



Design Review Committee Opening Remarks

At this Hearing the Design Review Committee (DRC) considers design requirements, including the City of Phoenix Zoning Ordinance presumptions (P), Single-Family design review (R*), and Downtown Code design alternatives and Sustainability Bonus appeals.

We are comprised of nine citizens, who serve without pay, representing all areas of the city and are appointed by and advise the City Council.

General Rules of Procedure

1. Call to Order. The Chair (or designee) of the DRC will call the hearing to order. All parties will be asked to introduce themselves and indicate their reason for attending the hearing. Attendees will be asked to complete the attendance sign in sheet indicating their name, address, and phone number.
2. The Chair asks staff to introduce themselves.
3. The Chair shall call each appeal on the agenda, announce the name of the applicant, the location of the property involved and the specific appeal requirement before the committee. In the interest of maintaining a fair and efficient public hearing, adherence to the following time limits is required, unless modified by the Chair:
 - a. Ten minutes for the applicant's presentation;
 - b. Ten minutes for community input (if more than five attendees, two minutes per person, per item);
 - c. Ten minutes for the staff's presentation;
 - d. Five minutes for rebuttal and summation by applicant;
 - e. Parties should proceed without interruption by the other parties, and all arguments and concerns should be addressed to the DRC. Parties should select a spokesperson to present major points and strive to be non-repetitive. The DRC may ask questions or make comments as they relate to the specific appeal item.

Design Review Committee's Decision

The Design Review Committee may take the following actions:

- Approve the request as filed
- Deny the request as filed
- Deny the request as filed and approve an alternative with or without stipulations
- Continue the request

Subsequent Appeal

Decisions by the Design Review Committee are final. Any person aggrieved by the final decision of the DRC may appeal to a court of competent jurisdiction. For questions regarding the Design Review Committee hearings, please call 602-261-8664.

FINDINGS: DRC must make findings as follows:

Single-Family Design Requirements (R*) and Presumptions (P) (Section 507.C, Section 507 Tab A.II.C). Appropriate reasons for overcoming a presumption include:

1. Demonstrating that in this instance the underlying design principles will not be furthered by the application of the presumption
 2. Showing that another design principle is enhanced by not applying the presumption
 3. Demonstrating an alternative method for achieving the intent of the presumption
 4. Explaining the unique site factors that make the presumption unworkable such as lot size and shape, slope, natural vegetation, drainage, and characteristics of adjacent development which are identified through their use of materials, colors, building mass and form, and landscaping
- Staff will consider the unique conditions of each site, such as context area, lot size and shape, slope, natural vegetation and drainage. Staff will strive to ensure that affordable housing opportunities are not precluded. The PRD option is intended to encourage quality and creative design solutions through the use of flexible development standards. This design review structure is intended to foster a dialogue between staff and the applicant which facilitates creative responses to unique site conditions while being mindful of housing affordability. (Section 507.C.2.c)

Downtown Code Design Requirements (Design Alternative Appeal). A design alternative is a deviation from the prescribed standards and design guidelines that would result in a furtherance of the goals and policies of the Downtown Phoenix Plan and specific intent of the subject Character Area. In order to approve a design alternative the DRC must find:

1. That the project is consistent with the intent stated for the subject Character Area; and
 2. That the project demonstrates design excellence by addressing at least TWO of the following:
 - a. Design innovation and imaginative use of space, form and materials
 - b. Permeability and connectivity which enables people to move within, around and through the project with ease
 - c. The project improves safety and security by introducing human activity to the public realm with active building frontages onto streets and other public spaces, and enables "Eyes on the Street"
 - d. The project incorporates materials and design which enhances thermal comfort
- The following may be modified by the DRC up to 25% from the prescribed standards: including minimum/maximum setbacks; lot coverage; frontage type standards (but not frontage types); landscaping; and parking
 - Substitute methods for meeting the intent of the development guidelines may also be approved by the Design Review Committee

Sustainability Bonus Appeal. The DRC must make the findings as follows:

1. That the project is consistent with the intent stated for the subject Character Area
2. That the project is improving the overall performance of the building(s) through generally accepted building and design standards and innovation; and
3. The increased entitlements are consistent with the improved performance of the building(s)
 - In approving a Design Alternative or Sustainability Bonus Appeal, the DRC may impose any reasonable conditions to ensure that the approval complies with the findings required above.
 - Only the item(s) identified in the appeal application will be considered by the DRC.
 - The DRC shall complete a certificate of approval for Design Alternative or Sustainability Bonus Appeal applications that are approved or approved with stipulations.