



Project Name and Location: _____

Project Number: _____ **Site Plan Reviewer:** _____

- Please submit this checklist with your Subdivision Diversity Design Review Exhibit. Read through all of the Design Review Guidelines and determine which ones apply to your development. Keep in mind that different guidelines apply depending on proposed house width.
- In each section, check the box for either the “Standard” or “Alternative” approach. You may choose to use different approaches for each section.
- If you are using the Standard approach, check the appropriate boxes in the “Provided” column to show how you have chosen to comply with these guidelines.
- If you are using the Alternative approach, submit a narrative with your Subdivision Diversity Design Review submittal that states how your submittal complies with each section.
- **All Design Review Guidelines are REQUIRED (R*) unless otherwise noted.**

SUBMITTAL INSTRUCTIONS

- Apply online through ShapePHX system as a 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
- Each submittal shall include:
 1. A site plan including dimensions, drawn to scale, reduced to 8 ½" x 11"
 2. A narrative describing the approach used in preparing the Diversity Exhibit. The narrative should also describe how each goal is being addressed and list each standard plan proposed for use in this development, including the City standard plan review numbers if already assigned.
 3. For each standard house plan proposed, submit:
 - a. A floor plan drawn to scale with dimensions of the house and garage projections.
 - b. A typical plot plan drawn to scale showing setbacks on all sides of the house, the location and dimensions of driveways, sidewalks and easements in relationship to the property lines.
 - c. For each elevation option, submit:
 - i. Front, rear and side elevations.
 - ii. A colored elevation of the front façade.

Please organize the Diversity Exhibit by plan – not by type of drawing (i.e. place the floor plans, plot plan and elevations for a given house plan together).
 4. Paint samples of color schemes for the body, trim and door colors.
 5. Roof tile and accent material “cut” sheets (manufacturer specification sheets). Indicate which tile options and accents will be offered.
 6. Garage door “cut” sheets (manufacturer specification sheets). Indicate which door options will be offered.
 7. Landscape palettes for front yards, if provided for compliance with requirements. Provide plan(s) indicating the location and type of plant materials offered.
 8. Details of alternative driveway surfaces, if provided for compliance with requirements.

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.

I. SUBDIVISION DESIGN

Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) vary the building’s relationship to the street, 2) vary the driveway orientation or location, 3) vary the relationship between buildings, and 4) vary street orientation.

I have chosen to use the Alternative Approach for Section I, Subdivision Design. Please refer to the attached narrative and documentation.

I have chosen to use the Standard Approach for Section I, Subdivision Design. I have complied with the requirements listed in the table below and have checked all of the boxes that apply to my Subdivision Diversity Design Review submittal.

	Design Review Guideline	Requirements (by width of HOUSE)	Provided
	<p>(1) Vary building’s relationship to the street:</p> <p>A. Stagger front setbacks for covered building elements by a minimum of 5 feet for 25% of each block face.</p> <p>B. Provide curvilinear or angled streets.</p>	<p>≤ 40’: 1 of A or B</p> <p>> 40’ to 50’: 1 of A or B</p> <p>> 50 to 59’: 1 of A or B</p>	<p><input type="checkbox"/>A <input type="checkbox"/>B</p> <p><input type="checkbox"/>A <input type="checkbox"/>B</p> <p><input type="checkbox"/>A <input type="checkbox"/>B</p>
	<p>(2) Vary the driveway orientation or location for 25% of the lots in each subdivision by using one or a combination of the following guidelines:</p> <p>C. Provide elbow, circular or angled driveways.</p> <p>D. Provide alternate driveway surfaces, such as exposed aggregate, tire strips, patterns, or textures, etc.</p> <p>E. Provide shared driveways for 25% of each block.</p> <p>F. Provide side-entry garages for all corner lots, excluding collectors or where prohibited by site visibility regulations.</p>	<p>≤ 40’: 1 (or a combination) of C, D, E, or F</p> <p>> 40’ to 50’: 1 (or a combination) of C, D, E, or F</p> <p>> 50 to 59’: 1 (or a combination) of C, D, E, or F</p>	<p><input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E <input type="checkbox"/>F</p> <p><input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E <input type="checkbox"/>F</p> <p><input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E <input type="checkbox"/>F</p>
	<p>(3) Vary the relationship between buildings.</p> <p>G. Provide a combined side yard of 10 feet for 50% of the lots on each block face.</p> <p>H. Vary the lot width by 5 feet for 10% of the lots on each block face.</p>	<p>≤ 40’: 1 of G or H</p> <p>> 40’ to 50’: 1 of G or H</p> <p>> 50 to 59’: 1 of G or H</p>	<p><input type="checkbox"/>G <input type="checkbox"/>H</p> <p><input type="checkbox"/>G <input type="checkbox"/>H</p> <p><input type="checkbox"/>G <input type="checkbox"/>H</p>
	<p>(4) Vary street orientation.</p> <p>I. Provide street patterns that minimize the impact of sequential garages, e.g., cul-de-sac, short block lengths, eyebrows, etc.</p>	<p>All Widths: I Required</p>	<p><input type="checkbox"/>I</p>

II. HOUSING DESIGN

Provide house designs with sufficient variation in elevations and detailing which address the goal of diversity, while maintaining an identifiable image for the subdivision.

I have chosen to use the Alternative Approach for Section II, Housing Design. Please refer to the attached narrative and documentation.

I have chosen to use the Standard Approach for Section II, Housing Design. I have complied with the requirements listed in the table below and have checked all of the boxes that apply to my Subdivision Diversity Design Review submittal.

	Design Review Guideline	Requirements (by width of HOUSE)	Provided
	<p>A. Provide at least 3 distinctive elevations for each standard plan within the subdivision.</p> <p>B. Provide at least 3 body colors per subdivision with 50 or less homes, and 6 body colors for subdivisions with more than 50 homes.</p> <p>C. Provide 3 alternative roof materials, shapes, and/or colors.</p> <p>D. Offer, as an option, exterior accent materials (e.g. brick, stone, masonry)</p> <p>E. Offer, as an option, alternative stucco textures, (e.g., Spanish Lace, crisscross, Santa Fe, etc.)</p>	<p>≤ 40': All of A, B, C; and 1 of D or E.</p> <p>> 40' to 50': All of A, B, C; and 1 of D or E.</p> <p>> 50 to 59': A and B; and 1 of C, D, or E.</p>	<p><input type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E</p> <p><input type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E</p> <p><input type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C <input type="checkbox"/>D <input type="checkbox"/>E</p>
	<p>F. Provide 3 different front yard plant palettes consisting of 1 accent tree, 5 shrubs and turf or groundcover, or offer evidence of a landscaping incentive package.</p>	<p>≤ 40': F Required</p> <p>> 40' to 50': F Optional</p> <p>> 50 to 59': F Optional</p>	<p><input type="checkbox"/>F</p> <p><input type="checkbox"/>F</p> <p><input type="checkbox"/>F</p>
	<p>G. Provide at least 3 standard plans for subdivisions with 50 or fewer lots, and 6 for those with greater than 50 lots.</p>	<p>All Widths: G Required</p>	<p><input type="checkbox"/>G</p>
	<p>H. Provide exterior detailing on all elevations visible from public streets, such as stucco recesses, pop-outs, accent materials, or corbels.</p>	<p>All Widths: H Required</p>	<p><input type="checkbox"/>H</p>

III. GARAGE TREATMENT

The goal of garage treatment is to encourage an improved streetscape appearance which is not dominated by garage doors by minimizing the impact of the garage as the predominant architectural feature.

I have chosen to use the Alternative Approach for Section III, Garage Treatment. Please refer to the attached narrative and documentation.

I have chosen to use the Standard Approach for Section III, Garage Treatment. I have complied with the requirements listed in the table below and have checked all of the boxes that apply to my Subdivision Diversity Design Review submittal.

	Design Review Guideline	Requirements (by width of HOUSE)	Provided
	A. Provide elevations with garage doors not exceeding 50% of the house width for 2-car garages, and 55% of the house width for 3 or more car garages.	All Widths: A required	<input type="checkbox"/> A
	B. Provide house designs where the front plane of the garage projects no more than 10 feet beyond that of the living area, covered porch or architectural structure (e.g. arch, or porte cochere) for 75% of the lots. Those lots where the garages project more than 10 feet must be located on corner lots, next to open space, or paired such that the front entries are located adjacent to a common lot line.	≤ 40': B Required > 40' to 50': B Required > 50 to 59': B Optional	<input type="checkbox"/> B <input type="checkbox"/> B <input type="checkbox"/> B
	C. Provide alternative garage locations (e.g. rear or side entry, off a private land, etc.) for 10% of the houses. D. Provide garage doors with windows, raised or recessed panels, architectural trim, and/or single garage doors. E. Provide an architectural treatment above the garage, such as windows or balconies, to create visual interest.	≤ 40': 1 of C, D, or E > 40' to 50': 2 of C, D, or E > 50 to 59': 2 of C, D, or E	<input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
	F. For 3-car garages, separate stalls such that no more than 2 stalls are in the same vertical plane or adjacent to each other (i.e. provide a 2-foot offset with architectural trim for at least 1 stall or provide 1 stall in a side-entry or tandem configuration).	≤ 40': F Not Applicable > 40' to 50': F Required > 50 to 59': F Required	<input type="checkbox"/> Not Applicable <input type="checkbox"/> F <input type="checkbox"/> F

IV. COMMUNITY SAFETY

The goal of the community identity is to encourage an enhanced sense of safety and community by creating a visual relationship between the front of the home and the public street.

I have chosen to use the Alternative Approach for Section IV, Community Safety. Please refer to the attached narrative and documentation.

I have chosen to use the Standard Approach for Section IV, Community Safety. I have complied with the requirements listed in the table below and have checked all of the boxes which apply to my Subdivision Diversity Design Review submittal.

	Design Review Guideline	Requirements (by width of HOUSE)	Provided
	A. Provide front entries (which may include security gates) that are visible from the street or adjacent open space for a minimum of 90% of the houses. Where front entries are not visible from the street or adjacent open space, they should be located in pairs next to a common property line.	All Widths: A required	<input type="checkbox"/> A
	B. Provide an architectural feature which clearly delineates the front entry of the home such as a front porch, entry patio, courtyard, or archway.	All Widths: B required	<input type="checkbox"/> B