



Project Name: \_\_\_\_\_ Address: \_\_\_\_\_

Residential Plan Development Review (RPDR) Site Submittal: Is a standalone submission focused solely on site planning and zoning compliance for individual residential lots. It allows you to get zoning clearance early, which can be helpful for feasibility studies, land acquisition or early design decisions. Please note this plan review type is NOT available for hillside lots. For information and next steps on hillside lots, please email pdd.hillside@phoenix.gov.

Site Planning approval is required for residential projects. Typically, this can be done concurrently with the building plan review. However, in instances where Site Planning approval is requested prior to submittal of building plans or self-certified plans, a Residential Plan Development Review (RPDR) submittal is available.

This checklist serves to outline the requirements for all RPDR submittals. This can be used concurrently with the Residential Lot Design Review Checklist but can also be utilized for residential projects where Residential Lot Design Review is not required. Please note: Properties zoned Historic Preservation (HP) are exempt from Residential Lot Design Review.

SUBMITTAL INSTRUCTIONS:

- Apply online through the ShapePHX system as Site Development Application.
• Any questions during the submittal process can be directed to the EPR Support Staff: 602-534-5933 or epr.support@phoenix.gov
• For related fees please see the PDD Fee Schedule> Building Safety Plan Review Fees > Single Family Design Review
Fee code: BSDESREV

PLOT PLAN

- Address of the property.
Scope of work.
Property lines drawn to scale, labeled and dimensioned.
Rights-of-way (including alleys if applicable) and easements labeled and dimensioned.
Setbacks drawn, labeled and dimensioned.
North arrow and scale (suggested scale 1"=20')
Location of existing and proposed structures including fencing if applicable
Project Data with the following listed:
Net Lot Area
Total number of primary dwelling units and/or Accessory Dwelling Units (ADUs) (if applicable)
Existing Building Area Under Roof (if applicable)
Proposed Building Area Under Roof
Proposed Total Building Area Under Roof
Proposed Total Gross Building Area
Proposed Total Lot Coverage (Proposed Total Building Area Under Roof ÷ Net Lot Area)
Standard Plan Number (if applicable)

FLOOR PLAN

- Label all existing and proposed room uses
Label covered patios and porches
Show locations of all cooking facilities
Show windows and doors
Provide written and graphic scale

ELEVATIONS

- Height Labeled
Note: Height is measured from the finished grade level (not finished floor) to the highest level of the roof surface of flat roofs or to the mean height between eaves and ridge of gable, gambrel or hip roofs.
Color and Materials Proposed
Provide written and graphic scale

For more information about this publication, contact Planning & Development at (602) 262-7811. To request a reasonable accommodation, please contact Saneeya Mir, (602) 686-6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.