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## SITE PLANNING FEES

Site Planning Fees are divided into five categories. These five areas are Site Plan Review, Master Plan Review, Environmental Review and Permits, Subdivision and Property Review, and Miscellaneous fees. These five areas are further defined by the following:

- **Site Plan Review Fees**

Site Plan Review fees are generally based on the proposed land use and acreage of the site under the development proposal. Additional development fees may be added to the development project if the property is encumbered by conditional zoning, environmentally sensitive lands impacts, master plans, and/or is a Planned Residential Development (PRD). Generally, all site plan review fees are calculated with a base fee plus a quantity charge (acreage, square footage, dwelling units, etc.). Site Inspection costs are recovered along with building permit fees at the time the building permit is issued.

- **Master Plan Review Fees**

Master Plan Review Fees are based upon the additional time the Development Services Department requires to review the initial master plans, as well as the additional time required to ensure compliance with approved Master Plans during the Site, Civil, and Environmental Plan Review stages of an individual development. The term “master plan” applies to those additional plans required by Planned Community Districts, some Planned Unit Developments, some Specific Plan areas, and other similar plans stipulated by zoning.

- **Environmental Plan Review and Permit Fees**

Environmental review fees are based on flat fees and/or a per sheet basis. Inspection permits are based on land area under consideration.

- **Subdivision and Property Division Review Fees**

Subdivision review fees are based on a base fee and the number of lots proposed for division. Additional development fees may be added to the development project if the property is encumbered by conditional zoning, community interest, significant infrastructure impact, master plans, and/or development phasing.

- **Miscellaneous Fees**

Miscellaneous Fees are those fees that do not fall under any other site, environmental, or subdivision and property division activities.

## Time Limitations for Landscape Permits

The expiration, extension and reinstatement of Landscape permits will follow the same guidelines as those indicated in the Phoenix Building Construction Code Administrative Provisions for Building permits.

# SITE PLAN REVIEW FEES

## 1. Site Plan Conceptual Review Services

- a. Development Proposal Pre-Application Initial Meeting ..... \$1,200  
(formal review of conceptual development proposal)
- b. Follow-up Pre-Application Meeting ..... \$600
- c. Fact-Finding Requests
  - Written Response Only ..... \$300
  - Written Response & Meeting with Staff ..... \$600

## 2. Site Plan Base Review Services

- a. Minor Site Plan Review ..... 30% of site plan review fee Table C-1
- b. Preliminary Site Plan (multi-disciplinary review) ..... Site plan review fee from Table C-1 Plus Table C-2
- c. Major Revision to approved Preliminary Site Plan..... 50% of site plan review fee from Table C-1 Plus Table C-2
- d. Minor Revision to approved Preliminary Site Plan..... \$150 per hour (min \$300, max \$1,200)
- e. Extension of Preliminary Site Plan approval..... \$150 per hour (min \$300, max \$1,200)

*Minor and Preliminary Site Plan review fees include the first two reviews of a Final Site Plan after Preliminary Approval. For additional Site Plan review fees, see Site Planning Miscellaneous Fees.*

## 3. Master Plan Review Services

- a. Initial Review of Master Plans ..... \$300 per plan, plus \$150 per hour for all review time beyond 2<sup>nd</sup> correction
- b. Amendments to Approved Master Plans
  - Minor ..... \$150 per plan
  - Major ..... \$300 per plan plus \$150 per hour for all review time beyond 2<sup>nd</sup> correction

TABLE C-1: SITE PLAN REVIEW FEE	
Land Use Category	Plan Review Fee
<b>Commercial/Office</b>	\$5,200 base fee plus \$360 per acre or portion thereof
<b>Residential/Office</b>	\$1,305 base fee plus \$96 per acre or portion thereof
<b>Industrial</b>	\$3,800 base fee plus \$140 per acre or portion thereof
<b>Multi-Family Residential</b> 3-25 Dwelling Units 26-200 Dwelling Units 201+ Dwelling Units	\$2,500 base fee plus \$40 per dwelling unit \$3,500 base fee plus \$25 per dwelling unit \$7,000 base fee plus \$10 per dwelling unit
<b>Public/Quasi-Public</b> Includes Private Schools, Group/Recovery Homes, Nursery Schools, Bed & Breakfast, Churches/ Retreat Facilities, Communication Facilities, Well Sites, Fire Stations, Museums/Libraries, etc.	\$2,550 base fee plus \$210 per acre or portion thereof
<b>Parking</b> Structure Surface	\$3,000 base fee \$1,200 base fee
<b>Open Land Use</b> Golf Course, Park, Recreational Facility, Mining, Agriculture, Plant Nursery, etc.	\$2,000 base fee plus \$20 per acre
<b>Single Family Residential</b> Planned Residential Development Option, or other option requiring a Final Site Plan or Setback Exhibit.	\$1,300 base fee plus preliminary plat fee (see preliminary subdivision plat review fees for base fees)

TABLE C-2: SITE PLAN REVIEW COMPLEXITY SURCHARGE	
COMPLEXITY	SURCHARGE
<b>Zoning or Environmental Impact</b> (Complex zoning, stipulations, regulatory zoning overlays, PUD requirements, Hillside review, Edge Treatment, and/or Wash/Desert preservation to be enforced by DSD)	25% of base review fee
<b>Master Plan Requirements</b> (For sites located within Master Planned Areas)	10% of base review fee
<b>Subdivisions Subject to Single-Family Design Review</b> (as required by Design Review Guidelines, zoning standards, or by zoning stipulation)	\$25 Per Lot