____ S.F.                                  | _____ % of total site area |
| Total parking spaces required        | _____ (# covered _____ # non-covered _____) |                            |
| Regular parking spaces provided      | _____ (# covered _____ # non-covered _____) |                            |
| Handicap spaces provided             | _____ (# Car _____ / # Van _____)           |                            |
| Total of all parking spaces provided | _____                                       |                            |
| Building height                      | _____                                       |                            |

- 28.  Provide percentage of lot coverage on plan (see specific zoning district for maximum lot coverage). See Section 35-1706(5), Zoning Code.
- 29.  Show zoning and use of all adjacent properties. See Section 1901(6), Zoning Code.
- 30.  Submit Phasing Plans – Show on Site Plan, Civil and Landscape plans. See Section 1904, Zoning Code.
- 31.  When adjacent to single family residential development, commercial buildings must setback 25', plus one additional foot for each foot of height of the commercial building, from the residential property line. In addition, no industrial building may be closer than 50' from a residential property line. See Section 1902 (8)(a) 1. and 1503, Zoning Code.

32.  Show location of lighting on Site Plan. Submit electrical plans and details. Indicate types and finishes on cut sheets and lighting schedules. See Section 35-1902(6)(d), Zoning Code.

## **PARKING STANDARDS**

33.  Minimum non-parallel parking space size of 9'x19' (may be 9'x16.5' with a 2.5' unobstructed vehicle overhang- overhang may not protrude into required building or landscape setbacks or into ADA required width of walkways). Provide dimensions. See Section 1802(1), Zoning Code.
34.  Minimum parallel parking space size of 8'X22', except where a space adjoins a wall, column or other obstruction higher than 6" and where a 3' minimum wide unobstructed pedestrian access is not provided, then the width of the space shall be increased by 2'; providing a 10'X22' parallel space. See Section 1802(1), Zoning Code.
35.  The number of parking spaces must comply with Section 1804, Zoning Code.
36.  Show location and dimensions of accessible parking spaces, aisles, signs and ramps. Label van accessible spaces. It is the designer's responsibility to meet all current federal and state accessibility standards and guidelines.
37.  Minimum driveway width is 24' for two-way drives and 14' for one-way drives (if drive is a required fire lane, width must be 20'). Provide dimensions on Site Plan. See Section 1802(2,3), Zoning Code.
38.  All drives must be a minimum of 10' from interior property lines. See Section 1802(2), Zoning Code.
39.  All drives must be a minimum of 20' in length within property lines. See Section 1802(4), Zoning Code.
40.  Parking lot surface must be concrete masonry or asphalt. See Section 1802(5), Zoning Code.
41.  Alley uses for commercial or industrial uses adjacent to single-family residential uses require a Use Permit and full paved width to nearest street. See Section 1802(8)(9), Zoning Code.
42.  Parking lots must be set back 20' minimum from street side property lines (setback is to the front overhang of the vehicle). See Section 1902(4)(a)(1.b), Zoning Code.
43.  Parking areas must be screened from public or street view by a decorative masonry wall(s) and earth berm(s) 30"-42" in height. Provide top of wall elevations, adjacent grade, and paving elevations. Provide horizontal and vertical variation in wall sections exceeding 80' in length. Provide details and elevations of wall. See Section 1903(6)(c) 8 and 1902 (4)(e), Zoning Code.
44.  Show number, location and type of covered spaces. See Section 1802(14), Zoning Code.
45.  Canopy covers must be architecturally integrated with surrounding structures, i.e., color, materials, location, 6" minimum fascia (all four sides) and landscaping between units. Submit details and elevations. Show lighting design for covered parking spaces. Covered parking structures require separate permits. See Section 35-1802(14), Zoning Code.
46.  Storage and collection areas for shopping carts must be provided in parking lot. See Section 35-1802(13), Zoning Code.
47.  Six-inch concrete curbing is required around perimeter of parking and drives to protect landscaping, control vehicular circulation and storm water flow. See Section 35-1803(2), Zoning Code.
48.  Wheel stops/curbing must be installed to prevent damage to property or persons, i.e., adjacent to walls, equipment, etc. See Section 35-1803(2), Zoning Code.
49.  In the design of the parking lots, entrances to and from and facilities served by those parking lots, provisions shall be made for adequate, safe and convenient pedestrian circulation, including for the disabled. See Section 35-1803(3) Zoning Code

## **GRADING STANDARDS**

50.  Specify finish elevations for paved areas, show contour lines of retention areas, and bermed areas. Indicate finish floor elevations. Show contours on both grading and landscape plans. See Section 1901 Proposed Improvements (9), Zoning Code.
51.  Street frontage areas must be graded to "natural and pleasing" ground forms:
- A maximum of 50% of street frontage landscape area may be used for storm water retention (excluding right-of-way).
  - Soil excavated for retention basins must be used to create complimentary earth mounds. Height of earth berms shall be measured from adjacent street curb elevation.
  - Earth mounds, natural and pleasing in size and shape, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins. Future build out of street improvements must be considered in berm design so that improvements do not result in removal of required berms.

- Storm water retention is prohibited against retaining walls when adjacent to a street/right-of-way. Retention basins shall be designed to appear natural and pleasing, avoiding rectangular shapes or straight side slopes. See Section 1903(b)(c)(9), Zoning Code.

**BUILDING STANDARDS**

- 52.  Design quality must be commensurate with the neighborhood and as prescribed in the Chandler Comprehensive Plan. See Section 35-1902(5)(a), Zoning Code.
- 53.  Large building masses on street frontage are not allowed. See Section 35-1902(5)(b), Zoning Code.
- 54.  Show all mechanical equipment and appurtenances on all building sections and elevations indicating dimensions and screening. Equipment must be concealed and/or screened from view as an integral part of the building. Parapets are acceptable for screening, provided the height shall equal or exceed the highest point of the mechanical equipment. See Section 1902(5)(c), Zoning Code.
- 55.  If a metal or partially metal building is proposed see Section 1902(5)(d), Zoning Code.
- 56.  Independent building pads must be designed to provide a landscape and architectural setting to the larger complex, i.e., color, building materials and roof treatments. Four-sided architectural detail is required. See Section 1902(8)(c) 2, Zoning Code.
- 57.  Independent building pads must portray detailed exteriors on all sides to avoid blank or monotonous faces. See Section 1902(8)(c) 2, Zoning Code.
- 58.  Service bays and overhead doors must be oriented or screened so as not to be visible from any public street or adjoining residential area. See Section 1902(6)(c), Zoning Code.
- 59.  Residential backyards must not be visible from window balconies or other openings in commercial buildings. See Section 35-1902(8)(a) 2, Zoning Code.
- 60.  Maximum building heights (see specified zoning district). No building height may exceed 45' unless approved through the PAD process. See Section 35-1706(5), Zoning Code.
- 61.  Specify all colors and materials on the building plan elevations. See Section 35-1902(5)(a), Zoning Code.

**LANDSCAPE STANDARDS**

- 62.  Provide separate landscape, irrigation and hardscape plans. Minimum scale is 1"=30' and to be submitted on 24" X 36" plan sheets. Include a vicinity map and sheet index on the cover sheet. See Section 1903(4), Zoning Code.
- 63.  Include calculations listing square footage and percent of total site of all site elements, including building footprints, parking and landscape area. Also list subcategories of turf, shrubs/ground cover, and inorganic materials. See Section 35-1903(4)(b), Zoning Code.

**PROVIDE DATA ON LANDSCAPE PLANS:**

|                           |            |  |
|---------------------------|------------|--|
| Total site area           | _____ S.F. | _____ Ac.  |
| Total building area       | _____ S.F. | _____ % of total site area   |
| Total landscape area      | _____ S.F. | _____ % of total site area   |
| Total parking area        | _____ S.F. | _____ % of total site area   |
| Landscape in parking area | _____ S.F. | _____ % of parking area ( <b>10% min.</b> of parking area shall be landscaped)     |
| Total turf area           | _____ S.F. | _____ % of total <u>landscape area</u>   |
| Shrubs/groundcover        | _____ S.F. | _____ % of total <u>landscape area</u>   |
| Inorganic/granite         | _____ S.F. | _____ % of total <u>landscape area</u> (D.G. to extend under <u>all</u> plantings) |

- 64.  Show building footprints, roof overhangs, walkways, parking surfaces with vehicular overhang lines, property lines, right-of-way lines, easement lines and sight distance lines. No obstructions to view shall be erected, constructed or parked within the sight visibility area, all trees within the line of sight will maintain a canopy height above 6' curb elevation, all shrubs in this area may not reach a mature height over 24". Note this on plans if plants are to remain in sight distance area. (City Standard Details C-246 & C-247). See Section 1903(6)(b) 1. and 2204 (5), Zoning Code.

65.  Include calculations listing square footage and percent of total site of all site elements, including building footprints, parking and landscape area. Also list subcategories of turf, shrubs/ground cover, and inorganic materials. See Section 35-1903(4)(b), Zoning Code.
66.  Show the location of existing and proposed plant materials on Landscape Plan. See Section 35-1903 (4)(c), Zoning Code.
67.  Include plant schedule specifying graphic symbol, botanical and common names, planting size, number of plants and on-center spacing on each landscape sheet. See Section 35-1903(4)(d), Zoning Code.
68.  Note the minimum caliper sizes and tree heights on the plant legend. All trees shall comply with the latest amended edition of the "Arizona Nursery Association – Recommended Tree Specifications". per ANA See Section 1903(6)(a), Zoning Code. See link: [http://www.azlca.com/uploads/documents/b-09\\_ana\\_tree-specs-revisions-33.pdf](http://www.azlca.com/uploads/documents/b-09_ana_tree-specs-revisions-33.pdf)
69.  Specify all portions of the development site (including future building pads) not occupied by buildings, paved improvements and required landscaping to receive a minimum 2" inorganic ground cover (i.e., decomposed granite, river rock, etc.) **NOTE ON THE LANDSCAPE PLAN THE GRANITE SIZE, COLOR AND 2" DEPTH.** See Section 1903(6)(j) 6, Zoning Code.
70.  Landscape buffer areas for dissimilar land uses must provide:
- A 6' masonry wall reflecting the design material and/or color of the project.
  - Evergreen trees 7' in height (12' in height if abutting existing or planned residential development) planted 20' on center and shrubs planted at a rate of 4 per 20 lineal feet, within a 10' landscape strip. See Section 1903(6)(c) 6, Zoning Code.
71.  Include a permanent underground irrigation system plan showing locations of controller, existing or proposed meter, reduced pressure backflow prevention, water lines, heads, details, pressure loss calculations and materials schedule on each sheet. Design per the "Minimum Standards for Landscape Irrigation" as amended by staff technical supplements. See Section 1903(12), Zoning Code. See link: [http://www.amwua.org/pdfs/drip\\_irrigation\\_guide.pdf](http://www.amwua.org/pdfs/drip_irrigation_guide.pdf)
72.  All turf areas equal to or greater than five (5) acres in size shall be watered exclusively with reclaimed water when reclaimed water is available in the arterial street. All infrastructure need to accept reclaimed water when it is available in the arterial street shall be installed as a part of the development. When effluent is used, all turf areas equal to or greater than five (5) acres in size shall be over seeded with a winter lawn. See Section 1903(6), Zoning Code.
73.  A booster pump must be provided with a reclaimed water irrigation system. The booster pump shall be screened from view by a masonry wall or enclosed within a vented aluminum or stainless steel box.
74.  Include a copy of the current "Civil Engineering Reclaimed Water Notes" on the irrigation plans when using effluent water. See link: [http://www.chandleraz.gov/content/UDM\\_ReclaimedWaterNotes.pdf](http://www.chandleraz.gov/content/UDM_ReclaimedWaterNotes.pdf)
75.  Comply with "Landscape Design Guidelines" (see Section 1903(6), 1903.1 Zoning Code).
- Utilize only those plants on the "Low Water Use Plant List" (except when reclaimed water is used). (Including model home complex). See link: [http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/LWU\\_Plants1.pdf](http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/LWU_Plants1.pdf)
  - Select a 60% dominant tree and shrub species.
  - Mass trees and shrubs into groups of three (3) or more plants, unless superseded by other standards.
  - Shrub spacing should be sufficient to allow plants to reach their natural mature size and form.
  - Any plant material species may be used if irrigated by a reclaimed water source.
  - See Section 35-1903, Zoning Code.
76.  Minimum planting size: Unless specified elsewhere, all plant material shall be of the following minimum sizes:

| Plant Type   | Minimum Planting Size   |
|--|---|
| Trees  |   |
| <ul style="list-style-type: none"> <li>• Office &amp; commercial development adjoining arterial streets</li> </ul> | 24-inch box (50% of required trees)<br>36-inch box (25% of required trees)*<br>48-Inch box (25% of required trees)* |
| <ul style="list-style-type: none"> <li>• Interior office &amp; commercial development</li> </ul>                   | 15-gallon (50% of required trees)<br>24-inch box (50% of required trees)  |
| <ul style="list-style-type: none"> <li>• For non-commercial development</li> </ul>                                 | 15-gallon (50% of required trees)<br>24-inch box (50% of required trees)  |
| <ul style="list-style-type: none"> <li>• Quantities that exceed minimum Code standards</li> </ul>                  | 15-gallon   |
| Shrubs   | 5 gallon  |
| Ground cover   | 1 gallon  |
| Vines  | 1 gallon  |
| Annuals  | 4-inch pots or flats  |

\*Date palm or fan palm trees in excess of fifteen (15) feet in trunk height may qualify as a required 36-inch box or 48-inch box planting size. See Section 35-1903, (6)(a), 3.

77.  A minimum of 10% of the interior surface of all parking lots must be landscaped. See Section 1903(6)(b) 2, Zoning Code. Planter islands must be, uniformly distributed throughout the parking area, a minimum of nine (9) feet in width (measured from outside face of curb to outside face of curb) and protected by raised curbs. Diamond planters shall be installed in commercial and office development and uniformly distributed between planter islands. Trees shall have a minimum clear canopy distance of five (5) feet and achieve a mature canopy width of twenty (20) feet. Diamond planters, five (5) feet square and oriented diagonally, shall contain a minimum of one (1) tree. Angled parking shall include diamond planters, five (5) feet by seven (7) feet and oriented diagonally, and shall contain a minimum of one (1) tree. See Section 1903(6)(b) (2), Zoning Code. \*Note: The required planters may not meet the 10% min. planting requirement. The deficiency shall be made up by increasing the size of the planter islands and/or increasing the width of perimeter landscape areas created by building and parking setback requirements.

78.  Such planters shall occur at the following minimum frequencies: See Section 1903.(6)(b) 2. Zoning Code.

| <u>Frequency</u>                           | <u>Type of Development</u> |
|--|----------------------------|
| 1 planter/10 spaces                        | Multi-family residential   |
| 1 planter and 2 diamond planters/12 spaces | Commercial                 |
| 1 planter and 2 diamond planters/12 spaces | Office                     |
| 1 planter/20 spaces                        | Industrial                 |

\*Note: Planters, as noted above, may not meet the 10% min. planting requirement. The deficiency shall be made up by increasing the size of the planter islands and/or increasing the width of perimeter landscape areas created by building and parking setback requirements.

79.  A landscape strip a minimum of 10' wide must be provided along all site boundary lines with 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet. See Section 1903(6)(b) 3, Zoning Code.

80.  In single and multi-family common open space and/or retention basins provide 1 tree and 6 shrubs (5-gallon size) per 1000 square feet plus sufficient vegetative ground cover that upon maturity a minimum of 50% of landscape surface (non-hardscape) areas shall be covered with shrubs and ground cover. See Section 1903 (6)(c) 1.a, Zoning Code.

81.  In single and multi-family arterial and collector street rights-of-way, provide 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet plus sufficient vegetative ground cover that upon maturity a minimum of 50% of landscape surface (non-hardscape) areas shall be covered with shrubs and ground cover. See Section 1903 (6)(c) 1.b, Zoning Code.

82.  In commercial, office or institutional uses provide 1 tree and 6 shrubs per 1000 square feet of interior open space plus sufficient vegetative ground cover that upon maturity a minimum of 50% of landscape surface (non-hardscape) areas shall be covered with shrubs and ground cover. See Section 1903(6)(c) (2), Zoning Code.

83.  For industrial uses, provide 1 tree and 6 shrubs per 1000 square feet of interior open space plus sufficient vegetative ground cover that upon maturity a minimum of 50% of landscape surface (non-hardscape) areas shall be covered with shrubs and ground cover. See Section 1903(6)(c) (3), Zoning Code.

84.  Single row planter islands (9' x 19') must contain a minimum of 1 tree and 5 shrubs (5-gallon size). See Section 1903(6)(c) (4), Zoning Code.

85.  Double row planter islands (9' x 38') must contain a minimum of 2 trees and 10 shrubs (5-gallon size), and 1 additional shrub for each additional 25 square feet. See Section 1903(6)(c)(4), Zoning Code.

86.  Front yard/street rights-of-way along 20-foot setback areas must include 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet plus sufficient vegetative ground cover that upon maturity a minimum of 50% of landscape surface (non-hardscape) areas shall be covered with shrubs and ground cover. See Section 1903(6)(c) 5.a, Zoning Code.

87.  Provide intersection landscape setbacks per Section 1902(4)(a) 2, Zoning Code. Intersection setback areas must include 1 tree and 6 shrubs (5-gallon size) per 800 square feet plus sufficient vegetative ground cover, to provide a combined shrub and ground cover coverage of half of the total landscaped area, upon maturity.

| <b>Type of Intersections</b>           | <b>Setback from Right-of-Way</b> | <b>Setback Shall Apply for a Distance From the Intersection for</b> |
|--|----------------------------------|---|
| Arterial street with arterial street   | 50 feet                          | 250 feet along both streets   |
| Arterial street with any other street  | 50 feet                          | 100 feet along arterial street                                      |
|  | 30 feet                          | 100 feet along other street   |
| Collector street with collector street | 30 feet                          | 60 feet along both streets  |

88.  Masonry, concrete, wood, or steel headers shall separate areas surfaced with different materials (i.e., lawn and decomposed granite). (Steel headers may not be used to edge turf areas within residential or recreational projects.) See Section 1903(6)(c) (10), Zoning Code.
89.  No turf is allowed within rights-of-way unless effluent is being used then it is allowed to back of sidewalk. Turf permitted as a percent of the total landscape area on site is as follows: See Section 1903(12)(d), Zoning Code.
- |  |               |
|--|---------------|
| Commercial/Office/Institutional            | 10%           |
| Industrial                                 | 10%           |
| Multi-family                               | 40%           |
| Common Open Space/Retention Basins         | 40%           |
| Effluent Water Use                         | 100%          |
| Parks, schools, golf course and cemeteries | No limitation |
90.  Show location of fire hydrants, PIV's and Fire Department Double Check assemblies (FDC) on landscape plans. Provide landscape screening for FDC's.
91.  Building structures: Foundation planting shall be provided at walkways adjacent to buildings and planters up to building edge, where appropriate. See Section 35-1903(6)(b) 4, Zoning Code.
92.  Cacti and succulents are limited to a maximum of 50% of the required shrub material. See Section 1902 (6) i (7), Zoning Code.
93.  Submit separate Landscape and Irrigation Plans for medians designed per "[Guidelines for Landscaping and Irrigation of Rights-of-Way, Retention Basins and Parks Development](#)." Technical Design Manual #8. See Section 1903.1 Zoning Code. \*There are separate City notes and requirements for landscape and irrigation within City owned and/or maintained medians and rights-of-way; see the [Site Development Plan Review Guide/Checklist for Landscape & Irrigation in Median/Right of Way](#) Link: [http://www.chandleraz.gov/content/UDM\\_SD\\_LandscapeIrrigationMedandROW.pdf](http://www.chandleraz.gov/content/UDM_SD_LandscapeIrrigationMedandROW.pdf)
94.  Show overhead and underground utility locations, including fire hydrants, and contact the appropriate utility for acceptable plant material species and locations. See Section 1901(10), Zoning Code. Indicate location of electrical transformers.
95.  Note type of erosion control being used in drainage ways.
96.  Comply with Ray Road Streetscape Standards, if applicable. See Ray Road Streetscape Standards handout.

## **SIGN STANDARDS**

97.  Sign criteria shall be established as part of a Preliminary Development Plan (PDP) or building/sign plan review process for shopping centers and other multi-user sites. All Signage requires separate permits and review. See Section 39-9.16 A, Zoning Code.
98.  Submit sign package specifying the location, architectural design and materials of all freestanding and wall signs. Also show wall and freestanding sign location on all plans. See Section Chapter 39, Sign Code.
99.  Freestanding identification signs for shopping centers and other multi-tenant commercial and industrial sites shall be subject to the following standards. See Section 39-9.16 C, Zoning Code.
100.  One (1) detached identification sign per arterial street, not to exceed one (1) square foot of sign face area for each linear foot of business frontage. Where the property has an excess of three hundred (300) feet of frontage along an arterial street, one (1) additional sign may be erected along such frontage, not to exceed two (2) signs per frontage and located not less than three hundred (300) feet apart. See Section 39-9.16 C.1, Zoning Code.
101.  Maximum sign height shall not exceed six (6) feet above adjacent sidewalk elevation, except for shopping centers under the following circumstances. See Section 39-9.16 C.2, Zoning Code.
- No more than one (1) sign with a maximum fourteen-foot height permitted for centers located at the corner of two (2) major arterials, and a maximum ten-foot height permitted for centers at all other locations. In no instance shall any sign located at the street corner of the site, or located less than one hundred fifty (150) feet from the corner along either frontage, exceed a maximum six (6) feet in height.
102.  Each identification sign as permitted herein shall feature no more than two (2) occupant names, irrespective of an occupancy being a major or minor tenant within the center, and whether located as part of the main building complex or as an independent building pad. One (1) or more of the permitted identification signs may also include, or feature exclusively, any generic name as may be chosen for the center; however, each sign need not identify the same occupant name(s). In addition, any identification sign located at the street corner of the site, featuring only the generic name of the center and not a tenant name, may be exempted from the maximum number of signs allowed along the street frontage. See Section 39-9.16 C.3, Zoning Code.
103.  Signage on gas canopies shall be limited to users (oil company) logo sign only. See Section 39-9.16 C.4, Zoning Code.

## **DRIVE-THROUGH STANDARDS**

104.  One drive-through lane (14' minimum width) per pad is permissible with safe vehicular movement. Drive through lane entry and exit shall be separated from pedestrian parking areas. Queuing lanes for fast food and similar uses shall be a minimum of fourteen (14) feet in width and at least one hundred fifty (150) feet in length from drive-up window to start of lane with queuing. Queuing shall be provided to accommodate a minimum of six (6) vehicles from the start of lane to the menu board. This queuing length standard is not intended for uses such as drug stores, banks, dry cleaners, etc. See Section 1902(8)(c) 1, Zoning Code.
105.  Drive-through, queuing areas, and menu boards must be screened from street view by building orientation or by a landscaped berm and retaining wall 4' in height from the grade of the driving lane. See Section 1902(8)(c) 1, Zoning Code.
106.  Drive through menu boards shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors. Section 35-1902 (8)(e) 9, Zoning Code.

## **MULTI-FAMILY STANDARDS**

107.  Provide details of all incorporated amenities or special features (i.e., playground equipment, fountains, ramadas, etc.) Section 1902(7)(c), Zoning Code.
108.  Submit cut sheets for all playground equipment and amenities. See Section 1902(7)(b) 1, Zoning Code.
109.  Include common open space at the rate of 150 square feet per bedroom (at least 20' wide and unencumbered by non-recreational improvements). Submit cut sheets for all playground equipment and amenities. See Section 1902(7)(b) 1, Zoning Code.
110.  Private open spaces (concrete patios & balconies) must be 12' in diameter on ground floor and 8' in diameter on upper floor. Provide dimensions on the floor plan. See Section 1902(7)(b) 1, Zoning Code.
111.  When abutting single-family areas, design must minimize impact upon the privacy of the single-family residential area (window orientations, decorative walls, trees, etc.) See Section 1902(7)(d) and 1902 (8)(a) 2, Zoning Code.
112.  The design of all courtyards and pedestrian areas shall relate to "human scale":
- Large unvaried building facades shall be avoided.
  - Common open space, rather than parking lots, must be used as central features.
  - Lighting must be provided for both convenience and security.
  - Parking location must be convenient for the occupants. See Section 1902(7)(j), 35-1902((6)(d), and 35-1902 (7)(e), Zoning Code.
113.  Provide for safe, convenient and attractive pedestrian sidewalk access to adjacent commercial facilities. See Section 35-1902(4) 2. (c), Zoning Code.
114.  Incorporate energy conservation measures:
- Shading of south and west sides of building with overhangs and/or trees.
  - Shade trees on south and west sides of streets.
  - Alternative sources of energy offered, i.e., solar heating.
- See Section 1902(7)(g), Zoning Code.
115.  Additional requirements for condominiums and/or townhomes.
- Additional soundproofing between dwelling units.
  - Adequate indoor and outdoor storage.
  - Distinctive entryways.
  - The number of units must be sufficient, as so demonstrated, to support the provision of management and maintenance services. See Section 1902(7)(h), Zoning Code.
116.  Must have an open space separation between buildings whose major exterior walls are parallel or within 45° of being parallel to one another, equal to the height of the taller building. Minor projections such as patio or balcony walls shall be allowed to intrude 2' into this separation for each additional foot of building separation. See Section 35-2204 (4), Zoning Code.

## **RESIDENTIAL STANDARDS**

117.  Model home complexes require an [Administrative Use Permit](#). See Sections 35-306 and 35-1903(6)(f), Zoning Code.
118.  Comply with the [Residential Development Standards](#).
119.  Provide details of all incorporated amenities such as tot lots, ramadas, seating areas, etc. and show location of all amenities. **Ramadas, open space lighting, walls over 7' and retaining walls over 4' REQUIRE A SEPARATE BUILDING SAFETY SUBMITTAL AND PERMIT.** Submit cut sheets for all amenities. See Section 1902(7)(c), Zoning Code.

120.  Submit cut sheets for all playground equipment and amenities. See Section 1902(7)(b) 1, Zoning Code.

## **COMMERCIAL DESIGN STANDARDS**

121.  Architectural standards – The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. See Section 35-1902(e). **COORDINATE ITEMS 122 THROUGH 136 WITH A CITY PLANNER.**
122.  Building features that are used for advertising or national image (corporate stylized architecture) shall be prohibited. Section 35-1902 (8)(e) 1, Zoning Code.
123.  Building architecture shall promote consistent architectural character and detail on all sides of structure, including the continued use of building materials in lieu of only changing colors. Section 35-1902 (8)(e) 2, Zoning Code.
124.  Where applicable, building mass shall be broken by dividing into smaller components and creating functional open space and pedestrian oriented areas between buildings. Section 35-1902 (8)(e) 3, Zoning Code.
125.  Any one (1) building material shall be limited to a maximum of sixty-five percent (65%) of the total area of each building façade, unless dictated by an architectural style that prescribes a particular building material as the dominant feature (e.g. Pueblo, Santa Fe style, etc.) Section 35-1902 (8)(e) 4, Zoning Code.
126.  Flat walls on buildings shall be minimized by incorporating such techniques as pop-outs or pilasters or recessed features or other vertical relief elements at a minimum interval of every twenty-four (24) feet. Section 35-1902 (8)(e) 5, Zoning Code.
127.  Rooflines shall be varied in height, form, and material. Parapet rooflines shall be varied by stepping up and down or incorporating pitched roof elements. Section 35-1902 (8) (e) 6, Zoning Code.
128.  Covered canopies shall be provided at tenant entries. Section 35-1902 (8)(e) 7, Zoning Code.
129.  At least one common pedestrian seating area shall be provided in a landscape setting on site for every seventy-five thousand (75,000) square feet of building area. Developments that have less than seventy-five thousand (75,000) square feet of building area shall provide at least one common pedestrian seating area. Section 35-1902 (8)(e) 8, Zoning Code.
130.  Design of gas canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms. Section 35-1902 (8)(e) 10, Zoning Code.
131.  In connection with a rezoning, or in connection with a PAD amendment or an amendment to a Preliminary Development Plan where Council approval is required, relating to shopping centers, office and commercial complexes provide unique exterior public artwork such as sculptures and murals, gates/fences/walls, benches, fountains, and walkways, etc. Section 35-1902 (8)(e) 16, Zoning Code.
132.  Alley use for commercial or industrial uses adjacent to single-family residential requires a Use Permit and full paved width to nearest street. See Section 1902(8)(9), Zoning Code.
133.  General design: All PADS, though isolated from the main complex, shall be designed to provide a landscape and architectural setting to the larger complex. Any PAD building(s) twelve thousand (12,000) sq. ft. or greater in building area, located within any commercial site that is ten (10) acres or greater in size shall be allowed to be constructed prior to the balance of the commercial center. Any PAD buildings twenty-five thousand (25,000) square feet or less in building area, located within any commercial site that is less than ten (10) acres in size, shall be constructed concurrently or subsequently with at least twelve thousand (12,000) square feet of additional building area in the commercial center. See Section 35-1902(8)(c) 2, Zoning Code. See Section 35-1902(8)(c) 2, Zoning Code.
134.  Any high turnover uses (fast food, convenience stores, service stations, etc.) must be integrated within larger planned commercial and office center. However, on sites where the contiguous area is generally insufficient to allow a larger planned center, relief may be considered through the provisions of the planned area development (PAD) process, subject to approval by City Council. See Section 35-1902 (8)(c) 3, Zoning Code.
135.  All gas tank vent piping shall be screened from arterial streets and public view. Section 35-1902 (8)(e) 12, Zoning Code.
136.  Gas canopy lights shall be flush with the bottom of canopy; gas canopy bottom edge shall be a maximum of fourteen feet six inches (14'-6") above finish grade, unless canopy is integrated into convenience store building. Section 35-1902 (8)(e) 11, Zoning Code.

## **MISCELLANEOUS STANDARDS**

137.  Outside storage or repair areas require screening with a 6' masonry wall with solid gates. See Section 1902(6)(a), Zoning Code.

138.  Screening shall be architecturally integrated for the service entrance section (SES) and all utilities. All ground-mounted equipment shall be screened from public view by a concrete or masonry wall, or landscaping equal to or greater in height than the height of the mechanical equipment. Section 35-1902 (8)(e) 13, Zoning Code.
139.  Service bays and overhead doors must be oriented or screened so as not to be visible from any public street or adjoining residential area. See Section 1902(6)(c), Zoning Code.
140.  Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents. Section 35-1902 (8)(e) 15, Zoning Code.
141.  Provide Phasing Plans – Show on Architectural Site, Landscape and Civil Plans. See Section 1904, Zoning Code.
142.  Any required information or documents missing upon first submittal that are provided in subsequent review submittals shall be treated as a first review and may generate additional reviewer comments.
143.  Coordinate all plan revisions and base information; ensure that all revisions and updates are reflected on Civil, Architectural, Landscape and any other plans that are part of the project submittal packages. All redlines plans and documents are to be returned with corrected plans at the next subsequent submittal with a response letter indicating method(s) of compliance.

Site Development Plan Review staff is responsible for reviewing building plans, civil improvement plans and landscape, irrigation and hardscape plans to ensure compliance with Zoning Code requirements as well as the standards set forth in the approved Project Development Plan (PDP) and any stipulation(s) specified by City Council.

Site Development reviews are conducted simultaneously with other various City departments (e.g. Building Architectural/Structural, Traffic, Civil, Addressing, etc.) during the Building Safety and Civil Engineering plan review submittal/permitting process.

- When submitting new commercial, industrial and multi-family projects for building permits, provide the required additional Site Development review package with your Building Safety plan review package submittal. This is in addition to the Building Safety Divisions plan review submittal requirements (e.g. number of plan sets, etc.). Include the completed [Site Development Submittal Form for Commercial, Industrial and Multi-Family Projects](#) form with the Site package portion of your complete submittal.
- Landscape, irrigation and hardscape plans (for all types of development) are to be a separate submittal package and included with the Civil & Site Improvement Plans submittal. See the [Civil Engineering & Site Development Improvement Plans Submittal Form & Requirements](#) form for submittal requirements. Modifications to existing landscape (other than a single family residence) also require Site Development review, approval and inspections and are to use the same form for plan review submittals. Median and R/W landscape are to be a separate plan set than the onsite landscape plans, with separate cover sheet, notes and requirements.

Site Development Approval Plan Sets will be required prior to final approval of the Building plans and the Civil/Site Improvement plans. See submittal forms for additional information and requirements

- See the [Site Development Submittal Form for Commercial, Industrial and Multi-Family Projects](#) form
- See the [Civil Engineering & Site Development Improvement Plans Submittal Form and Requirements](#) form

Note: All walls over 7', retaining walls over 4', site and open space lighting, signage, ramadas, shade structures and amenities require a separate Building Safety plan submittal and permits.